



Home Inspection Report

Mr. Homeowner
Mrs. Homeowner

Property Address:
123 Main Street
Any Town GA 30000



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Date: 1/1/2000	Time:	Report ID:
Property: 123 Main Street Any Town GA 30000	Customer: Mr. Homeowner Mrs. Homeowner	Real Estate Professional:

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.

House Occupied:

No

Estimated Age of House:

New Construction

Type of Structure:

Single Family (2 story on a slab)

House Faces:

South

Weather:

Cloudy

Temperature:

Over 65

Soil Conditions:

Damp

1. Lot & Grounds

Styles & Materials

Driveway:

Concrete

Walks/Steps:

Concrete

Porches/Stoops:

Enclosed

Patio:

Concrete

		IN	NI	NP	RR
1.0	Grading	•			
1.1	Driveway	•			
1.2	Walks/Steps	•			
1.3	Porches/Stoops	•			
1.4	Patio	•			
1.5	Landscaping		•		
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

1.1 Typical cracking noted on driveway.

2. Roof

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Estimated Age:

< 1 Year

of Layers:

One

Method of Inspection:

Visual from Ground

Roof Covering:

Asphalt
Metal

Flashing:

Aluminum

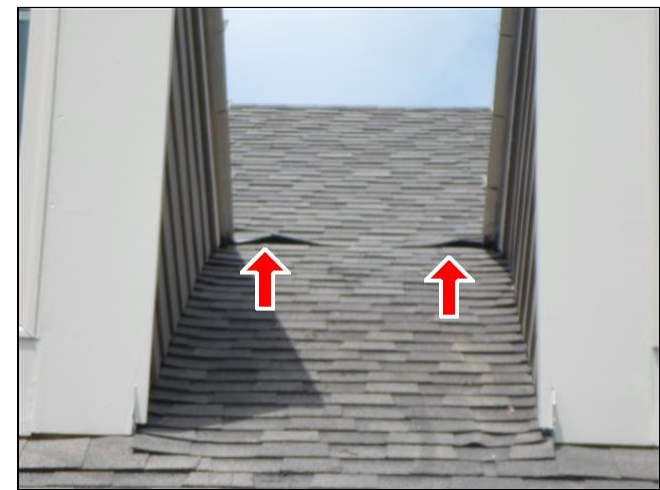
		IN	NI	NP	RR
2.0	Roof Coverings	<div>•</div>			<div>•</div>
2.1	Flashing/Valleys	<div>•</div>			
2.2	Gutters & Downspouts			<div>•</div>	<div>•</div>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

2.0 Cupped shingles were noted on the front side of the roof between the dormer windows. Repair.



2.0 Item 1(Picture) cupped shingles

2.2 No gutters were installed on the house during the inspection. Recommend installation.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior Surfaces

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



left side



right side

Styles & Materials

Siding/Trim:	Windows:	Exterior Doors:
Brick	Vinyl	Wood
Hardiplank	Insulated Panes	Metal
Location of GFCI reset:	Location of outside hose bibb shut off:	
In the garage	Next to the water heater	
	In the guest bathroom	

		IN	NI	NP	RR
3.0	Siding/Trim	•			•
3.1	Windows	•			
3.2	Exterior Doors	•			•
3.3	Exterior Outlets	•			
3.4	Exterior Fixtures	•			
3.5	Exterior Hose Bibbs	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

3.0 Recommend sealing the following items:

- Open joint noted between the brick and lower trim on the left family room window.
- Open joint noted between the brick and lower trim on the rear master bedroom window.
- Open joint noted between the brick and lower trim on the right master bathroom window.
- Open joint noted between the brick and trim on the front side of the house above the dining room windows.
- Around one vent noted on the right side of the house.
- Around the ac lines on the right side of the house.



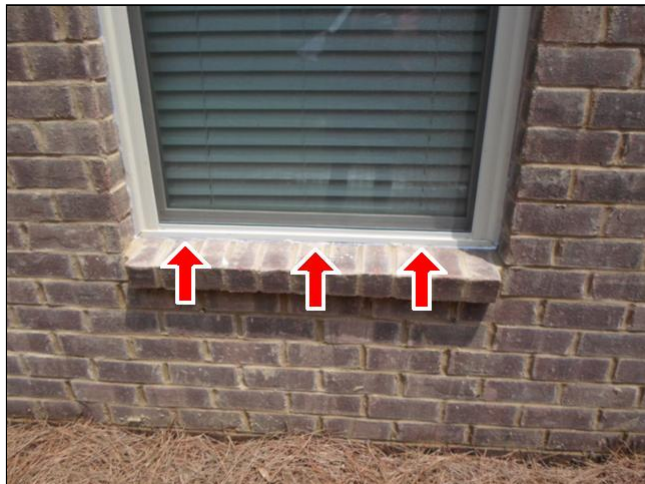
3.0 Item 1(Picture) trim not sealed properly



3.0 Item 2(Picture) vent not sealed properly



3.0 Item 3(Picture) ac line not sealed properly



3.0 Item 4(Picture) trim not sealed properly



3.0 Item 5(Picture) trim not sealed properly



3.0 Item 6(Picture) trim not sealed properly



3.0 Item 7(Picture) trim not sealed properly

3.2 The rear master bedroom door would not close properly when tested. Re-adjust the door hardware.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage/Carport



garage

Styles & Materials

Type:		Garage Door Material:	Number of Openers:			
Attached		Metal	One			
			IN	NI	NP	RR
4.0	Ceiling		•			
4.1	Walls		•			
4.2	Floor		•			
4.3	Garage Door (s)		•			•
4.4	Garage Door Openers		•			•
4.5	Interior Entry Door		•			•
4.6	Electrical		•			•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace			IN	NI	NP	RR

Comments:

4.3 Gaps were noted below the garage door when closed. Recommend installing additional weather stripping to the bottom of the door.



4.3 Item 1(Picture) gaps below door when closed

4.4 (1) The garage door opener would not close properly and reverses when tested. Repair.

4.4 (2) The safety sensors were installed too high above the floor. Recommend installing sensors between 4" - 6" above the floor.



4.4 Item 1(Picture) sensors too high

4.5 No pressure treated threshold support was installed on the interior entry door. Repair.



4.5 Item 1(Picture) missing threshold support

4.6 The rear left wall outlet was not a gfci rated outlet. Recommend replacing.



4.6 Item 1(Picture) outlet not gfci rated

5. Foundation

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Type of Foundation:

Slab

Framing/Support:

Wood

Poured Concrete

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



kitchen

Styles & Materials

Exhaust Fan:

RE-CIRCULATE

Cooktop/Oven:

Gas

		IN	NI	NP	RR
6.0	Ceiling	•			
6.1	Walls	•			
6.2	Windows/Trim	•			
6.3	Floor/Finish	•			
6.4	Interior Doors/Hardware	•			
6.5	Fixtures & Outlets	•			•
6.6	GFCI Protection	•			
6.7	Countertops/Cabinets	•			
6.8	Sink/Faucet	•			
6.9	Water Pressure/Flow/Drainage	•			
6.10	Dishwasher	•			•
6.11	Microwave (Built-in)	•			
6.12	Garbage Disposal	•			
6.13	Exhaust Fan	•			
6.14	Cooktop/Oven		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.5 I was unable to determine the use for one wall switch on the front wall during the inspection. Recommend further evaluation from a licensed electrician.



6.5 Item 1(Picture) unable to determine use for one switch

6.10 A dent was noted on the dishwasher door during the inspection. Repair.



6.10 Item 1(Picture) dent in door

6.14 (FYI: The oven was not installed during the inspection.)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. General Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



family room



dining room



foyer

Styles & Materials

of Fireplaces:
One

Type of Fireplace:
Gas Log
Electric Starter
Prefab Insert

		IN	NI	NP	RR
7.0	Ceilings	•			
7.1	Walls	•			
7.2	Window/Trim	•			
7.3	Floor/Finish	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

		IN	NI	NP	RR
7.4	Interior Doors/Hardware	<div></div>			
7.5	Fixtures & Outlets	<div></div>			
7.6	Closet/Storage	<div></div>			
7.7	Fireplace		<div></div>		
7.8	Stairs	<div></div>			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

7.3 The 2nd floor subfloor was squeaky in several areas. Repair.



7.3 Item 1(Picture) squeaky subfloor

7.7 (FYI: The fireplace gas logs were not installed during the inspection.)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



panel box

Styles & Materials

Service: Underground	Main Breaker Location: In the panel box	Size of Service: 150 AMP
Entrance Cable: Aluminum	Panel Type: Circuit breakers	# of Smoke Detectors: Five
Location of Smoke Detectors: In the first floor In the second floor In each bedroom		

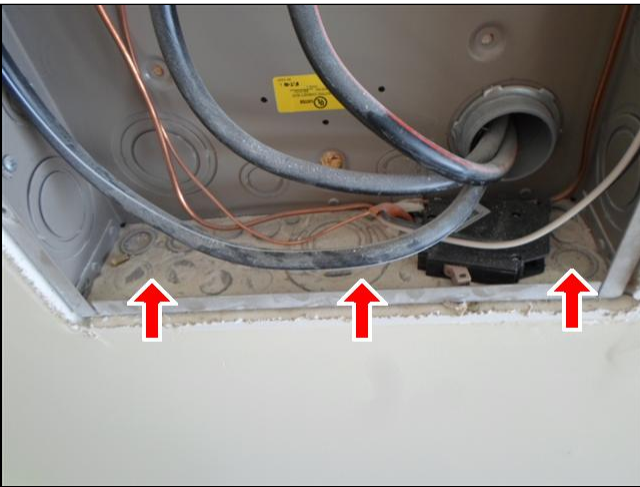
		IN	NI	NP	RR
8.0	Entrance Cable	•			
8.1	Panel	•			•
8.2	Arc Fault	•			
8.3	Branch Circuits	•			
8.4	Smoke Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RR

Comments:

8.1 Debris was noted in the bottom of the panel box. Recommend cleaning.



8.1 Item 1(Picture) debris in panel box

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Laundry Facilities



laundry room

Styles & Materials

Location:

Next to the kitchen

		IN	NI	NP	RR
9.0	Utility Hookups/Drain	•			
9.1	Dryer Vent	•			
9.2	Ceilings	•			
9.3	Walls	•			
9.4	Floor	•			
9.5	Door	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.5 The door would not close properly when tested. Re-adjust the door hardware.

10. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



gas meter

Styles & Materials

Water Service: Public	Water (On or Off): On	Main Water Shut off Location: Next to the water heater
Sewer Service: Public	Gas (On or Off): On	Main Gas Shut Off Location: On the right side of the house
Water Supply: Pex	Water Distribution: PEX	Drainage: PVC
Water Pressure: 85 psi		

		IN	NI	NP	RR
10.0	Water Supply	•			•
10.1	Distribution	•			
10.2	Drainage	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

10.0 The house water pressure was excessive. Recommend further evaluation from a licensed plumber.



10.0 Item 1(Picture) excessive water pressure

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



furnace

Styles & Materials

Brand of unit 1:
CARRIER

Age of unit 1:
2013

BTU's of unit 1:
88,000

Filter Size of unit 1:
16x25

Fuel Source of unit 1:
Gas

Location of unit 1:
In the attic

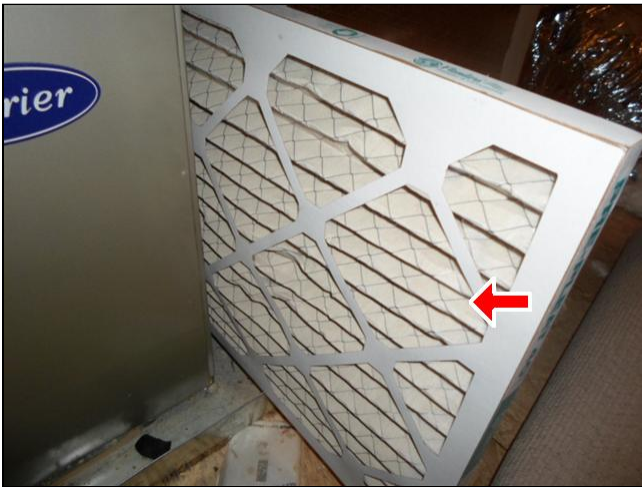
		IN	NI	NP	RR
11.0	Heating Operation	•			
11.1	Vents	•			
11.2	Thermostat	•			
11.3	Air Ducts	•			
11.4	Air Filter	•			•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

11.4 The air filter was dirty. Recommend replacing.



11.4 Item 1(Picture) dirty filter

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Air Conditioning



ac unit

Styles & Materials

Brand of unit 1: Carrier	Age of unit 1: 2013	BTU's of unit 1: 42,000
Maximum breaker size of unit 1: 40 amps	Type of unit 1: Electric	

		IN	NI	NP	RR
12.0	Air Conditioner Operation	<div></div>	<div></div>	<div></div>	<div></div>
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

13. Water Heater



water heater

Styles & Materials

Brand of unit 1:	Age of unit 1:	Size (Gallons) of unit 1:
Rheem	2013	50
Location of unit 1:	Type of unit 1:	
In the garage	Gas	

		IN	NI	NP	RR
13.0	Water Heater Operation	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

14. Attic

Styles & Materials

Method Of Inspection:

Physical Entry

Framing/Sheathing:

Trusses

Ventilation:

Ridge
Soffit

Insulation:

Blown

		IN	NI	NP	RR
14.0	Framing/Sheathing	•			•
14.1	Ventilation	•			
14.2	Insulation	•			•
14.3	Attic Electrical	•			
14.4	Evidence of Rodents	•			

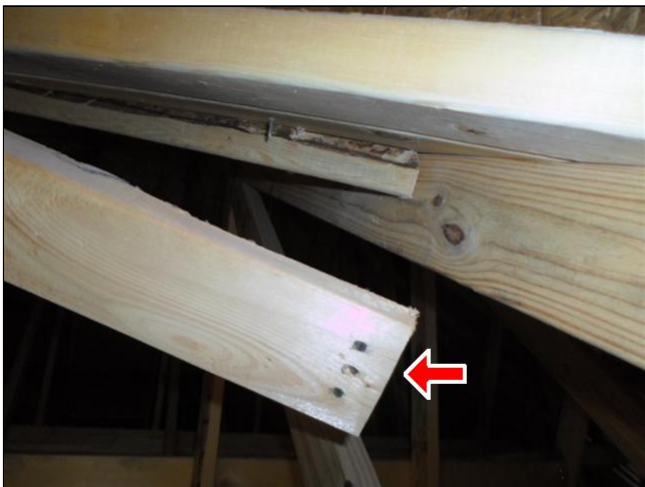
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

14.0 Two loose braces were noted in the garage attic. Repair.



14.0 Item 1(Picture) loose brace

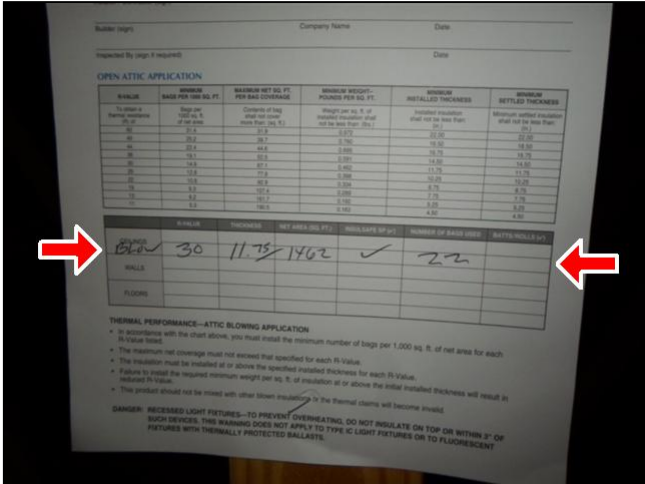


14.0 Item 2(Picture) loose brace

14.2 (1) Low levels of insulation were noted throughout the attic spaces. Recommend installing additional insulation at a minimum of R-30 value for added energy efficiency.



14.2 Item 1(Picture) low insulation



14.2 Item 2(Picture) insulation certificate

14.2 (2) No weather stripping or threshold was installed on the 2nd floor attic access door. Recommend installation.



14.2 Item 3(Picture) missing weather stripping and threshold

15. Bathrooms



guest bathroom

Styles & Materials

Location of bathroom GFCI reset:

In the half bathroom

		IN	NI	NP	RR
15.0	Ceiling/Walls	•			•
15.1	Windows/Trim	•			
15.2	Floor/Finish	•			
15.3	Interior Doors/Hardware	•			
15.4	Fixtures/Outlets/GFCI Protection	•			•
15.5	Countertops/Cabinets	•			
15.6	Sinks	•			
15.7	Tubs/showers	•			
15.8	Exhaust Fans	•			
15.9	Toilets	•			•
15.10	Water Pressure/Flow/Drainage	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

15.0 A bow was noted on the left wall in the master bathroom closet. Recommend further evaluation from the builder.



15.0 Item 1(Picture) bow in wall

15.4 No cover was noted on the light above the master bathroom shower. Recommend installation.



15.4 Item 1(Picture) missing light cover

15.9 The guest bathroom toilet leaked when tested. Repair.



15.9 Item 1(Picture) leaking toilet

16. Bedrooms



master bedroom



guest bedroom 2



guest bedroom 1

		IN	NI	NP	RR
16.0	Ceilings	•			
16.1	Walls	•			
16.2	Windows/Trim	•			
16.3	Floor/Finish	•			
16.4	Interior Doors/Hardware	•			•
16.5	Closets	•			
16.6	Fixtures & Outlets	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

16.4 (1) The right 2nd floor bedroom door would not close properly when tested. Re-adjust the door hardware.

16.4 (2) The left guest bedroom closet door knobs were missing during the inspection. Install.



16.4 Item 1(Picture) missing door knobs

General Summary

Champ Home Inspections, Inc.

Customer

Mr. Homeowner
Mrs. Homeowner

Address

123 Main Street
Any Town GA 30000

The following items or discoveries 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**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Roof

2.0 Roof Coverings

Inspected, Repair or Replace

Cupped shingles were noted on the front side of the roof between the dormer windows. Repair.

2.2 Gutters & Downspouts

Not Present, Repair or Replace

No gutters were installed on the house during the inspection. Recommend installation.

3. Exterior Surfaces

3.0 Siding/Trim

Inspected, Repair or Replace

Recommend sealing the following items:

- Open joint noted between the brick and lower trim on the left family room window.
- Open joint noted between the brick and lower trim on the rear master bedroom window.
- Open joint noted between the brick and lower trim on the right master bathroom window.
- Open joint noted between the brick and trim on the front side of the house above the dining room windows.
- Around one vent noted on the right side of the house.
- Around the ac lines on the right side of the house.

3.2 Exterior Doors

Inspected, Repair or Replace

The rear master bedroom door would not close properly when tested. Re-adjust the door hardware.

4. Garage/Carport

4.3 Garage Door (s)

Inspected, Repair or Replace

4. Garage/Carport

Gaps were noted below the garage door when closed. Recommend installing additional weather stripping to the bottom of the door.

4.4 Garage Door Openers

Inspected, Repair or Replace

(1) The garage door opener would not close properly and reverses when tested. Repair.

(2) The safety sensors were installed too high above the floor. Recommend installing sensors between 4" - 6" above the floor.

4.5 Interior Entry Door

Inspected, Repair or Replace

No pressure treated threshold support was installed on the interior entry door. Repair.

4.6 Electrical

Inspected, Repair or Replace

The rear left wall outlet was not a gfci rated outlet. Recommend replacing.

6. Kitchen

6.5 Fixtures & Outlets

Inspected, Repair or Replace

I was unable to determine the use for one wall switch on the front wall during the inspection. Recommend further evaluation from a licensed electrician.

6.10 Dishwasher

Inspected, Repair or Replace

A dent was noted on the dishwasher door during the inspection. Repair.

7. General Interior

7.3 Floor/Finish

Inspected, Repair or Replace

The 2nd floor subfloor was squeaky in several areas. Repair.

8. Electrical

8.1 Panel

Inspected, Repair or Replace

Debris was noted in the bottom of the panel box. Recommend cleaning.

9. Laundry Facilities

9.5 Door

Inspected, Repair or Replace

The door would not close properly when tested. Re-adjust the door hardware.

10. Plumbing

10.0 Water Supply

Inspected, Repair or Replace

The house water pressure was excessive. Recommend further evaluation from a licensed plumber.

11. Heating

11.4 Air Filter

Inspected, Repair or Replace

The air filter was dirty. Recommend replacing.

14. Attic

14.0 Framing/Sheathing

Inspected, Repair or Replace

Two loose braces were noted in the garage attic. Repair.

14.2 Insulation

Inspected, Repair or Replace

(1) Low levels of insulation were noted throughout the attic spaces. Recommend installing additional insulation at a minimum of R-30 value for added energy efficiency.

(2) No weather stripping or threshold was installed on the 2nd floor attic access door. Recommend installation.

15. Bathrooms

15.0 Ceiling/Walls

Inspected, Repair or Replace

A bow was noted on the left wall in the master bathroom closet. Recommend further evaluation from the builder.

15.4 Fixtures/Outlets/GFCI Protection

Inspected, Repair or Replace

No cover was noted on the light above the master bathroom shower. Recommend installation.

15.9 Toilets

Inspected, Repair or Replace

The guest bathroom toilet leaked when tested. Repair.

16. Bedrooms

16.4 Interior Doors/Hardware

Inspected, Repair or Replace

(1) The right 2nd floor bedroom door would not close properly when tested. Re-adjust the door hardware.

(2) The left guest bedroom closet door knobs were missing during the inspection. Install.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that

was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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