

GreyStone

Home Inspections

A Limited Liability Company

404-247-8511

3557 Evans Rd., Atlanta, Georgia 30340

ted_greystone@bellsouth.net • www.greystoneinspections.com

A Home Inspection Report For the Exclusive Use of:



New Home Buyer

For the Property Located at:

**1234 New Hope Rd.
Decatur, GA 30033**

Inspected By: **Ted Rodgers**

Certified Residential Home Inspector #5212980-R5

September 5th, 2006

New Home Buyer

Re: 1234 New Hope Rd.
Decatur, GA 30033

Dear Buyer,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on September 5th, 2006. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call.

Sincerely,

GREYSTONE Home Inspections
Ted Rodgers
Home Inspector

***** Please note: All directional notes given in this report
are given as if you are facing the house from the street. *****

GreyStone
Home Inspections

404-247-8511

Report Contents

1234 New Hope Rd

MAIN REPORT

<u>INSPECTION CONDITIONS</u>	<u>2</u>
<u>GROUNDS</u>	<u>6</u>
<u>EXTERIOR COMPONENTS</u>	<u>10</u>
<u>ROOFING, GUTTERS AND OTHER ROOF COMPONENTS</u>	<u>12</u>
<u>BASEMENT - FOUNDATION</u>	<u>15</u>
<u>GARAGE - CARPORT</u>	<u>16</u>
<u>PLUMBING</u>	<u>18</u>
<u>HEATING - AIR CONDITIONING</u>	<u>21</u>
<u>ELECTRICAL SYSTEM</u>	<u>29</u>
<u>KITCHEN - APPLIANCES - LAUNDRY</u>	<u>32</u>
<u>INTERIOR</u>	<u>34</u>
<u>BATHROOMS</u>	<u>37</u>

SUMMARY PAGES

GreyStone
Home Inspections
404-247-8511

INSPECTION REPORT
1234 New Hope Rd

INSPECTION CONDITIONS



New Home Buyer
For the property located at:
1234 New Hope Rd.
Decatur, GA 30317

September 5th, 2006

Inspected by: *Ted Rodgers*
Greystone Home Inspections, LLC
Certification # 5212980-R5

CLIENT & SITE INFORMATION:

CLIENT NAME:	New Home Buyer
CLIENT PHONE #:	404-431-6626
CLIENT EMAIL:	ted_greystone@bellsouth.net
INSPECTION SITE:	1234 New Hope Rd.
INSPECTION SITE CITY/STATE/ZIP:	Decatur, GA 30033
INSPECTION DATE:	September 5th, 2006
INSPECTION TIME:	The start time of the inspection was 2:00pm.

INSPECTION REPORT
1234 New Hope Rd

CLIMATIC CONDITIONS:

WEATHER:

At the time of the inspection the weather was overcast and raining.

SOIL CONDITIONS:

At the time of the inspection the soil was wet.

**APPROXIMATE
OUTSIDE
TEMPERATURE:**

The outside air temperature was in the 80's.

BUILDING CHARACTERISTICS:

**MAIN ENTRY
FACES:**

The main entry faces south.

**STRUCTURE
ORIENTATION:**

The main entry faces the street.

**ESTIMATED AGE
OF STRUCTURE:**

This is new construction. House was nearly complete at the time of the inspection.

BUILDING TYPE:

The house is a one family conventional style.

STORIES:

The house has two stories.

**BEDROOMS &
BATHS:**

The house has 4 bedrooms and 4 1/2 baths.

**SPACE BELOW
GRADE:**

The house has a full finished Basement.

**TYPE OF
INSPECTION:**

This is a full, detailed inspection.

UTILITY SERVICES:

WATER SOURCE:

The water source is municipal or public.

**SEWAGE
DISPOSAL:**

The sewage is discharged into a public sewage system.

UTILITIES STATUS:

All utilities were on.

INSPECTION REPORT
1234 New Hope Rd

OTHER INFORMATION:

AREA:	The house is located in a suburban area.
HOUSE OCCUPIED?	The house was not occupied at the time of the inspection.
HOUSE STATUS:	The house was empty at the time of the inspection
CLIENT PRESENT:	The client was present at the time of the inspection.

PAYMENT INFORMATION:

TOTAL FEE:	The total inspection fee was well worth it!
-------------------	---

REPORT LIMITATIONS and INSPECTOR CERTIFICATION

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The inspection of this property was conducted and this inspection report was completed in substantial compliance with the Standards of Practice of both the American Society of Home Inspectors and the Georgia Association of Home Inspectors.

Signed _____ Date: _____
Ted Rodgers
International Code Council (ICC) Residential Combination Inspector: #5212980-R5

**** Please note: All directional notes given in this report**

INSPECTION REPORT
1234 New Hope Rd

*are given as if you are facing the house from the street. ***

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

MATERIALS:

The driveway is concrete.

CONDITION:

The driveway appears in satisfactory condition.

SIDEWALKS:

MATERIALS:

The sidewalk is concrete.

CONDITION:

The sidewalk appears in satisfactory condition.

LANDSCAPING:

CONDITION:

The landscaping is new and immature. Extra care should be given during the first year to insure the lawn and shrubs become well established.

GROUND COVER:

The ground cover is primarily grass.

TREE CONDITIONS:



Trees Overhanging Roof

The following problems were noted with some trees.

- There are **trees over hanging the house**. Roof damage may result from falling branches

RETAINING WALLS:

TYPE:

One or more retaining walls are constructed of poured concrete and wood or timbers.

CONDITION:

The retaining walls appear in serviceable condition.

INSPECTION REPORT
1234 New Hope Rd

GRADING:

SITE:

The site is gently sloped.

CONDITION:

The grade at the foundation appears generally satisfactory.

EROSION:



Erosion Under Foundation

- Erosion was noted at at left side front. The **soil has washed out under porch foundation where it meets the house**. Recommend adding a small retaining wall at this location and backfilling against the foundation wall.

FOUNDATION DRAINS

LOCATION:

Foundation drains were located at the rear corners.

CONDITION:



Short Foundation Drain

- The left rear **foundation drain does not extend beyond the foundation**. It has a disconnected section at back left. Recommend extending drain to direct water away from the foundation.

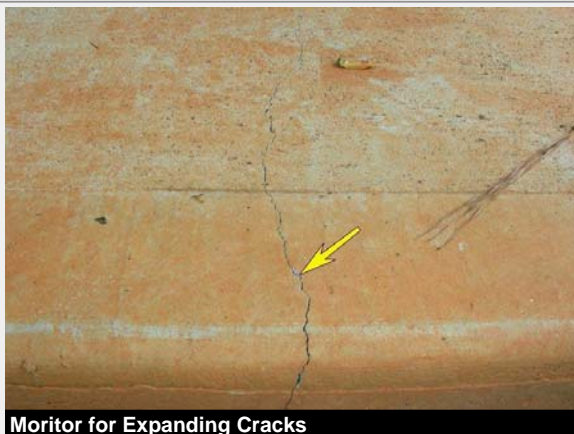
INSPECTION REPORT
1234 New Hope Rd

PATIO:

TYPE:

The house has a concrete patio.

CONDITION:



The following problems or deficiencies with the patio were noted.

- The patio has typical cracks. They do not appear significant at this time. Recommend periodic monitoring for changes.

DECKS:

TYPE:

The house has a pressure treated wood deck with an enclosed screen porch above.

CONDITION:



The following problems or deficiencies were noted with the deck.

- Joists are supported by ledger strips. Correctly installed ledger strips **should have 3 nails under each joist**. Recommend adding more nails under joists.
- The **deck is not properly secured to the structure** with an adequate number of lag or carriage bolts. There should be two (top and bottom) 1/2" bolts every 24" O.C. *Reference the Forestry Service Deck Guide that is referenced in the GA building code amendments.*

EXTERIOR STAIRS/STOOPS:

LOCATION:

These are the front entry steps.

CONDITION:

The front steps/stoop appear in satisfactory condition.

LOCATION:

These are the rear entry steps from the deck.

INSPECTION REPORT
1234 New Hope Rd

CONDITION:



Very Loose Post / Low Step /Ground Contact

The following problems were noted with the rear deck steps.

- The **handrail is loose at the top landing** and needs to be secured. Support posts are easily moved by gentle pressure. **Nails are pulling out.** Recommend 2 bolts be added to all posts.
- The rear steps have an **improper rise and/or run.** The bottom step is not evenly spaced. This can cause tripping on the stairs.
- At base of steps, **stair stringer is in ground contact.** This 2x lumber is **not rated for ground contact** and will not hold up.

EXTERIOR COMPONENTS

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALLS:

MATERIAL:

The house has manufactured concrete and fiber siding on all sides. This is considered a superior product with a long anticipated life.
The house has brick veneer at basement level.

SIDING VIEWED FROM:

The siding was at ground level and was viewed from the ground.

CONDITION:

The exterior cladding materials appear in generally satisfactory condition given their apparent age.

OTHER OBSERVATIONS:



Vent Hoods Not Sealed to the Siding

- Noted **unsealed vent hoods** penetrating the siding. Recommend sealing to the siding with silicone, around all vent hood and faucet penetrations.

TRIM:

MATERIAL:

The house has wood trim.

INSPECTION REPORT
1234 New Hope Rd

CONDITION:



The trim appears in generally satisfactory condition, however:
The following problems or deficiencies were noted.

- The trim needs to be **sealed to the siding** with caulk at numerous locations.
- There are also places at the right rear corner (Upper portion) where **there is missing trim**.

PAINT

CONDITION

The painted portion of the house appears in good condition.

WINDOWS EXTERIOR

STYLE:

The style of the windows is double hung.

CONDITION:

The windows exterior appears satisfactory.

SCREENS:

- Screens or storm windows were not installed on all windows.

EXTERIOR DOORS:

**FRONT ENTRY
DOOR:**

Exterior of front door appears satisfactory.

REAR DOOR:

The exterior of all rear entry doors appears satisfactory.

**EXTERIOR
LIGHTING:**

The front entry lighting is satisfactory.
The exterior back door lighting is satisfactory.
The lighting at the exterior of the patio door is satisfactory.

ROOFING, GUTTERS AND OTHER ROOF COMPONENTS

The following is an opinion of the general quality and condition of the roofing structure and system. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged heavy rainfall. Many times evidence of leaking is either not present or not visible during the inspection.

ATTIC COMPONENTS:

TYPE:	The house has a full attic.
ACCESS:	The access is adequate for entry into the attic. The attic is accessed with a pull down staircase.
VISIBILITY:	The attic was walked and was generally visible for inspection.
CONSTRUCTION:	The attic is conventionally framed with 2 X 6 rafters on 16 inch centers. The rafters are supported with 2 X 6 braces or purlin walls.
DECKING:	The roof decking is "OSB", oriented strand board.
CONDITION:	The attic structure and condition appear generally satisfactory.
VENTILATION TYPE:	The attic has the following types of ventilation devices: soffit vents, ridge vents.
VENTILATION CONDITION:	<ul style="list-style-type: none">The attic ventilation is inadequate. Recommend adding vents. There are roof ridge vents installed, but there are inadequate intake vents present to allow for the intake of fresh air. Without intake vents, adequate ventilation is not possible. Recommend addition of gable vents for additional air flow. A poorly vented attic can not only build up excessive heat which can shorten the life of the roofing material, but can also retain moisture, creating conditions that promote mold growth.
INSULATION TYPE:	The attic has the following type or types of insulation. Blown fiberglass.
DEPTH OR R FACTOR:	The insulation depth is estimated at, 14-15 inches.
INSULATION CONDITION:	The quantity of insulation appears adequate by today's standards.

INSPECTION REPORT
1234 New Hope Rd

ROOF:

STYLE:

The house has a gable style roof.

PITCH:

The house has a steeply pitched roof.

COVERING MATERIAL:

The house has architectural shingles. This is a high quality roof which generally carries a 25 to 30 year warranty.

ROOF ACCESS:

The roof was viewed from the ground with high powered binoculars because of steep pitch or other dangerous conditions.

STRUCTURAL APPEARANCE:

There does not appear to be any surface deflection in the roof structure.

ROOF SHEATHING STATUS

The sheathing material is in good condition.

ROOF COVERING STATUS:



The roof covering is new and appears to be installed properly, however:
The following problems or deficiencies with the roof covering were noted.

- **Toe board holes were noted** at the right rear roof.
Recommend sealing all nail holes to prevent sheathing and/or interior ceiling moisture damage.

ROOF FLASHINGS:

The correct flashing (step flashing) was used on roof/sidewall connections.

INSPECTION REPORT
1234 New Hope Rd

ROOF PENETRATIONS:

CONDITION

Roof penetrations appear in good condition.

CHIMNEY:

CHIMNEY MATERIAL:

The chimney is of frame construction.

CHIMNEY CONDITION:

The exterior of the chimney appears in good condition.

FLUE MATERIAL:

The chimney has a metal flue.

GUTTERS & DOWNSPOUTS:

TYPE:

The house has a full gutter system.

MATERIAL:

The gutter system is aluminum.

CONDITION:

The following problems or deficiencies were noted with the gutter system.

- The gutters are **full of debris** and need cleaning. There are **no screens or gutter guards installed** to prevent overhanging leaves from clogging gutters with debris.

SPLASH BLOCKS:

- It is recommended that a **diverter tube be added** to carry the roof run off well away from the structure at the front left. Short diverter used was close to the foundation.

BASEMENT - FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

BASEMENT:

ACCESSIBILITY:

The basement is fully accessible and visible.

STAIRS:

The basement stairs and handrails appear in satisfactory condition.

**FOUNDATION
WALLS MATERIAL:**

The foundation walls are poured concrete.

**FOUNDATION
WALL CONDITION:**

The foundation walls appear in satisfactory condition with no structurally significant flaws.

SUBFLOOR

The subfloor appears in satisfactory condition.

BEAMS:

The central support beams appear in satisfactory condition.

JOISTS

The joists appear in satisfactory condition.

**BASEMENT
FLOOR:**

The basement floor appears in generally satisfactory condition.

**BASEMENT
INSULATION:**

Basement wall insulation is batt insulation and is installed correctly.

- Noted some loose ceiling insulation in the utility room.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION/TYPE:

The garage or carport is detached and is a two car garage.

ROOF:

CONDITION:

The roof over the garage appears to be satisfactory, however there were **no roof vents installed**. Garage will retain heat and moisture.

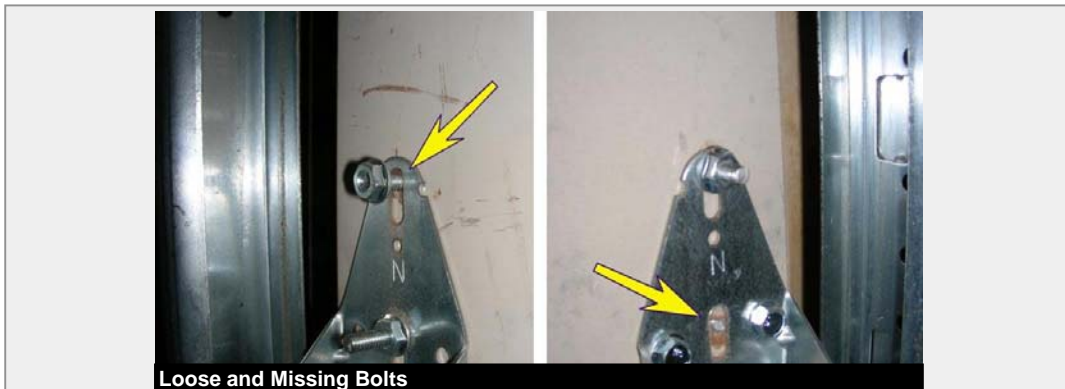
FLOOR:

CONDITION:

The garage floor appears in good condition.

GARAGE DOOR(S):

CONDITION:



Loose and Missing Bolts

The following problems with the garage doors were noted.

- Adjustment or service is needed to door mechanism. The upper arm that attaches to the door opener chain **stopped past the vertical position**. This made it difficult to open the doors when they were disconnected from the automatic door openers. The **left hand door would not open at all**. I was also unable to make the door opener clip engage the upper arm clip. Recommend installer make corrections as needed.
- Some of the **hinge bolts are loose or missing**. Repair as needed.

TESTED

Hinges and rollers appear operational. Door rails attachment points are OK. Spring balance was tested and is OK.

- The safeties on the left side door could not be tested. **Door could not be opened**. Problems with the safety equipment was noted.
- The **electric eye does not operate properly**. The right side door was functioning but could not be closed with the opener. Recommend repairs as needed.

INSPECTION REPORT
1234 New Hope Rd

MISCELLANEOUS:



Support Not Under Beam

- Noted that the support studs for the central beam are **not in line with the beam**. Recommend addition of additional stud.

INSPECTION REPORT
1234 New Hope Rd

PLUMBING

Water quality or hazardous materials testing is not within the scope of this inspection, but is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

WATER SOURCE:

SOURCE:

The water is from a municipal system and the meter is located adjacent to the street

YARD SERVICE LINE

MATERIAL:

- We **could not determine** the yard service line material because it was not visible or was not located.

CONDITION:

The yard service line appears satisfactory and the pressure adequate.

SHUTOFF:

The whole house water shutoff is located in the basement.

**PRESSURE
REDUCTION
VALVE:**

There is a pressure reduction valve in the main supply line. It is a bell shaped valve and is typically located near the whole house shutoff.

**WATER PRESSURE -
OUTSIDE (psi)**

Water pressure measured at the outside of the home is 50-60 psi (normal pressure).

**WATER PRESSURE -
INSIDE (psi)**

Water pressure inside of the home is 50-60 psi (normal pressure).

SUPPLY LINES:

MATERIAL:

The interior water supply lines are made from copper.

CONDITION:

The interior water supply lines appear to be in satisfactory condition.

WASTE LINES:

MATERIAL:

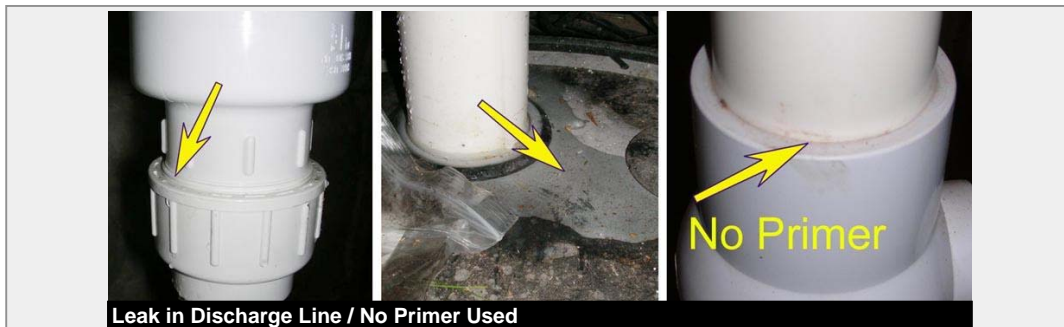
The waste lines are principally plastic.

CONDITION:

The waste lines appear in serviceable condition.

INSPECTION REPORT
1234 New Hope Rd

**OTHER
OBSERVATIONS**



Leak in Discharge Line / No Primer Used

A sewage ejector pump is installed and appears to be working correctly, however:

- No primer was used on the PVC discharge line as required by current plumbing codes.
- There is a leak at a threaded joint in the discharge line from the ejector pump.

HOSE FAUCETS:

OPERATION:

The hose faucets were operated and appear serviceable. Current standards call for the hose bibbs to have back flow safety valves installed. Back flow valves are installed.

WATER HEATER:

MANUFACTURER:

The water heater was manufactured by Rinnai.

TYPE:

The water heater is fired by natural gas and is a tankless water heater.

AGE:

The age of the water heater is new.

SIZE:

The storage capacity of the water heater is tankless.

LOCATION:

The water heater is located in the basement.

**GENERAL
CONDITION:**

The water heater is operating and appears serviceable.

INSPECTION REPORT
1234 New Hope Rd

TPR VALVE:



TPR Line not connected.

The following problems or deficiencies were noted with the TPR (temperature/pressure relief) valve.

- The required TPR drain line ends prematurely. There is no drain line connected to the TPR valve. It should extend to the exterior and terminate 6 inches above the ground, pointing downward. This is a safety hazard and should be corrected.

VENT:

The exhaust flue appears intact and functioning properly.

**THERMAL
EXPANSION:**

- The water heater does not have a thermal expansion tank and **no thermal expansion valve was found.**

FUEL SYSTEM:

TYPE:

The fuel system is natural gas.

LOCATION:



Unpainted Gas Line

- The gas line connecting the gas meter to the house is **very rusty**. Recommend cleaning and painting this line to protect it from weather.

HEATING - AIR CONDITIONING

The inspector does not inspect the system for cracks or holes in the heat exchanger as this can typically only be accomplished by dismantling the unit and this is beyond the scope of our inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**

This heating system is in the *Basement*.

AREA SERVICED:

This heating system appears to service the main floor and the basement.

SYSTEM TYPE:

The heating system type is forced air.

MANUFACTURER:

The heating system was manufactured by Ducane.

**APPROXIMATE
AGE IN YEARS:**

The system is newly installed.

**FUEL TYPE AND
NOTES:**

The heating system is fueled by natural gas.

**CAPACITY OF
UNIT:**

The apparent capacity of the heating system is 100,000 BTU

HEATING SYSTEM CONDITION:

**GENERAL
CONDITION:**

- The unit was not tested because the builder has not put it in service (not commissioned). **Heating system would not operate.** May not be completely setup. Gas was on and gas valve in furnace was set to on, but furnace would not activate.

**BURNERS/HEAT
EXCHANGERS:**

The burners and flames appear typical with no apparent problems. The system is new.

UNIT CABINET

Cabinet appears in good condition

BLOWER FAN:

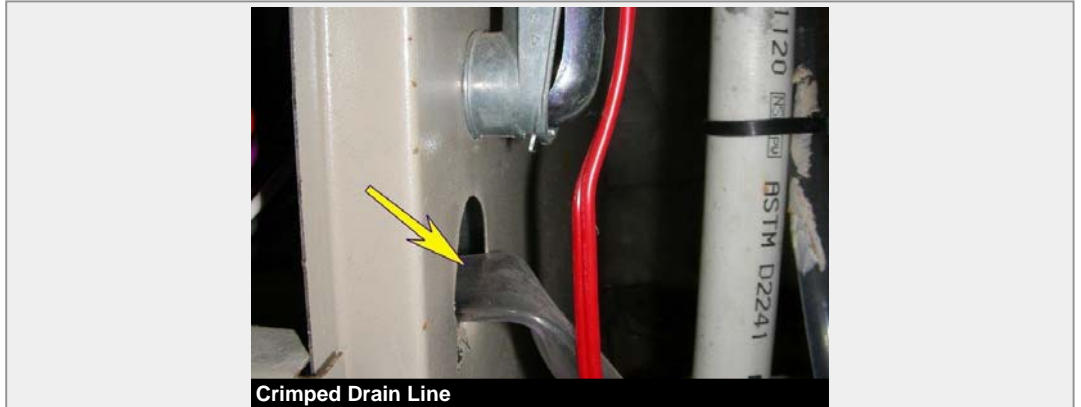
The blower fan appears to be functioning properly.

INSPECTION REPORT
1234 New Hope Rd

COMBUSTION AIR:

The combustion air source appears adequate and safe.

EXHAUST VENTING:



Crimped Drain Line

The exhaust flue venting appears intact and serviceable.

- Noted a **crimped plastic drain hose from exhaust drain**. This drain is for water that drains out of the furnace exhaust gas. A crimped line may cause the water to back up. Recommend replacement.

AIR FILTERS:



Filter Too Small

The following problems or deficiencies with the air filter were noted.

- The 12x 25 **filter is too small to cover the filter opening**. When seated at the back edge, there is a gap at the front. Recommend a larger size filter of at least 13x26 be used.

AIR FILTER SIZE:

- The correct size air filter for this unit **was undetermined**. Correct size filter was not installed.

NORMAL CONTROLS:

The following control problems were noted.

- The furnace did not respond properly to normal control inputs. There was no response from the furnace.

INSPECTION REPORT
1234 New Hope Rd

PLENUM/RETURN

The plenum and return sections are well sealed.

AIR CONDITIONING DESCRIPTION:

**INSIDE UNIT
LOCATION:**

This A/C system is for the *Basement Unit*.

TYPE:

The air conditioning is a standard central system.

POWER SOURCE:

The unit is powered by a 240 volt electrical circuit with the required service disconnect.

MANUFACTURER:

The air conditioning system was manufactured by Ducane

**APPROXIMATE
AGE IN YEARS:**

The system is newly installed.

**CAPACITY OF
UNIT:**

The apparent capacity of the air conditioning system is 3.5 tons.

LOCATION:

The location of the main condensing unit is at the left side, front.

AIR CONDITIONING CONDITION:

**DISCONNECT OR
MAX BREAKER**

The maximum breaker size specified for this unit is: 45 amps. The circuit breaker is sized correctly for this condenser.

**COMPRESSOR/
CONDENSER:**

The system appears functional and operating normally.

**AIR TEMPERATURE
DROP:**

The air temperature drop across the evaporator coil should be between 15 and 20 degrees. Anything out of this range indicates a potential problem and should be evaluated by a licensed HVAC contractor. This unit's temperature drop was 15-20 degrees. The temperature drop is in the normal range and the unit appears to be cooling properly.

**CONDENSATE LINE
OR PUMP:**

A condensate pump is installed and appears to be functioning properly.

INSPECTION REPORT
1234 New Hope Rd

AIR LEAKS:



Leaks at Condensate Connections

- Conditioned **air is leaking** from an opening in the cabinet where the **condensate line enters**.
- There are also significant air leaks at the **extra condensate fitting**.
Recommend sealing all openings to maintain efficiency.

SAFETY OVERFLOW PAN

A safety over flow pan is installed under the unit. There is also a safety float disconnect switch installed. This switch is working properly.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

This heating system is in the *Attic*.

AREA SERVICED:

This heating system appears to service the second floor.

SYSTEM TYPE:

The heating system type is forced air.

MANUFACTURER:

The heating system was manufactured by Ducane.

APPROXIMATE AGE IN YEARS:

The system is newly installed.

FUEL TYPE AND NOTES:

The heating system is fueled by natural gas.

CAPACITY OF UNIT:

The apparent capacity of the heating system is 75,000 BTU.

INSPECTION REPORT
1234 New Hope Rd

HEATING SYSTEM CONDITION:

**GENERAL
CONDITION:**

- The unit was not tested because the builder has not put it in service (not commissioned). **Heating system would not activate** even though the gas was on and the gas valve was set to the on position in the furnace.

**BURNERS/HEAT
EXCHANGERS:**

The burners and flames appear typical with no apparent problems. The system is new.

UNIT CABINET

Cabinet appears in good condition

BLOWER FAN:

The blower fan appears to be functioning properly.

COMBUSTION AIR:

The combustion air source appears adequate and safe.

**EXHAUST
VENTING:**

The exhaust flue venting appears intact and serviceable.

AIR FILTERS:



Filter Too Small

The following problems or deficiencies with the air filter were noted.
The following problems or deficiencies with the air filter were noted.

- The 12x 25 **filter is too small to cover the filter opening**. When seated, the filter was **sucked into the blower compartment**. Recommend a larger size filter of at least 13x26 be used.

AIR FILTER SIZE:

- The correct size air filter for this unit **was undetermined**.

**NORMAL
CONTROLS:**

The following control problems were noted.

- The furnace did not respond properly to normal control inputs. Could not get furnace to operate.

INSPECTION REPORT
1234 New Hope Rd

PLENUM/RETURN

The plenum and return sections are well sealed.

AIR CONDITIONING DESCRIPTION:

**INSIDE UNIT
LOCATION:**

This A/C system is for the *Attic Unit*.

TYPE:

The air conditioning is a standard central system.

POWER SOURCE:

The unit is powered by a 240 volt electrical circuit with the required service disconnect.

MANUFACTURER:

The air conditioning system was manufactured by Ducane

**APPROXIMATE
AGE IN YEARS:**

The system is newly installed.

**CAPACITY OF
UNIT:**

The apparent capacity of the air conditioning system is 2 tons.

LOCATION:

The location of the main condensing unit is at the left side, rear.

AIR CONDITIONING CONDITION:

**DISCONNECT OR
MAX BREAKER**

The circuit breaker is sized correctly for this condenser. The maximum breaker size specified for this unit is: 25 amps.

**COMPRESSOR/
CONDENSER:**



Wood Blocks Supporting Condenser

The system appears functional and operating normally.

- Noted that the condenser platform was **supported by wood blocks and also appears to be sagging** at the center. Recommend platform be supported at outer edges by permanent exterior materials.

**AIR TEMPERATURE
DROP:**

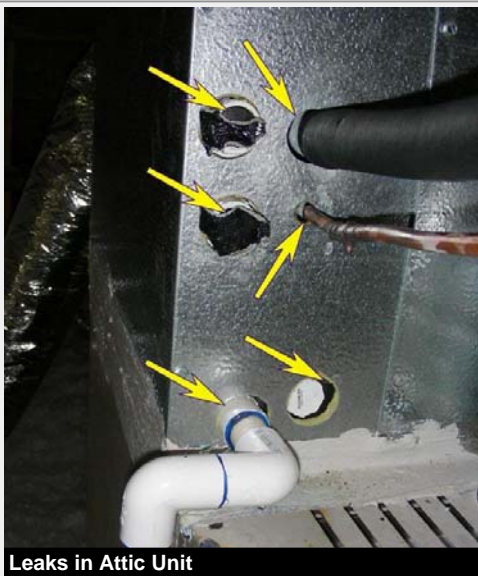
The air temperature drop across the evaporator coil should be between 15 and 20 degrees. Anything out of this range indicates a potential problem and should be evaluated by a licensed HVAC contractor. This unit's temperature drop was 15-20 degrees. The temperature drop is in the normal range and the unit appears to be cooling properly.

INSPECTION REPORT
1234 New Hope Rd

**CONDENSATE LINE
OR PUMP:**

A condensate line is installed and appears to be functioning properly.

AIR LEAKS:



Leaks in Attic Unit

- Air is **leaking from the open nipple attached to the condensate connection** on the cabinet. Recommend installing removable plug on this opening. This opening is not needed for venting, but is merely a cleanout opening.
- Conditioned **air is leaking** from an opening in the cabinet where the condensate line enters.
- Conditioned **air is leaking** from an opening in the cabinet where the refrigerant line enters. Recommend sealing all openings to maintain efficiency.
- Conditioned air is also leaking from the **extra condensate fittings**. These fittings should be plugged.

INSPECTOR NOTES

- There are sections of the refrigerant line that **do not have insulation**. Condensate will form on exposed areas and can drip onto furnace causing rust.

**SAFETY
OVERFLOW PAN**

A safety over flow pan is installed under the unit. There is a drain line connected to the safety pan.

DUCTWORK:

TYPE:

The HVAC system ductwork is insulated flexible round.

**DUCTS/AIR
SUPPLY
CONDITION:**

The ductwork system/systems appear to be functional and in satisfactory condition.

INSPECTION REPORT
1234 New Hope Rd

**AIR FLOW TO
REGISTERS**

The air flow to all registers is satisfactory.

**INSPECTORS
NOTE:**

- There are **no return air vents in the small bedrooms**. All return vents are in the main living area. This can cause circulation problems when doors to bedrooms are closed and tightly sealed to the carpet. Recommend adding additional air return to bedrooms.

DUCT DAMPERS:

The following problems were noted with the zoned damper system.

- The duct damper system is **NOT working as expected**. In testing, basement damper would not open or close at the correct times. Have HVAC technician check for proper operation.

GENERAL SUGGESTIONS:

**GENERAL
SUGGESTIONS:**

We recommend that you have the HVAC systems serviced by a licensed HVAC contractor at least once a year. Filters should be changed every 1-3 months, depending on the quality of filter installed.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE:	The electrical service is overhead.
VOLTAGE:	The service voltage is 120/240.
AMPERAGE:	The capacity of the electrical service is 200 amps.
MAIN CUTOFF:	The main electrical cutoff is next to the electric meter outside the house.
SYSTEM GROUND:	The electrical service is grounded to a grounding rod.
BONDING AND JUMPERS:	Metal piping systems are required to be bonded back to the main electric panel to prevent possible shock hazards from wires coming into contact with the home water pipe system. The bonding conductor was located on a metal pipe in the basement. A jumper between the hot and cold water lines was installed at the water heater.
SERVICE ENTRY CONDITION:	The electrical service entry system appears to be in serviceable condition.

ELECTRICAL PANELS:

MAIN PANEL LOCATION:	The main electrical panel is located in the basement utility area.
MAIN PANEL BRAND	The electric panel box is made by Siemens.
TYPE:	The electrical panel is equipped with circuit breakers as overload protection.
CIRCUITS:	The number of 240 volt circuits is 4. The number of 120 volt circuits is 29. There are slots available for additional breakers.
CONDITION:	The electrical service panel appears to be in serviceable condition.

INSPECTION REPORT
1234 New Hope Rd

EQUIPMENT DISCONNECTS:

A/C Disconnect

LOCATION:

Disconnects for the A/C condenser(s) are located behind each condensing unit and are in good condition.

FURNACE

DISCONNECT

Each furnace has a disconnect located near the furnace.

CONDUCTORS:

ENTRANCE

CABLES:

The service entry conductors are stranded aluminum. This is acceptable if the connections are protected with anti-oxidant jell. Anti-oxidant jell is applied.

BRANCH WIRING -

MATERIAL

The branch wiring is copper.

BRANCH WIRING -

CONDITION:

The branch circuit wiring appears to be in satisfactory condition.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition.

GFCI's

There are good GFCI's located in the kitchen, the baths, outdoors, the basement, the garage.

AFCI's

The AFCI's in the bedrooms are functioning properly and are wired according to Georgia electrical code.

OTHER

OBSERVATIONS:



Light Switch Behind Door

- Noted that the light switch for the basement bedroom is **located behind the entry door**. Light cannot be turned on without closing the door.

INSPECTION REPORT
1234 New Hope Rd

LIGHTING FIXTURES

TYPES:

The house has suspended ceiling fixtures. The house has recessed lighting fixtures.

CONDITION:

As a whole, lighting fixtures throughout the house are in operational condition.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN #1

This is the main kitchen on the main level of the home.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

MATERIAL:

The kitchen sink is stainless steel.

CONDITION:

The kitchen sink, drain and fixtures appear to be functioning properly.

HAND SPRAYER:

The hand sprayer is functioning properly.

FAUCET:

The faucet is in satisfactory condition.

DISPOSAL:

The garbage disposal appears to be functioning properly.

SINK DRAIN:

Sink drain is in satisfactory condition.

RANGE/COOK TOP AND OVEN:

TYPE:

The house has a gas range or cook top. The unit has electronic ignition.

CONDITION:

The range or cook top and oven appear to be functioning properly and in satisfactory condition.

VENTILATION:

TYPE:

The range vent hood is vented outside.

CONDITION:

The range hood appears to be functioning properly.

REFRIGERATOR:

CONDITION:

- No refrigerator was installed at the time of the inspection.

DISHWASHER:

CONDITION:

The dishwasher appears to be functioning properly.

INSPECTION REPORT
1234 New Hope Rd

OTHER BUILT-INS:

MICROWAVE:

The built in microwave appears to be functioning properly.

INTERIOR COMPONENTS:

**COUNTERS &
CABINETS:**

The counters and cabinets appear in satisfactory condition.

FLOORING:

The flooring in the kitchen area is satisfactory.

**SWITCHES/
FIXTURES/
OUTLETS:**

The fixtures, switches and outlets appear to be functioning properly. GFCI receptacles are installed and operating properly.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

The laundry is located on the second floor. When located with a living area beneath the laundry, it should have a safety pan installed.

CONDITION:

The laundry plumbing and electrical appear serviceable. The 240 volt dryer circuit appears to be functioning properly. The following problems or deficiencies with the laundry were noted.

- No safety pan and drain is installed.

INSPECTION REPORT
1234 New Hope Rd

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

DOORBELL:

The doorbell is functioning properly.

**MAIN ENTRY
DOOR:**

The main entry door appears to be in satisfactory condition

**OTHER EXTERIOR
DOORS:**

The other exterior doors appear to be in satisfactory condition.

INTERIOR DOORS:

The interior doors appear to be in generally satisfactory condition.

WINDOWS:

MATERIAL:

The windows appear to be manufactured from, wood.

INSULATION:

The windows are manufactured with double pane insulated glass.

STYLE:

The style of the windows is double hung.

CONDITION:

A representative sample of the windows was tested. As a grouping the windows are generally operational.

INTERIOR WALLS:

MATERIAL:

The principle wall material is drywall.

CONDITION:

The interior walls appear in generally satisfactory condition.

INTERIOR TRIM:

MATERIAL:

Interior trim is wood.

CONDITION:

Interior trim is in good condition.

INSPECTION REPORT
1234 New Hope Rd

CEILING:

MATERIAL:

The principle ceiling material is drywall.

CONDITION:

The ceilings appear in generally satisfactory condition.

FLOORS:

TYPE:

The principle floor covering materials are wood, tile and/or stone,

CONDITION:

The following problems or deficiencies were noted with the floors or floor coverings.

- There are **noticeable creaks** in the hardwood flooring. Noted these upstairs and downstairs.□

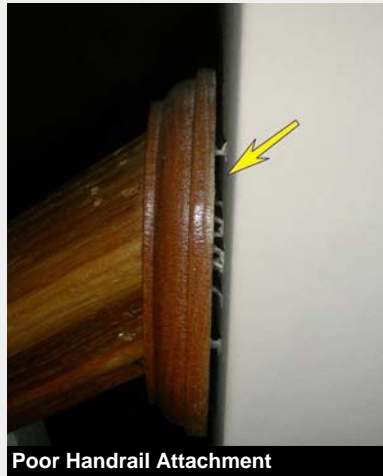
INTERIOR SURFACE SUMMARY:

SUMMARY:

In general the interior surfaces are new or in very good condition with the exception of minor cosmetic flaws.

STAIRS & HANDRAILS:

CONDITION:



Poor Handrail Attachment

Improvement needed to stairs and/or handrail(s)

- The upper handrail is **poorly attached to the wall**. Large gap visible. Recommend repair as needed.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

This fireplace is located in the family room.

TYPE:

The house has a manufactured prefabricated fireplace.

**FIREBOX/FLUE
CONDITION:**

The fireplace appears in satisfactory condition.

INSPECTION REPORT
1234 New Hope Rd

**MANTEL AND
HEARTH:**

The mantel and the hearth are in satisfactory condition.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded properly to test button operation. The smoke detectors are interconnected as currently required.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use over an extended period of time. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required.

BATHROOM AREA:

BATH LOCATION:

This bath is part of the master bedroom suite.

**CONDITION OF
SINK:**

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order. The counters and cabinets appear in satisfactory condition.

**CONDITION OF
TOILET:**

The toilet appears serviceable.

**TUB/SHOWER AND
WALLS:**

The tub/shower and wall areas appear in good condition.

SHOWER PAN:

A shower pan test was performed on this shower. Shower pan appears to be intact. No leaks noted.

SHOWER DOOR:

The glass shower door is in good condition.

**TUB/SHOWER
PLUMBING
FIXTURES:**

The following problems or deficiencies with the shower fixtures and controls were noted.

- The shower control **did not work as expected**. The stops for the control on the back wall are missing or in the wrong position.
- The water pressure for the shower head at the front wall is noticeably weaker than the other shower head.

**TUB/SHOWER
DRAIN:**

The tub drain appears satisfactory.

**BATH
VENTILATION:**

The bath ventilation appears adequate and functional.

RECEPTACLES:

GFCI receptacles are installed and functioning properly.

FLOORING

Flooring appears in good condition.

INSPECTION REPORT
1234 New Hope Rd

BATHROOM AREA:

BATH LOCATION:

This bathroom is located off the hall. This bathroom is located upstairs.

CONDITION OF SINK:

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order. The counters and cabinets appear in satisfactory condition.

CONDITION OF TOILET:

The toilet appears serviceable.

TUB/SHOWER AND WALLS:

The tub/shower and wall areas appear in good condition.

TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

- The hot water control for this tub needs adjustment. **Full hot setting only produced warm water.** Hot water measured at sink was 104 degrees. Hot water temperature at shower was 88 degrees maximum.

TUB/SHOWER DRAIN:

The tub drain appears satisfactory.

BATH VENTILATION:

The bath ventilation appears adequate and functional.

RECEPTACLES:

GFCI receptacles are installed and functioning properly.

FLOORING

Flooring appears in good condition.

INTERIOR ELEMENTS:

The elements in this bathroom are in good overall condition.

BATHROOM AREA:

BATH LOCATION:

This bathroom is located in a bedroom. This bathroom is located upstairs.

CONDITION OF SINK:

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order. The counters and cabinets appear in satisfactory condition.

CONDITION OF TOILET:

The toilet appears serviceable.

INSPECTION REPORT
1234 New Hope Rd

TUB/SHOWER AND WALLS:

The tub/shower and wall areas appear in good condition.

TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

- The hot water control for this tub needs adjustment. **Full hot setting only produced warm water.** Hot water measured at sink was 104 degrees. Hot water temperature at shower was 90 degrees maximum.

TUB/SHOWER DRAIN:

The tub drain appears satisfactory.

BATH VENTILATION:

The bath ventilation appears adequate and functional.

RECEPTACLES:

GFCI receptacles are installed and functioning properly.

FLOORING

Flooring appears in good condition.

INTERIOR ELEMENTS:

The elements in this bathroom are in good overall condition.

BATHROOM AREA:

BATH LOCATION:

This bathroom is located in the basement.

CONDITION OF SINK:

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order. The counters and cabinets appear in satisfactory condition.

CONDITION OF TOILET:

The toilet appears serviceable.

INSPECTION REPORT
1234 New Hope Rd

**TUB/SHOWER AND
WALLS:**



Cracked Tile Behind Shower Mixer

The following problems or deficiencies with the tub/shower walls were noted.

- The tub and or wall surfaces are **damaged**. **Noted a cracked and loose tile** behind the shower control valve. Replace as needed.

**TUB/SHOWER
PLUMBING
FIXTURES:**



Loose or Stripped Screw

The following problems or deficiencies with the shower fixtures and controls were noted.

- Screw for Mixer trim is **loose or cross threaded**.
- **Shower head is not sealed** and sprays water on wall

**TUB/SHOWER
DRAIN:**

The tub drain appears satisfactory.

INSPECTION REPORT
1234 New Hope Rd

BATH VENTILATION:

The bath ventilation appears adequate and functional.

RECEPTACLES:

GFCI receptacles are installed and functioning properly.

FLOORING

Flooring appears in good condition.

INTERIOR ELEMENTS:

The elements in this bathroom are in good overall condition.

BATHROOM AREA:

BATH LOCATION:

This is the 1/2 bath.

CONDITION OF SINK:

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order.

CONDITION OF TOILET:

The toilet appears serviceable.

RECEPTACLES:

GFCI receptacles are installed and functioning properly.

FLOORING

Flooring appears in good condition.

INTERIOR ELEMENTS:

The elements in this bathroom are in good overall condition.

SUMMARY PAGES

Summary 1 - Action Items

Summary 2 - Other Items of Interest

IMPORTANT NOTE- PLEASE READ: The Summary pages are provided to allow the reader a brief overview of the report. These pages are not encompassing. Reading these pages alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the GAHI Standards of Practice, limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. These lists are not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

ACTION ITEMS

Items of immediate concern

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

GROUNDS

LANDSCAPING:

TREE CONDITIONS:

The following problems were noted with some trees.

1. There are **trees over hanging the house**. Roof damage may result from falling branches

GRADING:

EROSION:

2. Erosion was noted at left side front. The **soil has washed out under porch foundation where it meets the house**. Recommend adding a small retaining wall at this location and backfilling against the foundation wall.

FOUNDATION DRAINS

CONDITION:

3. The left rear **foundation drain does not extend beyond the foundation**. It has a disconnected section at back left.

Recommend extending drain to direct water away from the foundation.

DECKS:

CONDITION:

The following problems or deficiencies were noted with the deck.

4. Joists are supported by ledger strips. Correctly installed ledger strips **should have 3 nails under each joist**. Recommend adding more nails under joists.
5. The **deck is not properly secured to the structure** with an adequate number of lag or carriage bolts. There should be two (top and bottom) 1/2" bolts every 24" O.C. *Reference the Forestry Service Deck Guide that is referenced in the GA building code amendments.*

EXTERIOR STAIRS/STOOPS:

CONDITION:

The following problems were noted with the rear deck steps.

6. The **handrail is loose at the top landing** and needs to be secured. Support posts are easily moved by gentle pressure. **Nails are pulling out.** Recommend 2 bolts be added to all posts.
7. The rear steps have an **improper rise and/or run.** The bottom step is not evenly spaced. This can cause tripping on the stairs.
8. At base of steps, **stair stringer is in ground contact.** This 2x lumber is **not rated for ground contact** and will not hold up.

EXTERIOR COMPONENTS

EXTERIOR WALLS:

OTHER OBSERVATIONS:

9. Noted **unsealed vent hoods** penetrating the siding. Recommend sealing to the siding with silicone, around all vent hood and faucet penetrations.

TRIM:

CONDITION:

The trim appears in generally satisfactory condition, however:

The following problems or deficiencies were noted.

10. The trim needs to be **sealed to the siding** with caulk at numerous locations.
11. There are also places at the right rear corner (Upper portion) where **there is missing trim.**

ROOFING, GUTTERS AND OTHER ROOF COMPONENTS

ATTIC COMPONENTS:

VENTILATION CONDITION:

12. The **attic ventilation is inadequate.** Recommend adding vents.
There are roof ridge vents installed, but **there are inadequate intake vents** present to allow for the intake of fresh air. Without intake vents, adequate ventilation is not possible.
Recommend addition of gable vents for additional air flow.
A poorly vented attic can not only build up excessive heat which can shorten the life of the roofing material, but can also retain moisture, creating conditions that promote mold growth.

ROOF:

ROOF COVERING STATUS:

The roof covering is new and appears to be installed properly, however:

The following problems or deficiencies with the roof covering were noted.

13. **Toe board holes were noted** at the right rear roof.
Recommend sealing all nail holes to prevent sheathing and/or interior ceiling moisture damage.

GUTTERS & DOWNSPOUTS:

CONDITION:

The following problems or deficiencies were noted with the gutter system.

14. The gutters are **full of debris** and need cleaning. There are **no screens or gutter guards installed** to prevent overhanging leaves from clogging gutters with debris.

SPLASH BLOCKS:

15. It is recommended that a **diverter tube be added** to carry the roof run off well away from the structure at the front left. Short diverter used was close to the foundation.

BASEMENT - FOUNDATION

BASEMENT:

BASEMENT INSULATION:

Basement wall insulation is batt insulation and is installed correctly.

16. Noted some loose ceiling insulation in the utility room.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

The following problems with the garage doors were noted.

17. Adjustment or service is needed to door mechanism. The upper arm that attaches to the door opener chain **stopped past the vertical position**. This made it difficult to open the doors when they were disconnected from the automatic door openers. The **left hand door would not open at all**. I was also unable to make the door opener clip engage the upper arm clip.

Recommend installer make corrections as needed.

18. Some of the **hinge bolts are loose or missing**. Repair as needed.

TESTED

Hinges and rollers appear operational. Door rails attachment points are OK. Spring balance was tested and is OK.

19. The safeties on the left side door could not be tested. **Door could not be opened**.

Problems with the safety equipment were noted.

20. The **electric eye does not operate properly**. The right side door was functioning but could not be closed with the opener. Recommend repairs as needed.

MISCELLANEOUS:

21. Noted that the support studs for the central beam are **not in line with the beam**. Recommend addition of additional stud.

PLUMBING

WASTE LINES:

OTHER OBSERVATIONS

A sewage ejector pump is installed and appears to be working correctly, however:

22. No primer was used on the PVC discharge line as required by current plumbing codes.
23. There is a leak at a threaded joint in the discharge line from the ejector pump.

WATER HEATER:

TPR VALVE:

The following problems or deficiencies were noted with the TPR (temperature/pressure relief) valve.

24. The required TPR drain line ends prematurely. There is no drain line connected to the TPR valve. It should extend to the exterior and terminate 6 inches above the ground, pointing downward. This is a safety hazard and should be corrected.

THERMAL EXPANSION:

25. The water heater does not have a thermal expansion tank and **no thermal expansion valve was found**.

FUEL SYSTEM:

LOCATION:

26. The gas line connecting the gas meter to the house is **very rusty**. Recommend cleaning and painting this line to protect it from weather.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION: *Basement Unit*

GENERAL CONDITION:

27. The unit was not tested because the builder has not put it in service (not commissioned). **Heating system would not operate**. May not be completely setup. Gas was on and gas valve in furnace was set to on, but furnace would not activate.

EXHAUST VENTING:

The exhaust flue venting appears intact and serviceable.

28. Noted a **crimped plastic drain hose from exhaust drain**. This drain is for water that drains out of the furnace exhaust gas. A crimped line may cause the water to back up. Recommend replacement.

AIR FILTERS:

The following problems or deficiencies with the air filter were noted.

29. The 12x 25 **filter is too small to cover the filter opening**. When seated at the back edge, there is a gap at the front. Recommend a larger size filter of at least 13x26 be used.

NORMAL CONTROLS:

The following control problems were noted.

30. The furnace did not respond properly to normal control inputs. There was no response from the furnace.

AIR CONDITIONING CONDITION: *Basement Unit*

AIR LEAKS:

31. Conditioned **air is leaking** from an opening in the cabinet where the **condensate line enters**.
32. There are also significant air leaks at the **extra condensate fitting**.
Recommend sealing all openings to maintain efficiency.

HEATING SYSTEM CONDITION: *Attic Unit*

AIR FILTERS:

The following problems or deficiencies with the air filter were noted.

The following problems or deficiencies with the air filter were noted.

33. The 12x 25 **filter is too small to cover the filter opening**. When seated, the filter was **sucked into the blower compartment**. Recommend a larger size filter of at least 13x26 be used.

NORMAL CONTROLS:

The following control problems were noted.

34. The furnace did not respond properly to normal control inputs. Could not get furnace to operate.

AIR CONDITIONING CONDITION: *Attic Unit*

COMPRESSOR/CONDENSER:

The system appears functional and operating normally.

35. Noted that the condenser platform was **supported by wood blocks and also appears to be sagging** at the center. Recommend platform be supported at outer edges by permanent exterior materials.

AIR LEAKS:

36. Air is **leaking from the open nipple attached to the condensate connection** on the cabinet. Recommend installing removable plug on this opening. This opening is not needed for venting, but is merely a cleanout opening.
37. Conditioned **air is leaking** from an opening in the cabinet where the condensate line enters.
38. Conditioned **air is leaking** from an opening in the cabinet where the refrigerant line enters. Recommend sealing all openings to maintain efficiency.
39. Conditioned air is also leaking from the **extra condensate fittings**. These fittings should be plugged.

INSPECTOR NOTES

40. There are sections of the refrigerant line that **do not have insulation**. Condensate will form on exposed areas and can drip onto furnace causing rust.

DUCTWORK:

DUCT DAMPERS:

The following problems were noted with the zoned damper system.

41. The duct damper system is **NOT working as expected**. In testing, basement damper would not open or close at the correct times. Have HVAC technician check for proper operation.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

OTHER OBSERVATIONS:

42. Noted that the light switch for the basement bedroom is **located behind the entry door**. Light cannot be turned on without closing the door.

INTERIOR

FLOORS:

CONDITION:

The following problems or deficiencies were noted with the floors or floor coverings.

43. There are **noticeable creaks** in the hardwood flooring. Noted these upstairs and downstairs.

STAIRS & HANDRAILS:

CONDITION:

Improvement needed to stairs and/or handrail(s)

44. The upper handrail is **poorly attached to the wall**. Large gap visible. Recommend repair as needed.

BATHROOMS

BATHROOM AREA: *Master Bath*

TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

45. The shower control **did not work as expected**. The stops for the control on the back wall are missing or in the wrong position.
46. The water pressure for the shower head at the front wall is noticeably weaker than the other shower head.

BATHROOM AREA: *Upper Hall Bath*

TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

47. The hot water control for this tub needs adjustment. **Full hot setting only produced warm water**. Hot water measured at sink was 104 degrees. Hot water temperature at shower was 88 degrees maximum.

BATHROOM AREA: *Upper Bedroom Bath*

TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

48. The hot water control for this tub needs adjustment. **Full hot setting only produced warm water**. Hot water measured at sink was 104 degrees. Hot water temperature at shower was 90 degrees maximum.

BATHROOM AREA: *Basement Bath*

TUB/SHOWER AND WALLS:

The following problems or deficiencies with the tub/shower walls were noted.

49. The tub and or wall surfaces are **damaged**. **Noted a cracked and loose tile** behind the shower control valve. Replace as needed.

TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

50. Screw for Mixer trim is **loose or cross threaded**.
51. **Shower head is not sealed** and sprays water on wall

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items.

OTHER ITEMS SUMMARY

Items for client awareness

Other minor items noted in the following summary are for your information. Some should receive eventual attention, but none of them affect the habitability of the house.

GROUNDS

PATIO:

CONDITION:

The following problems or deficiencies with the patio were noted.

- The patio has typical cracks. They do not appear significant at this time. Recommend periodic monitoring for changes.

EXTERIOR COMPONENTS

WINDOWS EXTERIOR

SCREENS:

- Screens or storm windows were not installed on all windows.

GARAGE - CARPORT

ROOF:

CONDITION:

- The roof over the garage appears to be satisfactory, however there were **no roof vents installed**. Garage will retain heat and moisture.

PLUMBING

YARD SERVICE LINE

MATERIAL:

- We **could not determine** the yard service line material because it was not visible or was not located.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR FILTER SIZE:

- The correct size air filter for this unit **was undetermined**. Correct size filter was not installed.

HEATING SYSTEM CONDITION:

GENERAL CONDITION:

- The unit was not tested because the builder has not put it in service (not commissioned). **Heating system would not activate** even though the gas was on and the gas valve was set to the on position in the furnace.

AIR FILTER SIZE:

- The correct size air filter for this unit **was undetermined**.

DUCTWORK:

INSPECTORS NOTE:

- There are **no return air vents in the small bedrooms**. All return vents are in the main living area. This can cause circulation problems when doors to bedrooms are closed and tightly sealed to the carpet. Recommend adding additional air return to bedrooms.

KITCHEN - APPLIANCES - LAUNDRY

REFRIGERATOR:

CONDITION:

- No refrigerator was installed at the time of the inspection.

LAUNDRY:

CONDITION:

The following problems or deficiencies with the laundry were noted.

- No safety pan and drain is installed.