



Home Inspection Report

**Mr. Homebuyer
Mrs. Homebuyer**

Property Address:
123 Main Street
Any Town GA 30000



Champ Home Inspections Inc.

Jim Champ

770-516-8882 Office

770-367-4123 Cell

678-494-0171 Fax

www.champhomeinspections.com

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

1986 - Verified by attic stairs

Type of Structure:

Single Family (1 story on a crawl space)

House Faces:

West

Weather:

Sunny

Temperature:

Over 65

Soil Conditions:

Damp

1. Lot & Grounds

Styles & Materials

Driveway: Concrete	Walks/Steps: Concrete Wood	Porches/Stoops: Enclosed
Decks/Balcony: Wood	Fences/Gates: Wood	Landscaping: Established

		IN	NI	NP	RR
1.0	Grading	•			
1.1	Driveway	•			
1.2	Walks/Steps	•			•
1.3	Porches/Stoops	•			•
1.4	Decks/Balcony	•			•
1.5	Fences/Gates	•			•
1.6	Landscaping	•			•
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Comments:

- 1.1 Typical cracking noted on driveway.
- 1.2 (1) Missing pickets were noted on the rear deck stair hand railings. Recommend installation.



1.2 Item 1(Picture) missing pickets

1.2 (2) No landing was noted for the rear deck stairs. Recommend installation.



1.2 Item 2(Picture) missing landing

1.3 The covered porch posts were not secured properly to the ground. Repair.



1.3 Item 1(Picture) posts not secure to ground

1.4 (1) The guard railings were too low. Recommend a minimum guard railing height of 36".



1.4 Item 1(Picture) low railings

1.4 (2) The guard railing picket spacings were too far apart. Recommend a maximum picket spacing of 4".



1.4 Item 2(Picture) picket spacing too far apart

1.4 (3) The deck posts were attached to the sides of the deck joists. Recommend installing additional boards to the sides of the posts between the ground and bottom of the joists for direct support of the deck.



1.4 Item 3(Picture) posts attached to side of joists



1.4 Item 4(Picture) post attached to side of joist

1.4 (4) The outer band was separating from the joists on the right side of the upper deck. Recommend further evaluation from a licensed contractor.



1.4 Item 5(Picture) band separating from joists

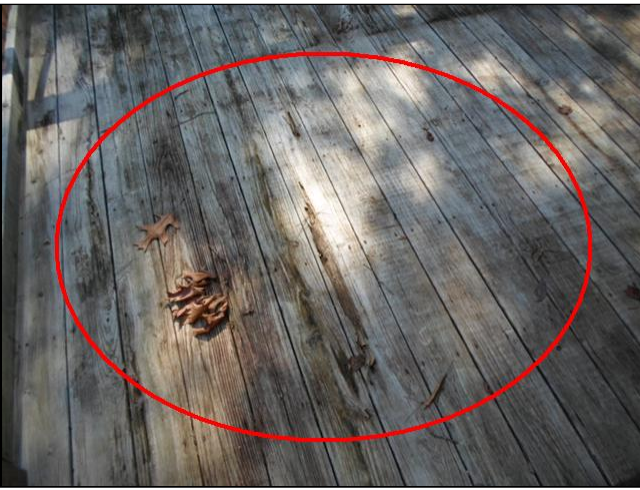


1.4 Item 6(Picture) band separating on deck



1.4 Item 7(Picture) band separating on deck

1.4 (5) Several floor boards were worn and damaged. Repair.



1.4 Item 8(Picture) damaged floor boards

1.5 Several fence sections were missing on the right side of the back yard. Repair.



1.5 Item 1(Picture) missing fence sections

1.6 Recommend trimming over hanging tree branches noted on the rear side of the house.



1.6 Item 1(Picture) over hanging tree branches

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: 10 Years	# of Layers: One	Method of Inspection: Walked On
Roof Covering: Asphalt	Flashing: Aluminum	Chimney: Framed
Gutters & Downspouts: Metal		

		IN	NI	NP	RR
2.0	Roof Coverings	•			•
2.1	Flashing/Valleys	•			•
2.2	Chimney	•			
2.3	Gutters & Downspouts	•			•

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Comments:

2.0 (1) One cupped shingle was noted on the front center part of the roof. Repair.



2.0 Item 1(Picture) cupped shingle

2.0 (2) Recommend removing tree limbs noted on the roof.

2.1 (1) The water heater vent pipe was loose on the rear side of the roof. Repair.



2.1 Item 1(Picture) loose vent

2.1 (2) Improper flashing was noted around the chimney. Recommend further evaluation from a licensed roofer.



2.1 Item 2(Picture) improper flashing

2.3 One loose downspout was noted on the front left corner of the house. Repair.



2.3 Item 1(Picture) loose downspout

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:
Wood	Wood	Wood
Stone	Single Panes	
Location of GFCI reset:	Location of outside hose bibb shut off:	
N/A	On the right crawl space wall	

		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	•			

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INNI NP RR

Comments:

3.1 Several window screens were missing. Recommend installation.

3.2 (1) The front storm door hardware was damaged. Repair.



3.2 Item 1(Picture) damaged hardware

3.2 (2) Rot was noted on the lower part of the back door. Repair.



3.2 Item 2(Picture) rot on door

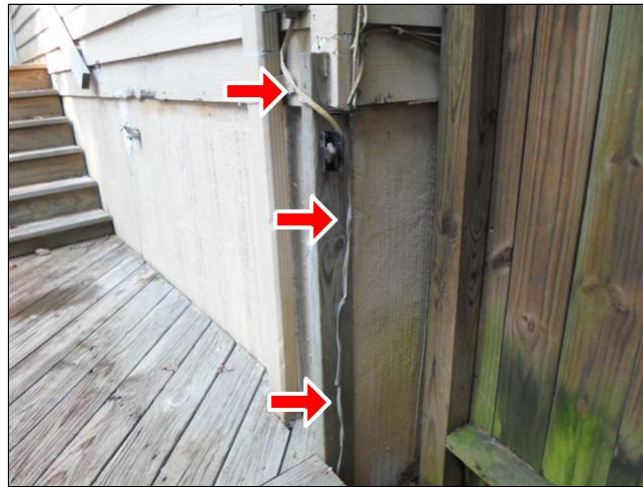
3.3 (1) The rear outlet was not a gfci rated outlet. Recommend replacing for added safety.

3.3 (2) (FYI: One disconnected outlet was noted on the rear side of the house.)

3.4 No conduit was noted on the electrical wires at both rear corners of the house. Recommend installation.



3.4 Item 1(Picture) missing conduit on wire



3.4 Item 2(Picture) missing conduit on wire

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. 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:

Crawl Space

Framing/Support:

Concrete Block
Wood

Method used to observe Crawlspace:

Crawled

Floor System Insulation:

NONE

		IN	NI	NP	RR
4.0	Framing/Support	•			•
4.1	Crawl Space	•			•

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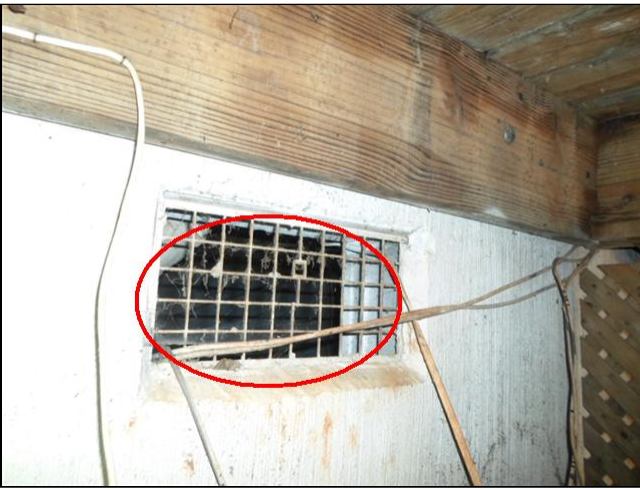
Comments:

4.0 No insulation was noted between the floor joists. Recommend installing a minimum of R-19 batt insulation for added energy efficiency.



4.0 Item 1(Picture) missing insulation

4.1 (1) Several crawl space vent cover screens were torn or missing. Repair.



4.1 Item 1(Picture) missing screen

4.1 (2) Part of the vapor barrier was missing in the crawl space. Recommend installation.



4.1 Item 2(Picture) missing vapor barrier

4.1 (3) Rodent droppings were noted in the crawl space. Recommend further evaluation from a licensed pest control company.

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.

5. 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:

NONE

Cooktop/Oven:

NONE

		IN	NI	NP	RR
5.0	Ceiling	•			
5.1	Walls	•			
5.2	Windows/Trim	•			•
5.3	Floor/Finish	•			
5.4	Interior Doors/Hardware	•			
5.5	Fixtures & Outlets	•			•
5.6	GFCI Protection	•			•
5.7	Countertops/Cabinets	•			
5.8	Sink/Faucet		•		•
5.9	Water Pressure/Flow/Drainage		•		

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IN NI NP RR

Comments:

5.2 The rear window lock was missing. Install.

5.5 The light above the sink did not operate when tested. The bulb may be blown.

5.6 The countertop outlets were not gfc rated outlets. Recommend replacing for added safety.

5.8 (1) The sink hot water shut off valve leaked inside the cabinet when tested. Repair.



5.8 Item 1(Picture) leaking valve

5.8 (2) (FYI: The sink was not inspected, due to an open water on the cold water line and leak in the hot water line 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.

6. 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

Styles & Materials

of Fireplaces:
One

Type of Fireplace:
Wood Burning
Gas Starter
Prefab Insert

		IN	NI	NP	RR
6.0	Ceilings	•			
6.1	Walls	•			
6.2	Window/Trim	•			•
6.3	Floor/Finish	•			
6.4	Interior Doors/Hardware	•			
6.5	Fixtures & Outlets	•			•
6.6	Closet/Storage	•			
6.7	Built In Shelving	•			
6.8	Fireplace	•			•

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INNI NP RR

Comments:

6.2 Several windows would not open throughout the house and are probably painted shut. Repair.

6.5 (1) I was unable to determine the use for several wall switches in the living room. Recommend further evaluation from a licensed electrician.



6.5 Item 1(Picture) unable to determine use of switch

6.5 Item 2(Picture) unable to determine use of switch

6.5 (2) The dining room ceiling light was missing during the inspection. Install.



6.5 Item 3(Picture) missing light

6.8 (1) The chimney flue was dirty. Recommend cleaning from a licensed chimney sweep.

6.8 (2) The rear panel was loose and the gas burner was missing. Recommend further evaluation from a licensed chimney sweep.



6.8 Item 1(Picture)

6.8 (3) (FYI: The gas was off to the fireplace 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.

7. 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: Overhead service	Main Breaker Location: In the panel box	Size of Service: 150 AMP
Entrance Cable: Aluminum	Panel Type: Circuit breakers	# of Smoke Detectors: Three
Location of Smoke Detectors: In the laundry room In the front left bedroom In the master bedroom		

		IN	NI	NP	RR
7.0	Entrance Cable	•			
7.1	Panel	•			•
7.2	Branch Circuits	•			•
7.3	Smoke Detectors	•			•

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

Comments:

7.1 One open knockout and missing wire connector were noted on the top of the panel box. Repair.



7.1 Item 1(Picture) open knockout and missing wire connector

7.2 The 30 amp breaker labeled for the ac unit was overfused based on the maximum breaker rating labeled on the side of the ac unit. Recommend further evaluation from a licensed electrician.



7.2 Item 1(Picture) over fused breaker

7.3 The smoke detectors did not operate when tested and missing smoke detectors were noted in the front left bedroom, bedroom hallway and front right bedroom. Recommend installing additional smoke detectors and replacing all existing smoke detectors.

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.

8. Laundry Facilities



laundry room

Styles & Materials

Location:
In the guest bathroom

		IN	NI	NP	RR
8.0	Utility Hookups/Drain	•			
8.1	Dryer Vent	•			•
8.2	Ceilings	•			•
8.3	Walls	•			
8.4	Floor	•			
8.5	Door	•			

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Comments:

8.1 Part of the dryer vent was plastic and the dryer vent was disconnected in the crawl space. Recommend installing a new metal dryer vent that terminates to the exterior of the house.



8.1 Item 1(Picture) plastic dryer vent



8.1 Item 2(Picture) disconnected dryer vent

8.2 No cover was noted on the ceiling light and the pull cord was missing. Recommend replacing light with a light and cover for added fire safety.



8.2 Item 1(Picture) missing pull cord and cover

9. 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.



water pressure

Styles & Materials

Water Service: Public	Water (On or Off): On	Main Water Shut off Location: On the right crawl space wall
Sewer Service: Septic	Gas (On or Off): On	Main Gas Shut Off Location: On the right side of the house
Water Supply: Copper	Water Distribution: Copper	Drainage: PVC
Water Pressure: 55 psi		

		IN	NI	NP	RR
9.0	Water Supply	•			
9.1	Distribution	•			•
9.2	Drainage	•			

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

Comments:

9.1 (1) No interior shut off valve was noted in the crawl space for the rear exterior hose bibb. Recommend installation.



9.1 Item 1(Picture) missing shut off valve

9.1 (2) Water was noted dripping from water lines below the bathroom areas. Recommend further evaluation from a licensed plumber.



9.1 Item 2(Picture) water dripping from water line

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.

10. 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.

Styles & Materials

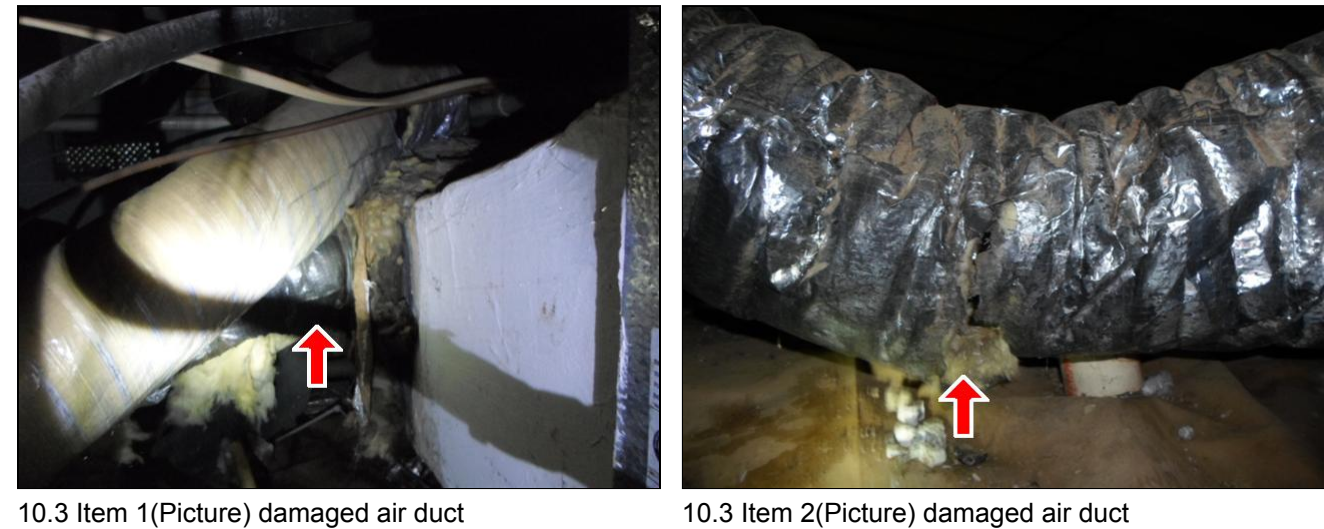
Brand of unit 1: ARMSTRONG	Age of unit 1: 2002	BTU's of unit 1: 75,000
Filter Size of unit 1: Unknown	Fuel Source of unit 1: Gas	Location of unit 1: In the crawl space

		IN	NI	NP	RR
10.0	Heating Operation	•			
10.1	Vents	•			•
10.2	Thermostat	•			
10.3	Air Ducts	•			•
10.4	Air Filter	•			

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Comments:

- 10.1 Rust was noted on the furnace vent pipe. Recommend further evaluation from a licensed HVAC contractor.
- 10.3 Several air ducts were damaged in the crawl space. Recommend further evaluation from a licensed HVAC contractor.



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.

11. Air Conditioning



ac unit

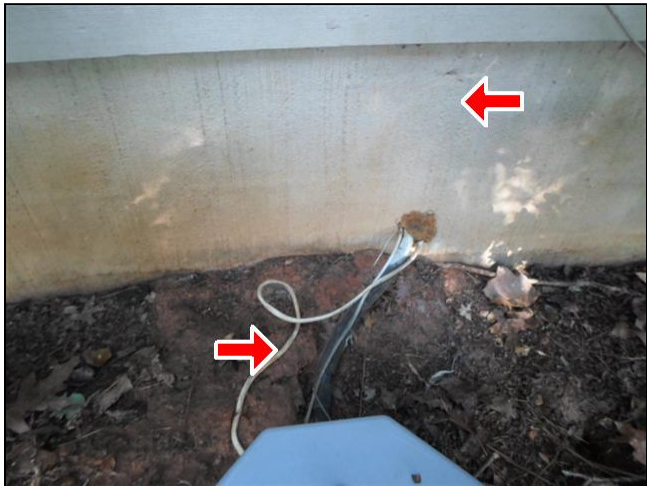
Styles & Materials

Brand of unit 1: Carrier	Age of unit 1: 2005	BTU's of unit 1: 24,000
Maximum breaker size of unit 1: 20 amps	Type of unit 1: Electric	

		IN	NI	NP	RR
11.0	Air Conditioner Operation	•			•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

- 11.0 (1) The ac unit did not operate when tested. Recommend further evaluation from a licensed HVAC contractor.
- 11.0 (2) No conduit was noted on the electrical wire next to the ac unit. No disconnect breaker was also noted next to the ac unit. Recommend further evaluation from a licensed HVAC contractor.



11.0 Item 1(Picture) missing conduit and disconnect breaker

11.0 (3) Torn insulation was noted on the ac line next to the furnace. Repair.



11.0 Item 2(Picture) torn ac line

12. Water Heater



water heater

Styles & Materials

Brand of unit 1:	Age of unit 1:	Size (Gallons) of unit 1:
A.O. Smith	1993	40
Location of unit 1:	Type of unit 1:	
In the laundry room	Gas	

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

Comments:

- 12.0 (1) The water heater was beyond its designed age life. Budget for replacement.
- 12.0 (2) The pilot light access cover door was missing. Install.



12.0 Item 1(Picture) missing cover

12.0 (3) The temperature and pressure relief valve was discharging into the crawl space. Recommend terminating pipe to the exterior of the house and further evaluation from a licensed plumber.



12.0 Item 2(Picture) pipe leaking and discharges in crawl space

13. Attic

Styles & Materials

Method Of Inspection:	Framing/Sheathing:	Ventilation:
Physical Entry	Trusses	Gable
		Ridge
		Soffit
		Attic Fan
		Whole House Fan
Insulation:		
Blown		
Batt		

		IN	NI	NP	RR
13.0	Framing/Sheathing	•			•
13.1	Ventilation	•			•
13.2	Insulation	•			•
13.3	Attic Electrical	•			•
13.4	Evidence of Rodents	•			•

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INNI NP RR

Comments:

13.0 (1) Water spots were noted on the front attic sheathing above the covered porch and rear attic sheathing around the chimney. Recommend further evaluation from a licensed roofer and monitor for leaks.



13.0 Item 1(Picture) water spots



13.0 Item 2(Picture) water spots



13.0 Item 3(Picture) water spots

13.0 (2) Recommend sealing open cavity space noted around the chimney for added energy efficiency and as a fire barrier.



13.0 Item 4(Picture) open cavity space

13.1 (1) The left gable vent fan did not operate when tested and the right fan sparked when tested. Recommend further evaluation from a licensed electrician.

13.1 (2) The guest bathroom fan was vented into the attic. Recommend venting to the exterior of the house.



13.1 Item 1(Picture) fan terminates in attic

13.2 Low levels of insulation were noted throughout the attic and no insulation were noted on the attic doors. Recommend installing additional insulation for added energy efficiency.



13.2 Item 1(Picture) low insulation



13.2 Item 2(Picture) missing insulation



13.2 Item 3(Picture) missing insulation

13.3 One loose set of wires was noted in the rear center part of the attic. Recommend installing wires inside a junction box with a cover.



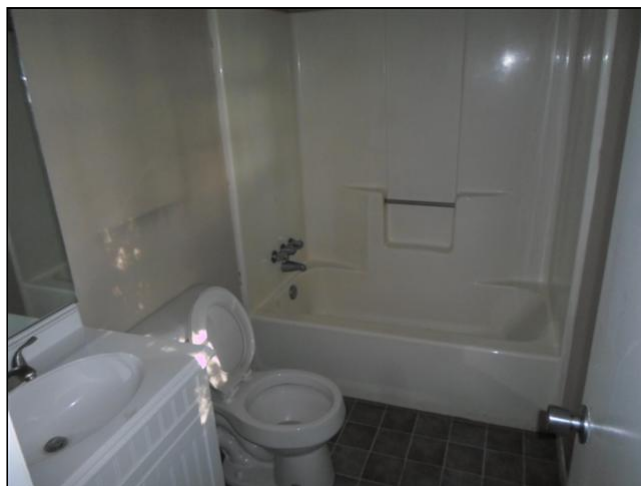
13.3 Item 1(Picture) loose wires

13.4 Rodent droppings were noted in several areas. Recommend further evaluation from a licensed pest control company.

14. Bathrooms



guest bathroom



master bathroom

Styles & Materials

Location of bathroom GFCI reset:

N/A

		IN	NI	NP	RR
14.0	Ceiling/Walls	•			
14.1	Windows/Trim	•			
14.2	Floor/Finish	•			
14.3	Interior Doors/Hardware	•			•
14.4	Fixtures/Outlets/GFCI Protection	•			•
14.5	Countertops/Cabinets	•			
14.6	Sinks	•			•
14.7	Tubs/Showers	•			•
14.8	Exhaust Fans	•			
14.9	Toilets	•			
14.10	Water Pressure/Flow/Drainage	•			

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

IN NI NP RR

Comments:

14.3 The guest bathroom door was missing during the inspection. Install.

14.4 (1) The bathroom outlets were not gfci rated outlets. Recommend replacing for added safety.

14.4 (2) Both bathroom lights were missing during the inspection. Install.



14.4 Item 1(Picture) missing light

14.4 Item 2(Picture) missing light

14.6 The guest bathroom sink was hot and cold reversed. Repair.

14.7 Both bathroom shower heads were missing during the inspection. The guest bathroom tub handle was also missing. Install.



14.7 Item 1(Picture) missing bar

15. Bedrooms



front left bedroom



front center bedroom



front right bedroom



master bedroom

		IN	NI	NP	RR
15.0	Ceilings	•			
15.1	Walls	•			
15.2	Windows/Trim	•			
15.3	Floor/Finish	•			
15.4	Interior Doors/Hardware	•			•
15.5	Closets	•			
15.6	Fixtures & Outlets	•			•

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

INNI NP RR

Comments:

15.4 (1) The front left bedroom closet door would not close properly when tested. Re-adjust the door hardware.

15.4 (2) The front right bedroom door would not close properly when tested. Re-adjust the door hardware.

15.4 (3) Missing closet doors were noted in the front center and front right guest bedrooms. Install.

15.6 (1) The fan was not balanced properly in the front left bedroom. Repair.

15.6 (2) The ceiling light was missing in the front center bedroom. Install.



15.6 Item 1(Picture) missing light

15.6 (3) No cover was noted on the master bedroom closet light. Recommend installation for added fire safety.



15.6 Item 2(Picture) missing light cover

General Summary

Champ Home Inspections, Inc.

Customer

Mr. Homebuyer
Mrs. Homebuyer

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.

1. Lot & Grounds

1.2 Walks/Steps

Inspected, Repair or Replace

- (1) Missing pickets were noted on the rear deck stair hand railings. Recommend installation.
- (2) No landing was noted for the rear deck stairs. Recommend installation.

1.3 Porches/Stoops

Inspected, Repair or Replace

The covered porch posts were not secured properly to the ground. Repair.

1.4 Decks/Balcony

Inspected, Repair or Replace

- (1) The guard railings were too low. Recommend a minimum guard railing height of 36".
- (2) The guard railing picket spacings were too far apart. Recommend a maximum picket spacing of 4".
- (3) The deck posts were attached to the sides of the deck joists. Recommend installing additional boards to the sides of the posts between the ground and bottom of the joists for direct support of the deck.
- (4) The outer band was separating from the joists on the right side of the upper deck. Recommend further evaluation from a licensed contractor.
- (5) Several floor boards were worn and damaged. Repair.

1.5 Fences/Gates

Inspected, Repair or Replace

Several fence sections were missing on the right side of the back yard. Repair.

1.6 Landscaping

Inspected, Repair or Replace

Recommend trimming over hanging tree branches noted on the rear side of the house.

2. Roof

2.0 Roof Coverings

2. Roof

Inspected, Repair or Replace

- (1) One cupped shingle was noted on the front center part of the roof. Repair.
- (2) Recommend removing tree limbs noted on the roof.

2.1 Flashing/Valleys

Inspected, Repair or Replace

- (1) The water heater vent pipe was loose on the rear side of the roof. Repair.
- (2) Improper flashing was noted around the chimney. Recommend further evaluation from a licensed roofer.

2.3 Gutters & Downspouts

Inspected, Repair or Replace

One loose downspout was noted on the front left corner of the house. Repair.

3. Exterior Surfaces

3.1 Windows

Inspected, Repair or Replace

Several window screens were missing. Recommend installation.

3.2 Exterior Doors

Inspected, Repair or Replace

- (1) The front storm door hardware was damaged. Repair.
- (2) Rot was noted on the lower part of the back door. Repair.

3.3 Exterior Outlets

Inspected, Repair or Replace

- (1) The rear outlet was not a gfci rated outlet. Recommend replacing for added safety.

3.4 Exterior Fixtures

Inspected, Repair or Replace

No conduit was noted on the electrical wires at both rear corners of the house. Recommend installation.

4. Foundation

4.0 Framing/Support

Inspected, Repair or Replace

No insulation was noted between the floor joists. Recommend installing a minimum of R-19 batt insulation for added energy efficiency.

4.1 Crawl Space

Inspected, Repair or Replace

- (1) Several crawl space vent cover screens were torn or missing. Repair.
- (2) Part of the vapor barrier was missing in the crawl space. Recommend installation.
- (3) Rodent droppings were noted in the crawl space. Recommend further evaluation from a licensed pest control company.

5. Kitchen

5.2 Windows/Trim

Inspected, Repair or Replace

The rear window lock was missing. Install.

5. Kitchen

5.5 Fixtures & Outlets

Inspected, Repair or Replace

The light above the sink did not operate when tested. The bulb may be blown.

5.6 GFCI Protection

Inspected, Repair or Replace

The countertop outlets were not gfci rated outlets. Recommend replacing for added safety.

5.8 Sink/Faucet

Not Inspected, Repair or Replace

(1) The sink hot water shut off valve leaked inside the cabinet when tested. Repair.

6. General Interior

6.2 Window/Trim

Inspected, Repair or Replace

Several windows would not open throughout the house and are probably painted shut. Repair.

6.5 Fixtures & Outlets

Inspected, Repair or Replace

(1) I was unable to determine the use for several wall switches in the living room. Recommend further evaluation from a licensed electrician.

(2) The dining room ceiling light was missing during the inspection. Install.

6.8 Fireplace

Inspected, Repair or Replace

(1) The chimney flue was dirty. Recommend cleaning from a licensed chimney sweep.

(2) The rear panel was loose and the gas burner was missing. Recommend further evaluation from a licensed chimney sweep.

7. Electrical

7.1 Panel

Inspected, Repair or Replace

One open knockout and missing wire connector were noted on the top of the panel box. Repair.

7.2 Branch Circuits

Inspected, Repair or Replace

The 30 amp breaker labeled for the ac unit was overfused based on the maximum breaker rating labeled on the side of the ac unit. Recommend further evaluation from a licensed electrician.

7.3 Smoke Detectors

Inspected, Repair or Replace

The smoke detectors did not operate when tested and missing smoke detectors were noted in the front left bedroom, bedroom hallway and front right bedroom. Recommend installing additional smoke detectors and replacing all existing smoke detectors.

8. Laundry Facilities

8.1 Dryer Vent

Inspected, Repair or Replace

8. Laundry Facilities

Part of the dryer vent was plastic and the dryer vent was disconnected in the crawl space. Recommend installing a new metal dryer vent that terminates to the exterior of the house.

8.2 Ceilings

Inspected, Repair or Replace

No cover was noted on the ceiling light and the pull cord was missing. Recommend replacing light with a light and cover for added fire safety.

9. Plumbing

9.1 Distribution

Inspected, Repair or Replace

- (1) No interior shut off valve was noted in the crawl space for the rear exterior hose bibb. Recommend installation.
- (2) Water was noted dripping from water lines below the bathroom areas. Recommend further evaluation from a licensed plumber.

10. Heating

10.1 Vents

Inspected, Repair or Replace

Rust was noted on the furnace vent pipe. Recommend further evaluation from a licensed HVAC contractor.

10.3 Air Ducts

Inspected, Repair or Replace

Several air ducts were damaged in the crawl space. Recommend further evaluation from a licensed HVAC contractor.

11. Air Conditioning

11.0 Air Conditioner Operation

Inspected, Repair or Replace

- (1) The ac unit did not operate when tested. Recommend further evaluation from a licensed HVAC contractor.
- (2) No conduit was noted on the electrical wire next to the ac unit. No disconnect breaker was also noted next to the ac unit. Recommend further evaluation from a licensed HVAC contractor.
- (3) Torn insulation was noted on the ac line next to the furnace. Repair.

12. Water Heater

12.0 Water Heater Operation

Inspected, Repair or Replace

- (1) The water heater was beyond its designed age life. Budget for replacement.
- (2) The pilot light access cover door was missing. Install.
- (3) The temperature and pressure relief valve was discharging into the crawl space. Recommend terminating pipe to the exterior of the house and further evaluation from a licensed plumber.

13. Attic

13.0 Framing/Sheathing

13. Attic

Inspected, Repair or Replace

(1) Water spots were noted on the front attic sheathing above the covered porch and rear attic sheathing around the chimney. Recommend further evaluation from a licensed roofer and monitor for leaks.

(2) Recommend sealing open cavity space noted around the chimney for added energy efficiency and as a fire barrier.

13.1 Ventilation

Inspected, Repair or Replace

(1) The left gable vent fan did not operate when tested and the right fan sparked when tested. Recommend further evaluation from a licensed electrician.

(2) The guest bathroom fan was vented into the attic. Recommend venting to the exterior of the house.

13.2 Insulation

Inspected, Repair or Replace

Low levels of insulation were noted throughout the attic and no insulation were noted on the attic doors. Recommend installing additional insulation for added energy efficiency.

13.3 Attic Electrical

Inspected, Repair or Replace

One loose set of wires was noted in the rear center part of the attic. Recommend installing wires inside a junction box with a cover.

13.4 Evidence of Rodents

Inspected, Repair or Replace

Rodent droppings were noted in several areas. Recommend further evaluation from a licensed pest control company.

14. Bathrooms

14.3 Interior Doors/Hardware

Inspected, Repair or Replace

The guest bathroom door was missing during the inspection. Install.

14.4 Fixtures/Outlets/GFCI Protection

Inspected, Repair or Replace

(1) The bathroom outlets were not gfci rated outlets. Recommend replacing for added safety.

(2) Both bathroom lights were missing during the inspection. Install.

14.6 Sinks

Inspected, Repair or Replace

The guest bathroom sink was hot and cold reversed. Repair.

14.7 Tubs/Showers

Inspected, Repair or Replace

Both bathroom shower heads were missing during the inspection. The guest bathroom tub handle was also missing. Install.

15. Bedrooms

15.4 Interior Doors/Hardware

Inspected, Repair or Replace

(1) The front left bedroom closet door would not close properly when tested. Re-adjust the door hardware.

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

15. Bedrooms

(3) Missing closet doors were noted in the front center and front right guest bedrooms. Install.

15.6 Fixtures & Outlets**Inspected, Repair or Replace**

(1) The fan was not balanced properly in the front left bedroom. Repair.

(2) The ceiling light was missing in the front center bedroom. Install.

(3) No cover was noted on the master bedroom closet light. Recommend installation for added fire safety.

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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