

INSPECTION CONDITIONS

FRONT VIEW OF HOME:



CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 1-21-05.

TIME OF INSPECTION: 2:30 p.m.

CLIENT NAME: Your Name.

INSPECTION LOCATION: 123 Your Street.

CITY/STATE/ZIP: Your Town, Georgia 30001.

CLIMATIC CONDITIONS:

WEATHER: Clear.

SOIL CONDITIONS: Dry.

APPROXIMATE OUTSIDE TEMPERATURE IN DEGREES F. 60.

BUILDING CHARACTERISTICS:

| | |
|---|---|
| ESTIMATED AGE OF HOUSE IN YEARS: | 11. |
| BUILDING TYPE: | 1 family, Ranch. |
| STORIES: | 1 |
| SPACE BELOW GRADE: | Basement. |
| ORIENTATION: | House oriented left to right facing it from the front yard. |

UTILITY SERVICES:

| | |
|-------------------------------|---|
| WATER SOURCE: | Public. |
| SEWAGE DISPOSAL: | Public. |
| UTILITIES STATUS: | All utilities on. |
| LOCATION OF GAS METER: | The gas meter is located on the right side of the property. |

OTHER INFORMATION:

| | |
|------------------------|---------------------------|
| AREA: | Suburb. |
| HOUSE OCCUPIED? | Yes. |
| CLIENT PRESENT: | Yes. |
| PEOPLE PRESENT: | Homeowner. Selling agent. |

GROUPS & APPURTENANCES

DRIVEWAY:

TYPE: Concrete.

CONDITION: Cracks noted are typical.

WALKWAYS:

TYPE: Concrete.

CONDITION: Acceptable.

GROUND COVER & VEGETATION:

CONDITION: Acceptable.

RETAINING WALLS:

TYPE: Stone.

CONDITION: Acceptable.

GRADING & SURFACE DRAINAGE:

DESCRIPTION & CONDITION: The rear grades are not properly sloped away from the house. Construction standards in effect at the time the house was constructed required grades to slope away from the house 6" in the first 10'. No problems resulting from this condition were noted at the time of the inspection.

DECKS & BALCONIES:

TYPE: Wood.

CONDITION: The right side deck rail is loose. The right side deck stair railing is also loose. Both railings should be tightened for safety. The deck is not flashed at its connection to the house. Repairs should be made by a qualified general contractor.

EXTERIOR STAIRS/STOOPS:

DESCRIPTION & CONDITION:

Brick, Concrete. There has been some previous vertical displacement of the front steps. Monitoring of this condition for additional movement is recommended.



ROOF & GUTTERS

ROOF:

- STYLE & PITCH:** Combination Gable/Hip, Medium.
- ROOFING TYPE:** Asphalt composition shingles.
- ROOF ACCESS:** Viewed from roof edge on ladder, Viewed from ground with binoculars.
- ROOF COVERING CONDITION:** Acceptable.

OTHER ROOFING AREAS (Attached To Dwelling):

- STYLE & PITCH:** Bay.
- ROOFING TYPE:** Asphalt composition shingles.
- ROOF COVERING CONDITION:** Acceptable.

EXPOSED FLASHINGS:

- TYPE AND CONDITION:** Metal, Acceptable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: Full, Aluminum, Acceptable.

EXTERIOR

INSPECTION METHOD:

Visually from the ground, With binoculars from the ground.

WALLS COVERINGS:

MATERIAL: Brick, Wood composition siding.

CONDITION: There is a crack in the brick venner above and between the garage doors. Monitoring of this crack for additional movement is recommended.

There is some swelling of the bottom edge of the composition siding. The siding is beginning to delaminate on the bottom of the wall on the right side of the house. Two pieces of siding have been replaced. To preserve the siding for as long as possible it is recommended that the siding be carefully caulked and painted by a qualified painting contractor. Siding on the upper walls and the chimney chase has been installed closer than 2 inches to roofing.



FASCIA AND SOFFITS:

MATERIAL: Wood.

CONDITION: Acceptable.

TRIM:

MATERIAL:

Wood.



CONDITION:

Decayed wood trim was noted in the following locations: The window sill and the left jamb of the left front bedroom window, the trim on all of the right side windows except the new basement window, the trim and sill on the rear family room windows, the sill of the front window on the front left side bay, the master bathroom window sill, the bottom of the trim on the door to the deck, and the bottom of the trim on the front of the rear left side bay. All damaged or decayed trim should be repaired/replaced as necessary by a qualified general contractor. A piece of trim has been removed from the bottom of the rear left side bay window. This has left exposed, unpainted wood in this location.



PAINT CONDITION:

The paint on the exterior of the house is faded. Repainting of the exterior of the house as soon as possible is recommended to avoid additional wood decay.

INSULATED/STORM DOORS & WINDOWS:

Insulated doors present, Storm doors present.

CONDITION:

Acceptable.

SCREENS & CONDITION:

Acceptable.

EXTERIOR DOORS:

CONDITION: Acceptable.

CHIMNEY:

MATERIAL: Metal.

CONDITION: There appears to be a crimp in the connection of two of the metal chimney sections. Further evaluation of this condition by a qualified chimney sweep is recommended prior to having a wood fire.

GARAGE - CARPORT

TYPE:

Garage.

LOCATION: Attached, Two car.

ROOF:

CONDITION: Same as house, See house roof report.

FLOOR:

CONDITION: Typical cracks noted.

FIRE WALL:

CONDITION: Acceptable.

GARAGE DOOR(S):

GARAGE DOORS PRESENT: Yes.

CONDITION: Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational.

MISCELLANEOUS:

Stored items restrict viewing of the garage area.

ELECTRICAL SYSTEM

INCOMING SERVICE:

TYPE AND CONDITION: Underground, Acceptable.

MATERIAL: Aluminum.

AMPERAGE: 200 AMPS.

OVERCURRENT PROTECTION:

DESCRIPTION: Circuit breakers.

MAIN PANEL LOCATION: Basement.

220V CONDUCTOR MATERIAL: Copper.

110V CONDUCTOR MATERIAL: Copper.

WIRING METHOD: Non-metallic cable (Romex)

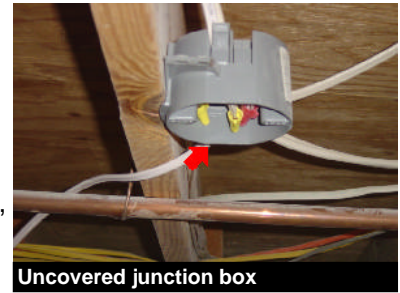
MAIN PANEL CONDITION: Acceptable.

SWITCHES & OUTLETS:

TESTING: A representative sampling of switches and outlets were tested.

CONDITION:

Uncovered junction boxes were observed above the basement suspended ceiling in the basement master bedroom, the basement hall between the dining and living areas, and in the hallway at the at the bottom of the stairs. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.



ARC FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:

Bedrooms.

ARC FAULT CONDITION:

The arc-fault breakers were not tested due to electronic equipment running in the bedrooms.

GROUND FAULT CIRCUIT INTERRUPTORS:

LOCATIONS PRESENT:

Bathrooms, Exterior, Kitchen. No GFCI receptacle was located in the garage.

GFCI CONDITION:

Operating properly. The receptacle to the right of the stove is within 6' of the kitchen sink and should be GFCI protected. See the section of GFCI in the information booklet. This condition should be repaired by a qualified, licensed electrician.

GROUNDING:

LOCATION & CONDITION:

Driven Rod, Acceptable.

SMOKE DETECTORS:

PRESENT:

Yes, Hardwired to electrical system.

TESTING METHOD:

The smoke detectors were not tested.

CONDITION:

Acceptable, See the section on smoke detectors in the information booklet.

FOUNDATION & STRUCTURE

BASEMENT:

VISIBLE FOUNDATION WALLS:

Concrete.

FOUNDATION CONDITION:

Acceptable, Areas of the foundation walls behind finished walls and ceilings could not be observed.

BASEMENT FLOOR:

Concrete.

BASEMENT FLOOR CONDITION:

Areas of the slab under finished flooring could not be observed.

FLOOR STRUCTURE:

Conventional wood joists.

FLOOR STRUCTURE CONDITION:

Acceptable, Areas of the floor structure hidden behind finished floors and ceilings could not be observed.

BEAMS/ GIRDERS:

None visible.

VISIBLE WALL STRUCTURE:

Wood frame.

VISIBLE WALL CONDITION:

Acceptable, Areas behind finished walls and ceilings could not be observed.

WATER PENETRATION:

No water penetration was observed at the time of the inspection.

PLUMBING

WATER SUPPLY:

CONDITION: Acceptable.

WASTE DISPOSAL SYSTEM:

CONDITION: Acceptable.

MAIN SUPPLY PIPE:

MATERIAL: Copper where visible.

CONDITION: Acceptable.

**MAIN SHUT OFF
LOCATION &
CONDITION:** Basement, Enters the front of the house, Acceptable.

VISIBLE SUPPLY PIPING:

MATERIAL: Copper, Plastic.

CONDITION: Acceptable.

VISIBLE WASTE PIPING:

MATERIAL: Plastic.

CONDITION: Acceptable.

VENT STACKS:

**DESCRIPTION &
CONDITION:** Typical to exterior of house, Air admittance valves, Acceptable.

HOSE FAUCETS:

OPERATION: Winterized at the time of the inspection.

WATER HEATER:

TYPE: Gas.

SIZE: 75 Gallons.

APPROXIMATE AGE IN YEARS: 2

LOCATION: Basement.

CONDITION: The water heater vent is back drafting at the vent hood. This condition should be repaired by a licensed plumber.

WATER PRESSURE:

TESTING METHOD: Gauge.

APPROXIMATE PRESSURE, PSI: 50.

CONDITION: Adequate.

WATER FLOW:

CONDITION: Functional flow.

PLUMBING FIXTURES:

SINKS: Acceptable.

COMMODOES: The basement master bathroom commode is loose at the floor. There is a slight leak at the right side of the tank/bowl connection in the main floor hall bathroom. These conditions should be repaired by a licensed plumber.

BATHTUBS: Acceptable.

SHOWERS: Acceptable.

**VENTILATION
TYPE AND
CONDITION:** Fan, Acceptable.

JETTED TUBS: The access panel was blocked by a fining cabinet.
The caulk seal is broken at the bottom end of the whirlpool tub. The edge of the tub should be recaulked.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

**FUEL TYPE &
CONDITION:** Natural Gas, Electric Heat Pump.

**DISTRIBUTION
TYPE AND
CONDITION:** Forced Air, Acceptable.

**NORMAL
CONTROLS:** Acceptable.

**COMBUSTION
AIR:** Acceptable.

VENTING: Acceptable.

AIR FILTERS: Disposable. The heat pump filter is too large for the compartment. A properly installed filter with a cover should be installed to avoid drawing basement air into the ductwork system.

**LOCATION OF
FURNACES:** Basement.

**INPUT BTU/HR
RATINGS:** 50,000.

**APPROXIMATE
AGE IN YEARS:** 11.

MANUFACTURER: Inner City.

CONDITION: The main furnace blower wheel is slightly dirty. Cleaning and servicing of the furnace by a licensed HVAC contractor is recommended.

AIR CONDITIONING:

SYSTEM TYPES: Central.

POWER SOURCE: Electric, 220 Volt, Breaker.

CONDENSATE LINES: Condensate line installed.

NORMAL CONTROLS: Acceptable.

MANUFACTURER: Inner City, Westinghouse.

APPROXIMATE AGE IN YEARS: 11, 3.

APPROX. CAPACITY IN TONS: 2 1/2, 2.

CONDITION: Acceptable.

ATTIC

ACCESS:

TYPE: Pull down stairway, Scuttle hole.

INSPECTION METHOD: Walked through the main attic, viewed the garage attic from a ladder.

INSULATION:

TYPE: Cellulose loose fill.

APPROXIMATE DEPTH IN INCHES: 8

CONDITION: Acceptable.

VENTILATION:

TYPE: Soffit, Ridge.

CONDITION: Acceptable.

VISIBLE ROOF AND CEILING FRAMING:

STYLE: Conventional frame, Wooden trusses.

CONDITION: Trusses have been cut for installation of the attic pull down stairway. All members of a truss are structural and cannot be altered. Repair for this condition should be designed by a qualified, registered engineer. No plywood clips have been installed in the roof sheathing.



LEAKS:

EVIDENCE OF LEAKAGE: None observed.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

CONDITION: Acceptable.

RANGE/COOK TOP:

TYPE/CONDITION: Gas, Acceptable.

OVENS:

TYPE AND CONDITION: Gas, Acceptable.

VENTILATION:

TYPE AND CONDITION: Recirculating, Fan/Hood operational.

DISHWASHER:

CONDITION: Acceptable.

GARBAGE DISPOSAL:

CONDITION: Acceptable.

OTHER BUILT-INS:

MICROWAVE: Acceptable.

CABINETS:

TYPE AND CONDITION: Wood, Acceptable.

COUNTERTOPS:

TYPE AND CONDITION: Laminate, Acceptable.

LAUNDRY:

LOCATION: Laundry Room.

CONDITION: Plumbing is acceptable.

INTERIOR

DOORS:

INTERIOR DOORS: The left front bedroom door does not latch properly.

WINDOWS:

TYPE & CONDITION: Wood, Double hung. Aluminum, Sliding. Functional.
The lock is broken on the left dining room window.
The right living room window is stuck in a slightly open position.
There are no windows in the small basement bedroom. This condition leaves no secondary egress in case of fire in this room.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Typical cracks noted.

CEILINGS:

TYPE & CONDITION: Drywall, Suspended tiles. Typical cracks noted.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, Wood, Tile, General condition is acceptable.

STAIRS & HANDRAILS:

CONDITION: Acceptable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Prefabricated metal. The damper should be fixed in a slightly open position when gas logs are installed.

01/21/2005

Your Name

RE: 123 Your Street
Your Town, Georgia 30001

Dear Customer:

At your request, a visual inspection of the above referenced property was conducted on 1-21-05. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects or deficiencies are not a part of this inspection or report. This inspection and report are neither an insurance policy or a warranty. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

In the opinion of the inspector, the following items warrant attention immediately or in the near future. Failure to do so may jeopardize safety or result in additional damage to the property. The summary is not a substitute for the main report. PLEASE READ THE ENTIRE REPORT.

GROUND & APPURTENANCES

DECK & BALCONIES:

CONDITION:

The right side deck rail is loose. The right side deck stair railing is also loose. Both railings should be tightened for safety.

The deck is not flashed at its connection to the house. Repairs should be made by a qualified general contractor.

EXTERIOR

WALLS COVERINGS:

CONDITION:

There is a crack in the brick veneer above and between the garage doors. Monitoring of this crack for additional movement is recommended.

There is some swelling of the bottom edge of the composition siding. The siding is beginning to delaminate on the bottom of the wall on the right side of the house. Two pieces of siding have been replaced. To preserve the siding for as long as possible it is recommended that the siding be carefully caulked and painted by a qualified painting contractor.

Siding on the upper walls and the chimney chase has been installed closer than 2 inches to roofing.

TRIM:

CONDITION:

Decayed wood trim was noted in the following locations: The window sill and the left jamb of the left front bedroom window, the trim on all of the right side windows except the new basement window, the trim and sill on the rear family room windows, the sill of the front window on the front left side bay, the master

bathroom window sill, the bottom of the trim on the door to the deck, and the bottom of the trim on the front of the rear left side bay. All damaged or decayed trim should be repaired/replaced as necessary by a qualified general contractor.

A piece of trim has been removed from the bottom of the rear left side bay window. This has left exposed, unpainted wood in this location.

PAINT CONDITION:

The paint on the exterior of the house is faded. Repainting of the exterior of the house as soon as possible is recommended to avoid additional wood decay.

CHIMNEY:

CONDITION:

There appears to be a crimp in the connection of two of the metal chimney sections. Further evaluation of this condition by a qualified chimney sweep is recommended prior to having a wood fire.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

Uncovered junction boxes were observed above the basement suspended ceiling in the basement master bedroom, the basement hall between the dining and living areas, and in the hallway at the bottom of the stairs. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

GROUND FAULT CIRCUIT INTERRUPTORS:

GFCI CONDITION:

Operating properly. The receptacle to the right of the stove is within 6' of the kitchen sink and should be GFCI protected.

See the section of GFCI in the information booklet. This condition should be repaired by a qualified, licensed electrician.

PLUMBING

WATER HEATER:

CONDITION:

The water heater vent is back drafting at the vent hood. This condition should be repaired by a licensed plumber.

PLUMBING FIXTURES:

COMMUNES:

The basement master bathroom commode is loose at the floor.

There is a slight leak at the right side of the tank/bowl connection in the main floor hall bathroom.

These conditions should be repaired by a licensed plumber.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

AIR FILTERS:

Disposable. The heat pump filter is too large for the compartment. A properly installed filter with a cover

should be installed to avoid drawing basement air into the ductwork system.

ATTIC

VISIBLE ROOF AND CEILING FRAMING:

CONDITION:

Trusses have been cut for installation of the attic pull down stairway. All members of a truss are structural and cannot be altered. Repair for this condition should be designed by a qualified, registered engineer.

No plywood clips have been installed in the roof sheathing.

Thank you for selecting us to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me at (770) 594-2222.

Sincerely,

Your Favorite Edifice Inspector
Edifice Inspections, Inc.