



# Inspection Report

**Jonathan Bussell**

**Property Address:**  
4474 Karls Gate Dr  
Marietta GA 30068



**Dana Inspection Services, Inc.**

**Scott Dana**  
**(678) 884-3466**  
**ICC B1-5289396**

<b>Date:</b> 12/21/2020		
<b>Property:</b> 4474 Karls Gate Dr Marietta GA 30068	<b>Customer:</b> Jonathan Bussell	<b>Real Estate Professional:</b> Lisa Collins Atlanta Fine Homes Sotheby's International Realty - Atlanta

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Monitor (M)** = No repairs are presently needed but future repairs are possible.

**Improvement (IMP)** = Something that is generally considered a good thing to do but may not have been required at the time the house was built.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

41 years

**Temperature:**

Below 60

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

Yes

# General Summary of Repairs

The following items indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

## 1. Roofing

### ROOF COVERINGS/DECKING

#### Repair or Replace

- 1
- A lot of leaf debris was observed on the back of the roofs.

### FLASHINGS

#### Repair or Replace

- 2
- Kickout flashing is missing at the roof/sidewall transitions on the dining room bay window roof.. Have all areas further evaluated and repaired where needed by a qualified roofer.

### SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Repair or Replace

- 3
- There are issue with two metal exhaust vents above the back roof that should be further evaluated and repaired by a qualified roofer as they appear to be causing leaking. One of the vents is very crooked, and the other has the metal boot coming loose and causing shingles to not sit flat. There are stains and evidence of previous wetness on the ceilings in the 2nd floor guest bathroom and hallway linen closet, and on the insulation in the attic.

### ROOF DRAINAGE SYSTEMS/GUTTERS

#### Repair or Replace

- 4
- A dented gutter was observed in back.

## 2. Exterior

### SIDING & EXTERIOR TRIM

#### Repair or Replace

- 5
- (1) A small area of wood rot was observed on the trim at the left end of the front porch soffit.
- 6
- (2) Lapboard siding is in contact with the roof shingles above the dining room bay windows . This is a common problem when the original, flatter shingles are replaced with thicker, architectural ones. To prevent accelerated deterioration, it is recommended to cut the siding up off the shingles.
- 7
- (3) Cracks in the brick veneer were found in several locations around the house. It is recommended to have the cracks further evaluated by a qualified contractor and sealed or repaired as needed.
- 8
- (4) Deteriorated siding was observed at the back of the house directly above the covered back porch roof.
- 9
- (5) A small amount of wood rot was observed on the trim above the garage window.

### VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

- 10
- (1) Many cracks were found on the driveway, as well as some settling causing displacement. This is most pronounced in front of the left hand garage opening where a moderate lip is present. Have the driveway further evaluated and repaired as needed by a qualified driveway professional.
- 11
- (3) Cracked concrete around one of the metal support posts was observed in back.
- 12
- (4) There is a negative grade at the A/C units on the exterior right that may place excessive amounts of moisture up against the foundation.

**WATER METER****Repair or Replace**

- 13 The water meter still showed as having a draw (triangle spinning) even when the main water shut off valve inside the basement was turned off. This may indicate a break in the main water supply line in the front yard and should be further evaluated and repaired by a qualified plumber.

**VENTS/VENT HOODS****Repair or Replace**

- 14 the dryer vent hood in back has a damper that is not shutting.

**FOUNDATION DRAINS****Repair or Replace**

- 15 I was unable to locate where the foundation drains terminate at the back two corners of the house. This is common for a house of this age.

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### 3. Decks

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**STEPS/STAIRCASE/RAILINGS****Repair or Replace**

- 16 (1) At all of the decks, the balusters are spaced over 4" apart, which is considered a safety hazard by today's standards.
- 17 (3) The deck staircase treads are worn with many of the coming loose and cracked. Some of the stringer supports have also cracked. Have these issues further evaluated and repaired by a qualified contractor.

**FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS****Repair or Replace**

- 18 At both of the lower deck platforms (by house and by water), most of the joist hangers are missing one nail. Have the hangers reviewed and repaired as needed.

**ATTACHEMENT TO HOUSE****Repair or Replace**

- 19 Some of the deck bolts at the ledger boards against the house and elsewhere have rusted. Have the decks further evaluated and repaired as needed by a qualified contractor.

**POSTS/FOOTINGS****Repair or Replace**

- 20 Rust was observed on one of the metal support posts in back.

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### 4. Garage

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**GARAGE DOOR OPERATORS****Repair or Replace**

- 21 (1) Both overhead garage doors are unsafe due to the following issues that should be further evaluated and repaired by a qualified garage door professional:
- The near side door safety sensors were installed incorrectly, on the ceiling.
  - Neither of the overhead doors responded to pressure when closing, which normally should cause them to reverse.
- 22 (2) Weather stripping is loose at the far overhead door.
- 23 (3) Bulbs and/or covers are missing at the two overhead garage door motor areas.

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## 5. Interiors

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### FLOORS

#### Repair or Replace

- 24 (1) Squeaking flooring was heard in several locations on the 1st and 2nd floors. Not all areas of squeaking will be identified by the inspection. Have the flooring further evaluated and repaired as needed.
- 25 (2) The floor covering in the basement is noisy when walked on, but I am unsure of the cause. It is likely normal. Consult a flooring contractor as needed.
- 26 (3) Contact the seller to find out where the unfinished basement floor drain terminates.

### STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Repair or Replace

- 27 (1) The 2nd floor staircase hand railing is a little loose at the bottom.

### DOORS

#### Repair or Replace

- 28 (1) The master closet doorstop is missing.
- 29 (2) The master bedroom entrance door rubs tightly on the carpeting, as does the 2nd floor front middle guest bedroom entrance door.
- 30 (3) One of the closet folding doors is off the tracks in the 2nd floor blue guest bedroom.

### WINDOWS (REPRESENTATIVE NUMBER)

#### Improvements

- 31 (1) Windows with tempered safety glass are missing in the two 2nd floor bathrooms, and these would help prevent injury in the event someone slips into the windows. This can be accomplished with a specialized window film. Have further evaluated and repaired by a qualified window professional.

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## 6. Structural Components (where visible)

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### FOUNDATIONS & BASEMENTS

#### Repair or Replace

- 32 Common settling cracks were observed on the block wall foundation in the unfinished basement area. The cracks should be repointed with mortar and monitored for changes.

### ROOF STRUCTURE AND ATTIC

#### Repair or Replace

- 33 (1) One of the roof trusses in the attic has been modified to accommodate the pull down ladder. Trusses can't be modified without engineering approval and should be further evaluated by a qualified engineer and repaired as needed. There has been some additional framing added but I am unsure of its adequacy.
- 34 (2) One of the truss plate connectors is loose in the attic to the left of the furnace.

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## 7. Plumbing System

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### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

- 35 (1) There is a hose attachment in back that I suspect is connected to the piping visible at the deck by the water. This is not tested as part of the inspection. Contact the seller for more info.
- 36 (2) The exterior hose bibbs have been winterized and could not be tested. Contact the seller for more info.
- 37 (3) All of the original toilets are still installed in the house, and it is recommended to replace them with new units that use a lot less water.

### HOT WATER SYSTEMS & CONTROLS

**Repair or Replace**

- 38 The water heater is 17 years old and beyond the end of its useful life. Given that the basement is partially finished, replacement of the water heater is needed as leaking can cause big problems to the finished space.

**MAIN WATER SHUT-OFF DEVICE (Describe location)****Repair or Replace**

- 39 The main water shut off valve in the basement ceiling leaks when turned and should be further evaluated and repaired by a qualified plumber.

**FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)****Repair or Replace**

- 40 What appears to be a gas line for a grill was observed under the covered back porch but can't be tested during the inspection. Contact the seller for operational info.

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## 8. Electrical System

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**SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Repair or Replace**

- 41 (1) The electrical panel is not fully labelled.  
42 (2) Combustible debris in the bottom of the electrical panel should be removed.

**CONNECTED DEVICES AND FIXTURES****Repair or Replace**

- 43 (1) The outlet in the ceiling under the covered back porch is missing an exterior cover.  
44 (3) The existing dryer outlet is the old style that will not work with new dryers. However, you can buy a 3-wire cord that works with new dryers. This is informational only.  
45 (4) I was unable to determine what all of the wall switches operate in the master bedroom. There is only the need for three switches (light, fan, switched outlets). Also, the light and fan only operate with one switch. Contact the seller for more info or have further evaluated and repaired by a qualified electrician.  
46 (5) The attic furnace service switch cover is broken.  
47 (6) An uncovered junction box was observed in the garage attic.  
48 (9) I was unable to determine how to turn on power to the back yard path lighting and the outlet at the deck near the water. Contact the seller for more info.

**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Repair or Replace**

- 49 (1) GFCI protection is missing at the outlets by the kitchen sink, creating an unsafe condition.  
50 (2) GFCI protection is missing at all of the outlets in the bathrooms, creating an unsafe condition.  
51 (3) The covered porch outlet is lacking GFCI protection.  
52 (4) GFCI protection is missing at the garage outlets.

**SMOKE & CARBON MONOXIDE PROTECTION****Repair or Replace**

- 53 (1) A smoke detector is needed in the finished basement.  
54 (2) Due to gas fired appliances, Carbon Monoxide alarms should be added outside each bedroom area and on each floor.

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## 9. Heating / Central Air Conditioning/ Fireplaces

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**HEATING EQUIPMENT****Repair or Replace**

- 55 The attic furnace gas line is missing a sediment trap.

#### COOLING AND AIR HANDLER EQUIPMENT

##### Repair or Replace

- 56 (1) The A/C units are off level which can affect compressor operation, lubrication and places excessive stress on the freon lines and connections. Have leveled by a licensed HVAC professional.
- 57 (2) Due to the cold outside temperature, the cooling systems could not be tested. It is recommended to have the seller provide a home warranty to cover any issues that might arise in the 1st year. The units are 12 years old and nearing the end of their useful lives.

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## 10. Attic, Insulation, Ventilation Systems

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#### INSULATION IN ATTIC/WALLS/FLOORS

##### Repair or Replace

- 58 Insulation and weather stripping should be added to the attic pulldown ladder or the attic opening should be insulated with a cover.

#### ATTIC LADDER

##### Repair or Replace

- 59 The attic ladder is in a poor and unsafe condition and is in need of replacement. It is also difficult to climb up and down due to the bent arms.

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## 11. Built-In Kitchen Appliances/Other Appliances

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#### RANGES/OVENS/COOKTOPS

##### Repair or Replace

- 60 (1) An anti-tip bracket is missing or not engaging behind the oven that would prevent the unit from accidentally falling over should pressure be applied to the open door.
- 61 (2) The cooktop is an induction style that only operates with induction specific pans. So I was unable to confirm operation although I suspect it will work fine.

#### REFRIGERATOR & WATER LINE

##### Repair or Replace

- 62 (1) The refrigerator left hand door hinge makes a knocking sound when the door is opened and closed.
- 63 (2) The water supply to the fridge appeared to be off as there was no water flow at the dispenser or ice in the icemaker. Contact the seller for more info.

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## 12. Specialty Systems

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#### IRRIGATION SYSTEM

##### Repair or Replace

- 64 A irrigation system control panel was observed in the garage but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.

# Items to Monitor

These are items that do not appear to be having a negative impact on the dwelling, and may never. Future repairs may be needed.

## 2. Exterior

**VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS**  
(With respect to their effect on the condition of the building)

**Repair or Replace**

- 1
- (2) Common settling cracks were observed on the back concrete patio.

**BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS**

**Monitor**

- 2
- A stain was observed on the covered back porch ceiling that I suspect is actually a part of the painted wood as opposed to a roof leak. No issues with the shingles were found.

## 5. Interiors

**WALLS**

**Improvements**

- 3
- (2) Stains on the wallboard at the exterior wall in the unfinished basement were dry at the time of the inspection and are likely old issues.

**FLOORS**

**Repair or Replace**

- 4
- (4) A slight hump was detected in the floor inside the dining area.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana



## Improvements

These are items that may not have been required at the time the dwelling was built, but are generally considered good ideas to incorporate.

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### 3. Decks

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#### STEPS/STAIRCASE/RAILINGS

##### Repair or Replace

- 1 (2) Gaps between the deck steps should be covered to have less than 4" exposed.

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### 5. Interiors

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#### WALLS

##### Improvements

- 2 (1) There is an awkward transition at the 2nd floor guest bathroom window where the tile and window meet. This area will need to be well sealed to prevent water infiltration. Have reviewed by a qualified contract to determine what fixed can be done to make this better.

#### STEPS, STAIRWAYS, BALCONIES AND RAILINGS

##### Repair or Replace

- 3 (2) It is recommended to install the 2nd floor staircase hand railing to return back into the wall to prevent snagging from loose clothing.

#### WINDOWS (REPRESENTATIVE NUMBER)

##### Improvements

- 4 (2) The basement window is still the original single-paned style and should be updated.

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### 7. Plumbing System

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#### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

##### Repair or Replace

- 5 (3) All of the original toilets are still installed in the house, and it is recommended to replace them with new units that use a lot less water.

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### 8. Electrical System

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#### CONNECTED DEVICES AND FIXTURES

##### Repair or Replace

- 6 (10) An outlet is recommended at the front porch.

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### 10. Attic, Insulation, Ventilation Systems

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#### VENTING SYSTEMS (Kitchens, baths, laundry)

##### Improvements

- 7 Bathroom vent fans are terminating inside the attic and should be repaired to terminate to the exterior.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana*

1. Roofing

Styles & Materials

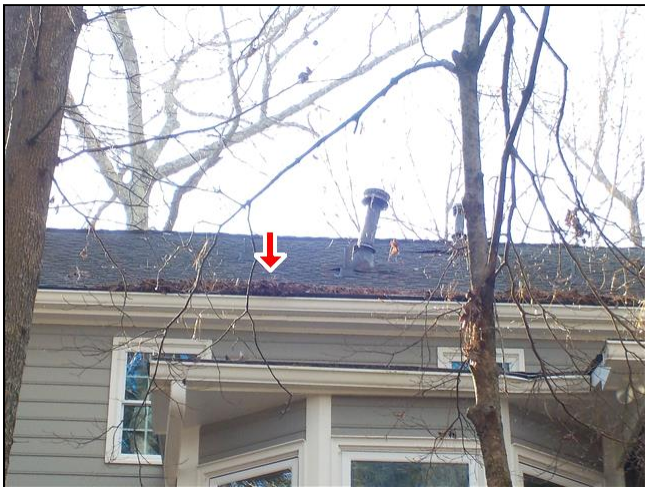
Roof Covering:	Viewed roof covering from:	Chimney (exterior):
Architectural Asphalt	Ground	Fiberboard (Masonite, LP)
	Binoculars	
Approximate Roof Age:		
10 years		

Items

1.0 ROOF COVERINGS/DECKING

Comments: Repair or Replace

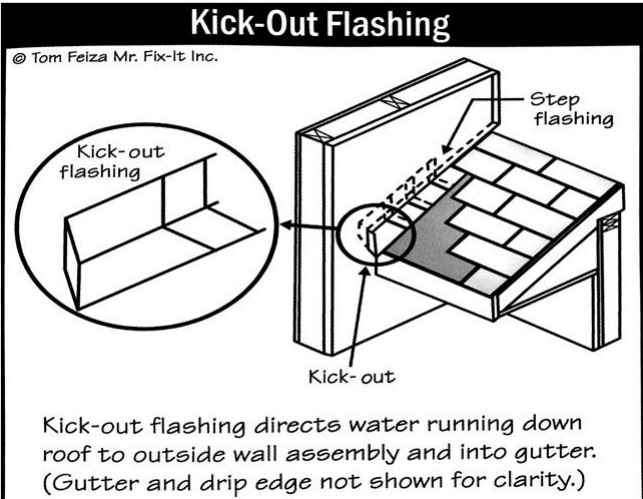
A lot of leaf debris was observed on the back of the roofs.



1.2 FLASHINGS

Comments: Repair or Replace

Kickout flashing is missing at the roof/sidewall transitions on the dining room bay window roof.. Have all areas further evaluated and repaired where needed by a qualified roofer.



**1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Comments: Repair or Replace

There are issue with two metal exhaust vents above the back roof that should be further evaluated and repaired by a qualified roofer as they appear to be causing leaking. One of the vents is very crooked, and the other has the metal boot coming loose and causing shingles to not sit flat. There are stains and evidence of previous wetness on the ceilings in the 2nd floor guest bathroom and hallway linen closet, and on the insulation in the attic.



View of the two vents



Ceiling stain 2nd floor guest bathroom



Ceiling stain hallway linen closet



Evidence of previous wetness on insulation

#### 1.4 ROOF DRAINAGE SYSTEMS/GUTTERS

**Comments:** Repair or Replace

A dented gutter was observed in back.





2. Exterior

Styles & Materials

<b>Siding Material:</b>	<b>Appurtenance:</b>	<b>Driveway:</b>
Brick veneer	Deck	Concrete
Fiberboard (e.g., Masonite)	Covered or screened back porch	
	Covered front porch	
	Patio	

Items

2.0 SIDING & EXTERIOR TRIM

Comments: Repair or Replace

(1) A small area of wood rot was observed on the trim at the left end of the front porch soffit.



(2) Lapboard siding is in contact with the roof shingles above the dining room bay windows . This is a common problem when the original, flatter shingles are replaced with thicker, architectural ones. To prevent accelerated deterioration, it is recommended to cut the siding up off the shingles.



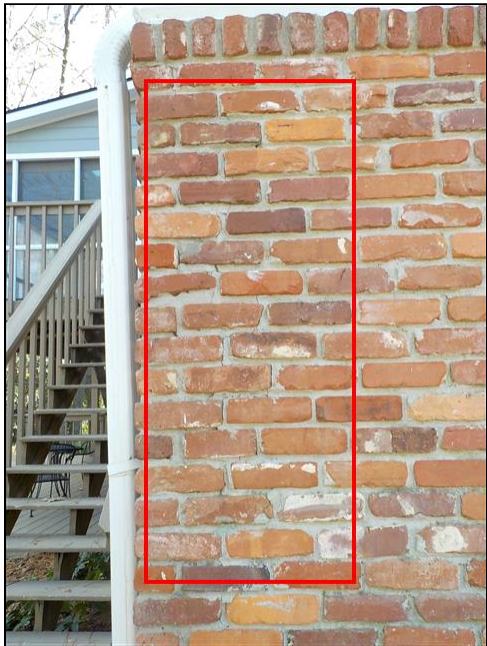
(3) Cracks in the brick veneer were found in several locations around the house. It is recommended to have the cracks further evaluated by a qualified contractor and sealed or repaired as needed.



Backside



Backside



Back left corner of house



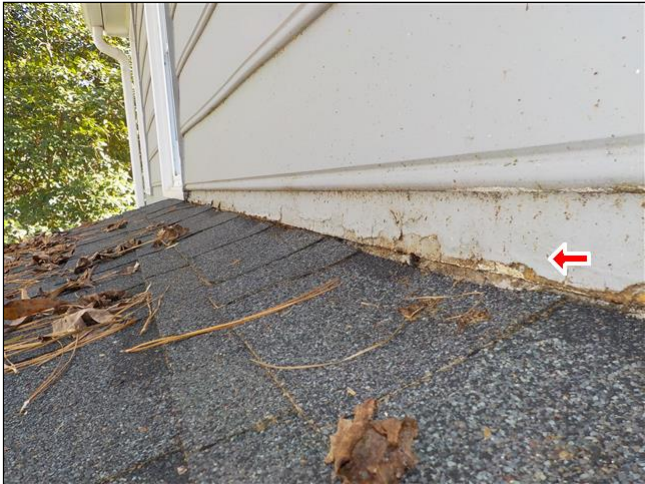
Exterior left of house



(4) Deteriorated siding was observed at the back of the house directly above the covered back porch roof.



View 1



View 2



View 3

(5) A small amount of wood rot was observed on the trim above the garage window.





**2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS**  
(With respect to their effect on the condition of the building)**Comments:** Repair or Replace

(1) Many cracks were found on the driveway, as well as some settling causing displacement. This is most pronounced in front of the left hand garage opening where a moderate lip is present. Have the driveway further evaluated and repaired as needed by a qualified driveway professional.



Lip at garage entrance

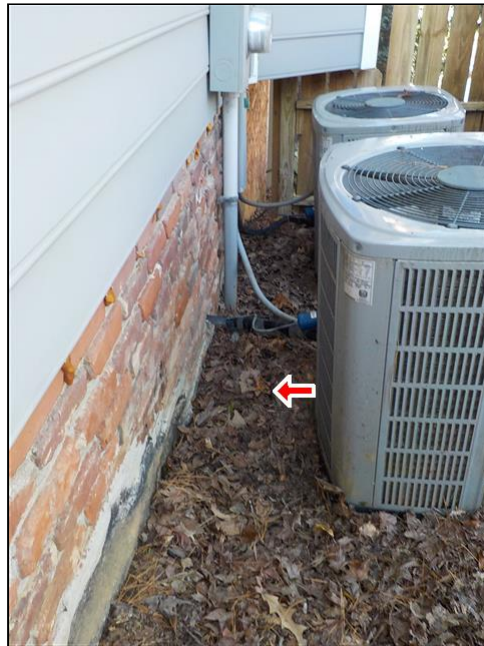
(2) Common settling cracks were observed on the back concrete patio.



(3) Cracked concrete around one of the metal support posts was observed in back.



(4) There is a negative grade at the A/C units on the exterior right that may place excessive amounts of moisture up against the foundation.



## 2.2 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS

Comments: Monitor

A stain was observed on the covered back porch ceiling that I suspect is actually a part of the painted wood as opposed to a roof leak. No issues with the shingles were found.





**2.3 EAVES, SOFFITS AND FASCIAS**

Comments: Inspected

**2.4 DOORS (Exterior)**

Comments: Inspected

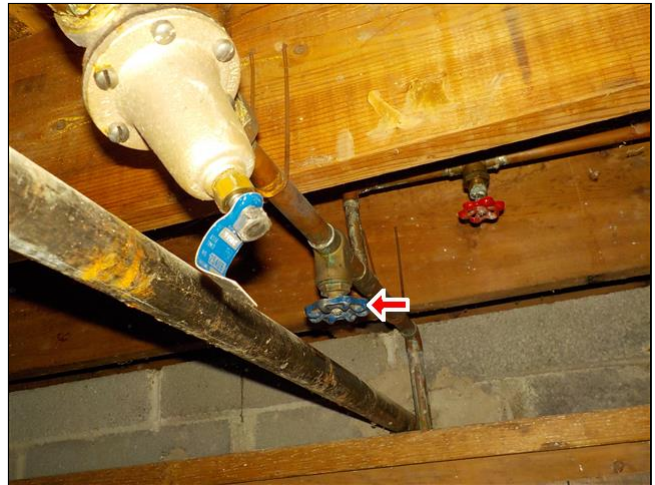
**2.5 WATER METER**

Comments: Repair or Replace

The water meter still showed as having a draw (triangle spinning) even when the main water shut off valve inside the basement was turned off. This may indicate a break in the main water supply line in the front yard and should be further evaluated and repaired by a qualified plumber.



Video of triangle spinning



Main water shut off valve

**2.6 WINDOWS**

Comments: Inspected

**2.7 VENTS/VENT HOODS**

Comments: Repair or Replace

the dryer vent hood in back has a damper that is not shutting.

**2.8 FOUNDATION DRAINS**

Comments: Repair or Replace

I was unable to locate where the foundation drains terminate at the back two corners of the house. This is common for a house of this age.



2.9 OTHER

Comments: Not Inspected

The play equipment in back is beyond the scope of the inspection. This is informational only.



3. Decks

Styles & Materials

Deck Flooring Material:

Wood

Items

3.0 FLASHING

Comments: Inspected

3.1 STEPS/STAIRCASE/RAILINGS

Comments: Repair or Replace



(1) At all of the decks, the balusters are spaced over 4" apart, which is considered a safety hazard by today's standards.

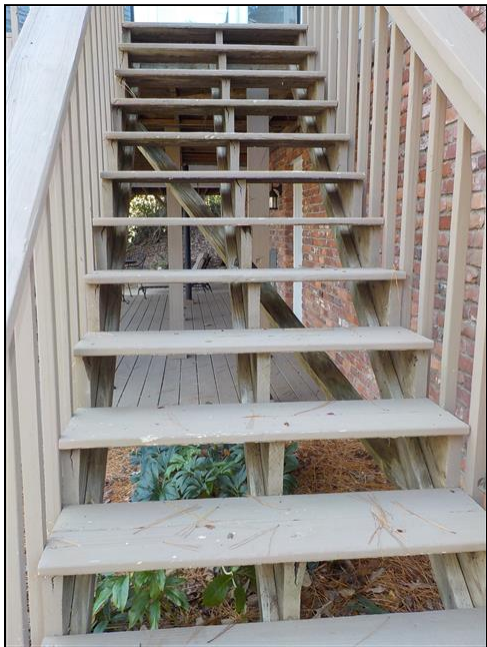


(2) Gaps between the deck steps should be covered to have less than 4" exposed.





(3) The deck staircase treads are worn with many of the coming loose and cracked. Some of the stringer supports have also cracked. Have these issues further evaluated and repaired by a qualified contractor.



Example, cracks step



Cracked stringer

3.2 FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS

Comments: Repair or Replace

At both of the lower deck platforms (by house and by water), most of the joist hangers are missing one nail. Have the hangers reviewed and repaired as needed.



### 3.3 ATTACHEMENT TO HOUSE

**Comments:** Repair or Replace

Some of the deck bolts at the ledger boards against the house and elsewhere have rusted. Have the decks further evaluated and repaired as needed by a qualified contractor.



### 3.4 POSTS/FOOTINGS

**Comments:** Repair or Replace

Rust was observed on one of the metal support posts in back.



It should be noted that design and installation standards for decks have evolved greatly over the years. What was once commonplace and acceptable would no longer be allowable under present codes. The inspection is not designed to bring decks up to code but rather look for evidence of visible defects or safety concerns.

## 4. Garage

### Styles & Materials

**Garage Door Type:**

Two automatic

### Items

**4.0 GARAGE CEILINGS**

Comments: Inspected

**4.1 GARAGE WALLS**

Comments: Inspected

**4.2 GARAGE FLOOR**

Comments: Inspected

**4.3 GARAGE DOOR (S)**

Comments: Inspected

**4.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

Comments: Inspected

**4.5 GARAGE DOOR OPERATORS**

Comments: Repair or Replace

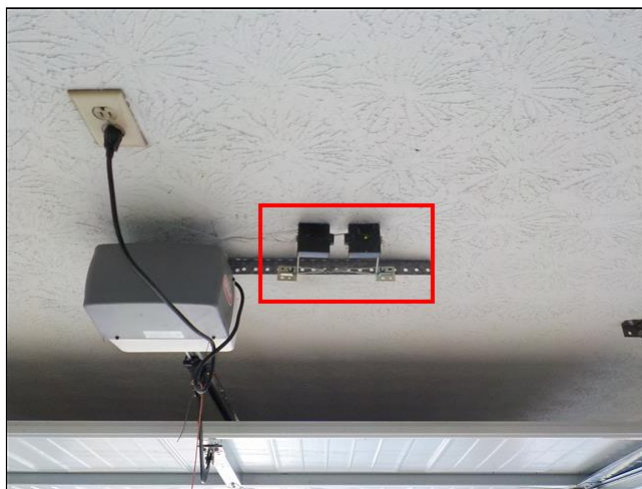


(1) Both overhead garage doors are unsafe due to the following issues that should be further evaluated and repaired by a qualified garage door professional:

- The near side door safety sensors were installed incorrectly, on the ceiling.
- Neither of the overhead doors responded to pressure when closing, which normally should cause them to reverse.



View of overhead doors



Sensors installed improperly

(2) Weather stripping is loose at the far overhead door.



(3) Bulbs and/or covers are missing at the two overhead garage door motor areas.



5. Interiors

Styles & Materials

Window Types:	Ceiling Materials:	Wall Material:
Thermal/Insulated	Gypsum Board	Gypsum Board
Double-hung		
Casement		

Items

5.0 CEILINGS

Comments: Inspected

5.1 WALLS

Comments: Improvements

(1) There is an awkward transition at the 2nd floor guest bathroom window where the tile and window meet. This area will need to be well sealed to prevent water infiltration. Have reviewed by a qualified contract to determine what fixed can be done to make this better.



(2) Stains on the wallboard at the exterior wall in the unfinished basement were dry at the time of the inspection and are likely old issues.



5.2 FLOORS

Comments: Repair or Replace

(1) Squeaking flooring was heard in several locations on the 1st and 2nd floors. Not all areas of squeaking will be identified by the inspection. Have the flooring further evaluated and repaired as needed.



Example area, half bath



Example area, master bath

(2) The floor covering in the basement is noisy when walked on, but I am unsure of the cause. It is likely normal. Consult a flooring contractor as needed.





(3) Contact the seller to find out where the unfinished basement floor drain terminates.



(4) A slight hump was detected in the floor inside the dining area.



### 5.3 INFRARED SCAN (RESULTS REPORTED ELSEWHERE IN REPORT)

**Comments:** Inspected

### 5.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Repair or Replace

(1) The 2nd floor staircase hand railing is a little loose at the bottom.



(2) It is recommended to install the 2nd floor staircase hand railing to return back into the wall to prevent snagging from loose clothing.



## 5.5 COUNTERS/CABINETS/CLOSETS

Comments: Inspected

## 5.6 DOORS

Comments: Repair or Replace

(1) The master closet doorstop is missing.



(2) The master bedroom entrance door rubs tightly on the carpeting, as does the 2nd floor front middle guest bedroom entrance door.



(3) One of the closet folding doors is off the tracks in the 2nd floor blue guest bedroom.



## 5.7 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Improvements

(1) Windows with tempered safety glass are missing in the two 2nd floor bathrooms, and these would help prevent injury in the event someone slips into the windows. This can be accomplished with a specialized window film. Have further evaluated and repaired by a qualified window professional.



(2) The basement window is still the original single-paned style and should be updated.



6. Structural Components (where visible)

Styles & Materials

Foundation:	Wall Structure:	Roof Structure:
Masonry block	Wood	Engineered wood trusses

Items

6.0 FOUNDATIONS & BASEMENTS

Comments: Repair or Replace



Common settling cracks were observed on the block wall foundation in the unfinished basement area. The cracks should be repointed with mortar and monitored for changes.



#### 6.1 WALLS (Structural)

Comments: Inspected

#### 6.2 COLUMNS/PIERS/POSTS

Comments: Inspected

#### 6.3 FLOORS (Structural)

Comments: Inspected

#### 6.4 CEILINGS (structural)

Comments: Inspected

#### 6.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

(1) One of the roof trusses in the attic has been modified to accommodate the pull down ladder. Trusses can't be modified without engineering approval and should be further evaluated by a qualified engineer and repaired as needed. There has been some additional framing added but I am unsure of its adequacy.





(2) One of the truss plate connectors is loose in the attic to the left of the furnace.



7. Plumbing System

Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Not visible	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Plumbing Waste:</b> PVC ABS	<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 40 Gallon
<b>Water heater brand:</b> STATE	<b>Water Heat Age:</b> 17 years	<b>Number of water heaters:</b> 1

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.1 PEX (1996-2010) F1807 BRASS CRIMP FITTINGS

Comments: Inspected

7.2 DWV FITTINGS VS. PRESSURE FITTINGS

Comments: Inspected

7.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) There is a hose attachment in back that I suspect is connected to the piping visible at the deck by the water. This is not tested as part of the inspection. Contact the seller for more info.



(2) The exterior hose bibbs have been winterized and could not be tested. Contact the seller for more info.



(3) All of the original toilets are still installed in the house, and it is recommended to replace them with new units that use a lot less water.



Half bath



2nd floor



2nd floor

#### 7.4 EXPANSION TANK PRESENCE & CONDITION

**Comments:** Inspected

#### 7.5 HOT WATER SYSTEMS & CONTROLS

**Comments:** Repair or Replace



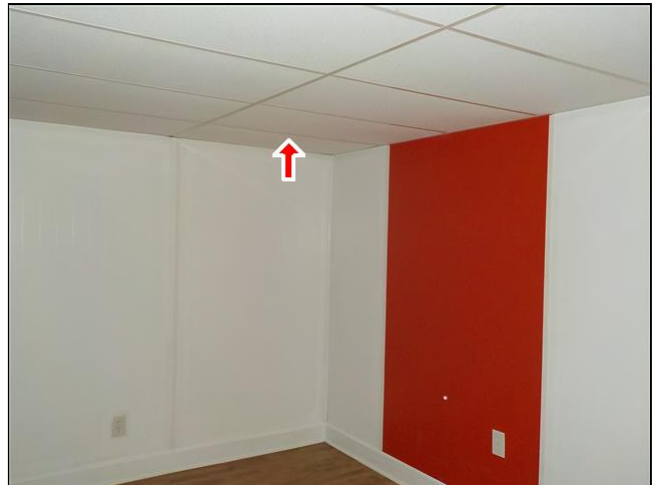
The water heater is 17 years old and beyond the end of its useful life. Given that the basement is partially finished, replacement of the water heater is needed as leaking can cause big problems to the finished space.



#### 7.7 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Repair or Replace

The main water shut off valve in the basement ceiling leaks when turned and should be further evaluated and repaired by a qualified plumber.



Wide view of where valve is located above ceiling

#### 7.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair or Replace

What appears to be a gas line for a grill was observed under the covered back porch but can't be tested during the inspection. Contact the seller for operational info.



7.9 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at the gas meter outside.

7.10 WATER PRESSURE

Comments: Inspected

7.11 FLEXIBLE APPLIANCE CONNECTORS (FACs) & CSST

Comments: Inspected

7.12 BONDING OF CSST GAS PIPING (IFGS, GA AMENDMENT, 310.1.1)

Comments: Inspected

8. Electrical System

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	150 AMP	Circuit breakers
Branch wire 15 and 20 AMP:	Wiring Methods:	
Copper	Romex (Non-Metallic Sheathing)	

Items

8.0 ZINSCO/FEDERAL PACIFIC/CHALLENGER/SYLVANIA PANELS

Comments: Inspected

8.1 BREAKER AND PANEL BRAND MATCH

Comments: Inspected

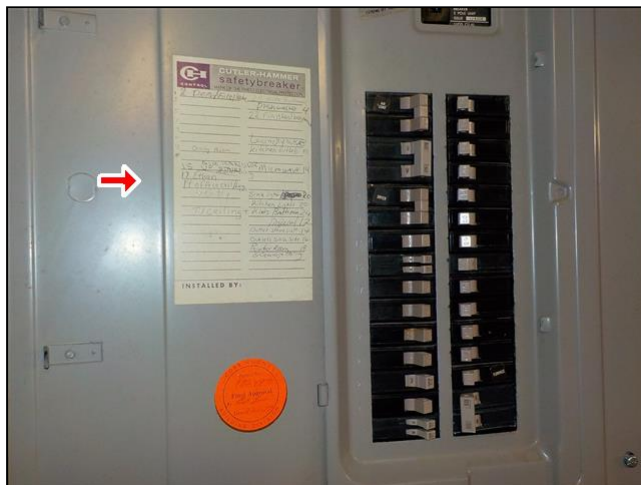
8.2 SERVICE ENTRANCE CONDUCTORS/SIZES

Comments: Inspected

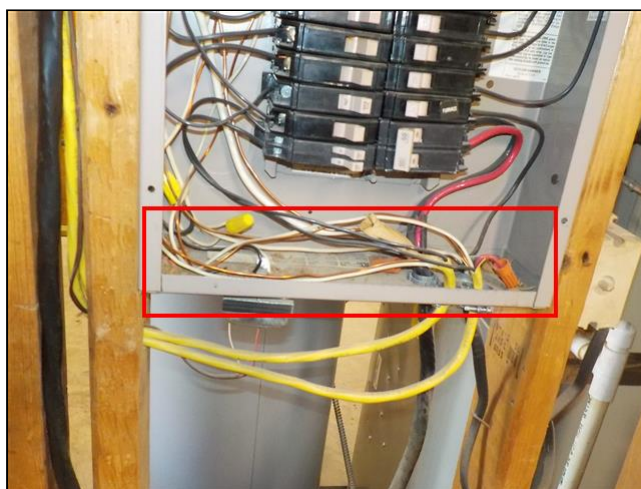
8.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

- (1) The electrical panel is not fully labelled.



- (2) Combustible debris in the bottom of the electrical panel should be removed.



#### 8.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

#### 8.5 CONNECTED DEVICES AND FIXTURES

Comments: Repair or Replace

- (1) The outlet in the ceiling under the covered back porch is missing an exterior cover.



(2) The outlet in the ceiling under the covered back porch is powered by the nearby switch. This is informational only.



(3) The existing dryer outlet is the old style that will not work with new dryers. However, you can buy a 3-wire cord that works with new dryers. This is informational only.

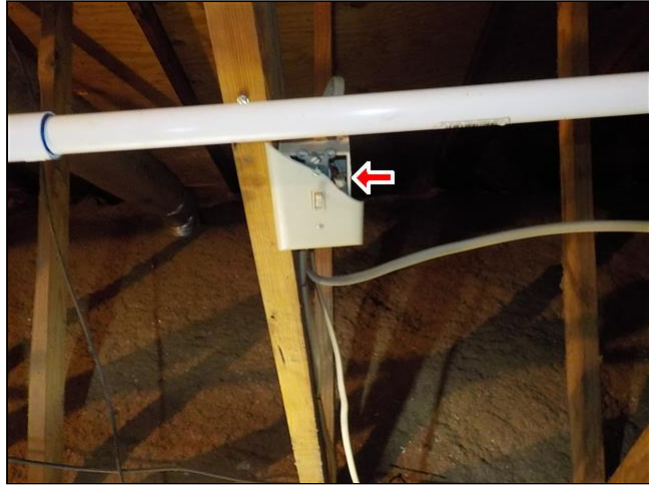


(4) I was unable to determine what all of the wall switches operate in the master bedroom. There is only the need for three switches (light, fan, switched outlets). Also, the light and fan only operate with one switch. Contact the seller for more info or have further evaluated and repaired by a qualified electrician.





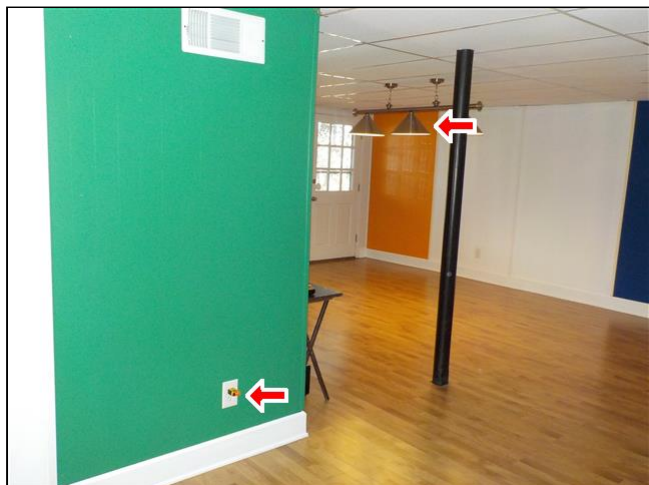
(5) The attic furnace service switch cover is broken.



(6) An uncovered junction box was observed in the garage attic.



(7) Power to one of the basement outlets is on the same switch as the light there. This is informational only.





(8) Several outlets in the rooms around the house are called "switched" outlets, where one of the receptacles has power that is controlled by a wall switch. These are typically used for floor or desk lamps. This is informational only.



Example area, master bedroom

(9) I was unable to determine how to turn on power to the back yard path lighting and the outlet at the deck near the water. Contact the seller for more info.



(10) An outlet is recommended at the front porch.



(11) Wiring for a previously installed hot tub was observed in back. This is informational only.



**8.6 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE AND AT THE EXTERIOR**

Comments: Inspected

**8.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

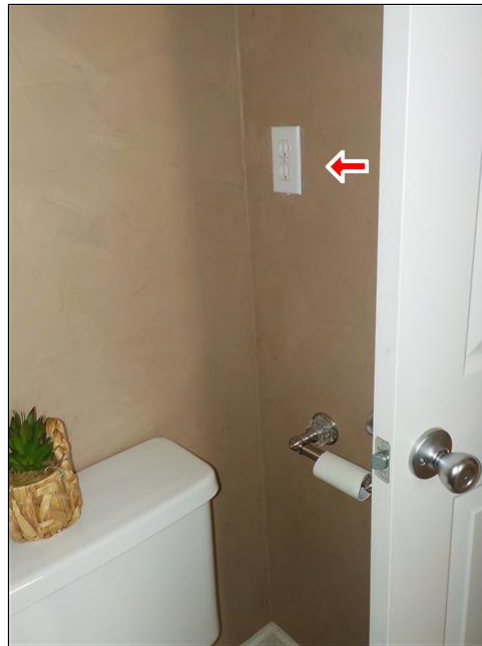
Comments: Repair or Replace

(1) GFCI protection is missing at the outlets by the kitchen sink, creating an unsafe condition.





(2) GFCI protection is missing at all of the outlets in the bathrooms, creating an unsafe condition.



(3) The covered porch outlet is lacking GFCI protection.



(4) GFCI protection is missing at the garage outlets.



8.9 LOCATION OF MAIN AND DISTRIBUTION PANELS

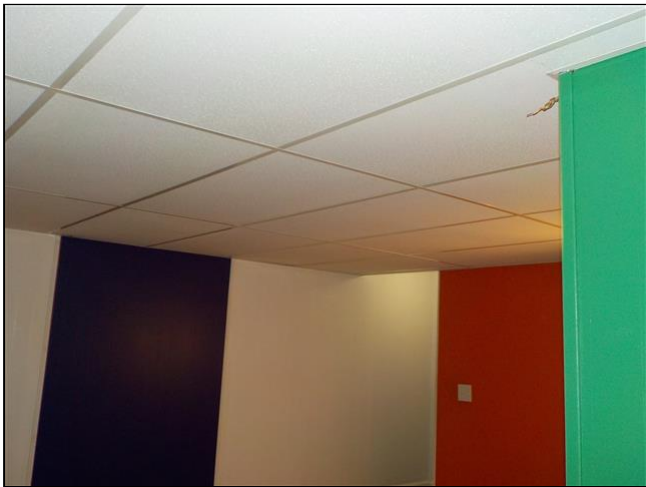
Comments: Inspected

Unfinished basement.

8.10 SMOKE & CARBON MONOXIDE PROTECTION

Comments: Repair or Replace

(1) An smoke detector is needed in the finished basement.



(2) Due to gas fired appliances, Carbon Monoxide alarms should be added outside each bedroom area and on each floor.

9. Heating / Central Air Conditioning/ Fireplaces

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Gas	Two



Heating System Brand:	Heat System Age:	Types of Fireplaces:
AMERICAN STANDARD	12 years	Vented gas logs
Operable Fireplaces:	Cooling Equipment Type:	Cooling System Age:
One	Condensing Unit	12 years
Central Air Brand:	Number of Cooling Systems:	
AMERICAN STANDARD	Two	

Items

9.0 HEATING EQUIPMENT

Comments: Repair or Replace

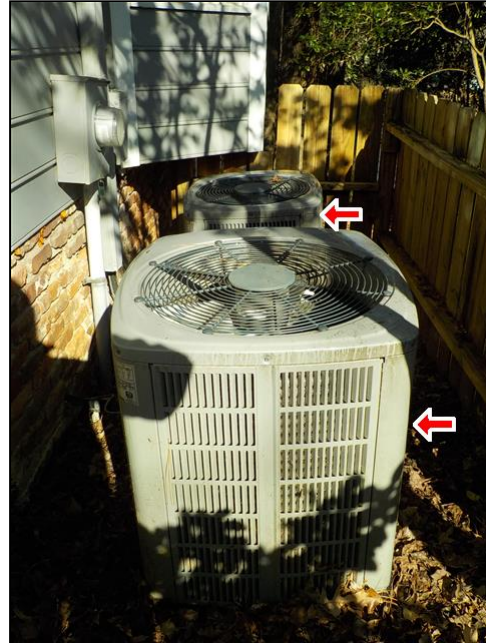
The attic furnace gas line is missing a sediment trap.



9.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

(1) The A/C units are off level which can affect compressor operation, lubrication and places excessive stress on the freon lines and connections. Have leveled by a licensed HVAC professional.



(2) Due to the cold outside temperature, the cooling systems could not be tested. It is recommended to have the seller provide a home warranty to cover any issues that might arise in the 1st year. The units are 12 years old and nearing the end of their useful lives.



### 9.3 CONDENSATE DISPOSAL

Comments: Inspected

### 9.4 NORMAL OPERATING CONTROLS

Comments: Inspected

### 9.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

### 9.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

9.9 GAS FIRELOGS AND FIREPLACES

Comments: Inspected

10. Attic, Insulation, Ventilation Systems

Styles & Materials

Attic Insulation:

Blown  
Cellulose  
R30

Ventilation:

Ridge vents  
Soffit Vents

Dryer Power Source:

240 Electric

Attic info:

Pull Down stairs  
Scuttle hole

Method used to observe attic:

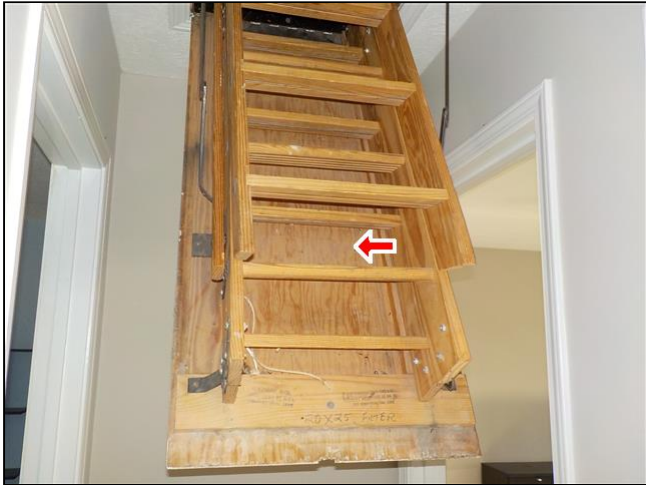
Walked

Items

10.0 INSULATION IN ATTIC/WALLS/FLOORS

Comments: Repair or Replace

Insulation and weather stripping should be added to the attic pulldown ladder or the attic opening should be insulated with a cover.



10.1 VENTILATION OF ATTIC/ROOF

Comments: Inspected

10.2 VENTING SYSTEMS (Kitchens, baths, laundry)

Comments: Improvements



Bathroom vent fans are terminating inside the attic and should be repaired to terminate to the exterior.



### 10.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

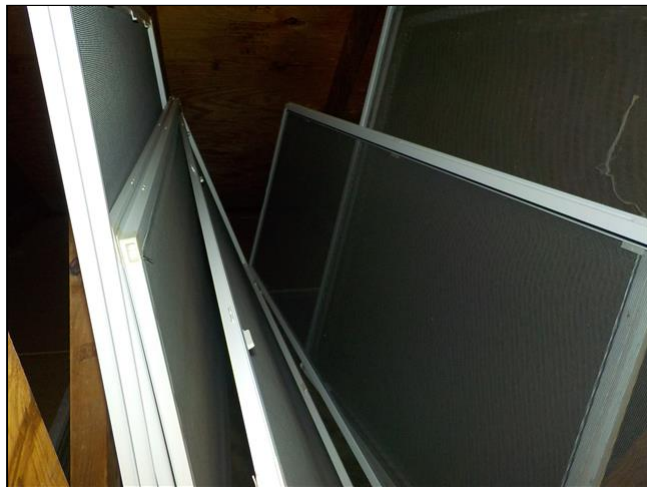
### 10.4 EVIDENCE OF RODENTS/ANIMALS IN ATTIC/ELSEWHERE

Comments: Inspected

### 10.5 GENERAL ATTIC ISSUES

Comments: Inspected

Window screens are present in the garage attic. This is informational only.



### 10.6 ATTIC LADDER

Comments: Repair or Replace

The attic ladder is in a poor and unsafe condition and is in need of replacement. It is also difficult to climb up and down due to the bent arms.



Over extends at joints.



Bent arms

## 11. Built-In Kitchen Appliances/Other Appliances

### *Items*

#### 11.0 DISHWASHER

**Comments:** Inspected

#### 11.1 RANGES/OVENS/COOKTOPS

**Comments:** Repair or Replace

(1) An anti-tip bracket is missing or not engaging behind the oven that would prevent the unit from accidentally falling over should pressure be applied to the open door.



(2) The cooktop is an induction style that only operates with induction specific pans. So I was unable to confirm operation although I suspect it will work fine.



#### 11.2 RANGE HOOD

Comments: Inspected

#### 11.3 GARBAGE DISPOSER

Comments: Inspected

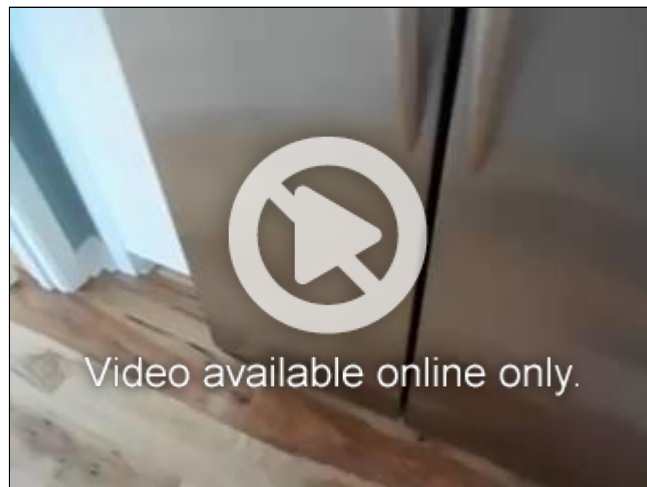
#### 11.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

#### 11.5 REFRIGERATOR & WATER LINE

Comments: Repair or Replace

(1) The refrigerator left hand door hinge makes a knocking sound when the door is opened and closed.





(2) The water supply to the fridge appeared to be off as there was no water flow at the dispenser or ice in the icemaker. Contact the seller for more info.



11.6 COMMON RECALLS CHECK

Comments: Inspected

12. Specialty Systems

Items

12.2 IRRIGATION SYSTEM

Comments: Repair or Replace

A irrigation system control panel was observed in the garage but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.

