



Inspection Report

Mr. Homeowner

Property Address:
123 Anytown Street
Anytown GA 30000



Champ Home Inspections, Inc.

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Date: 11/14/2023	Time: 09:00 AM	Report ID: homeowner
Property: 123 Anytown Street Anytown GA 30000	Customer: Mr. 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.

Scope of the inspection Champ Home Inspections, Inc. wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of furnaces, air conditioners, water heaters, etc. This home will be no exception. It is suggested that you budget for regular maintenance/repairs.

Additional Comments All directions are from facing the front of the house.

House Occupied:
Yes

Estimated Age of House:
1992

Type of Structure:
Single Family (2 story on a basement)

Weather:
Sunny

Temperature:
Below 60

Soil Conditions:
Dry

1. Lot & Grounds



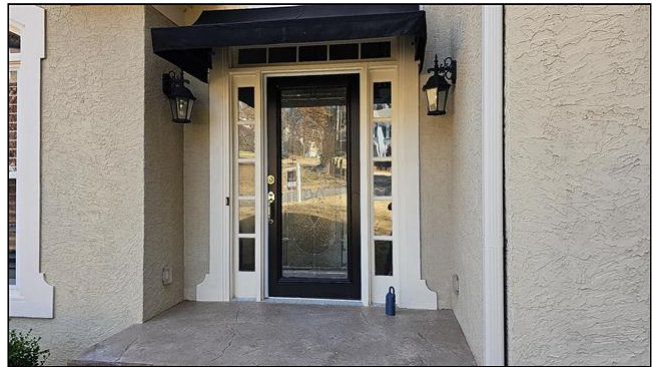
rear covered deck



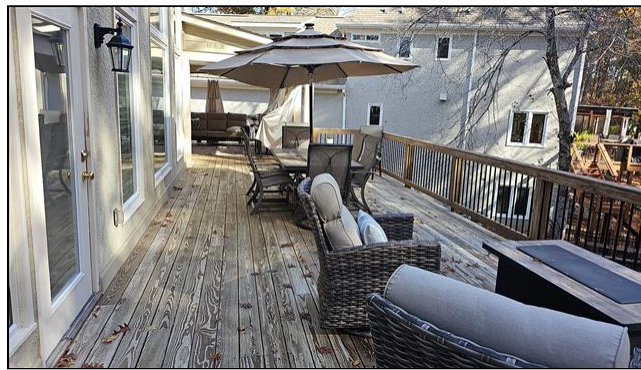
rear patio view 1



rear patio view 2



front porch



rear open deck

Styles & Materials

Driveway:

Concrete

Walks/Steps:

Flagstone
Wood

Porches/Stoops:

Open

Decks/Balcony:

Wood

Patio:

Concrete

Retaining Walls:

Timber

Fences/Gates:

Wood

Landscaping:

Established

		IN	NI	NP	RR
1.0	Grading	•			

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

IN NI NP RR

		IN	NI	NP	RR
1.1	Driveway	•			
1.2	Porches/Stoops	•			
1.3	Deck	•			•
1.4	Patio	•			
1.5	Front Walks/Steps	•			
1.6	Rear Walks/Steps	•			•
1.7	Fences/Gates	•			•
1.8	Landscaping	•			•
1.9	Retaining Walls	•			•

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IN NI NP RR

Comments:

1.1 Typical cracking noted on driveway.

1.3 The stain was worn and faded. Recommend re-staining for added weather protection.

1.6 The stain was worn and faded. Recommend re-staining for added weather protection.

1.7 One damaged picket was noted on the left gate. Repair.

1.8 Recommend trimming over hanging branches noted on the front right and rear right sides of the house.



1.8 Item 1(Picture) over hanging branches



1.8 Item 2(Picture) over hanging branches

1.9 The rear right timber retaining wall was leaning. Recommend further evaluation from a licensed landscaper.



1.9 Item 1(Picture) leaning wall

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.



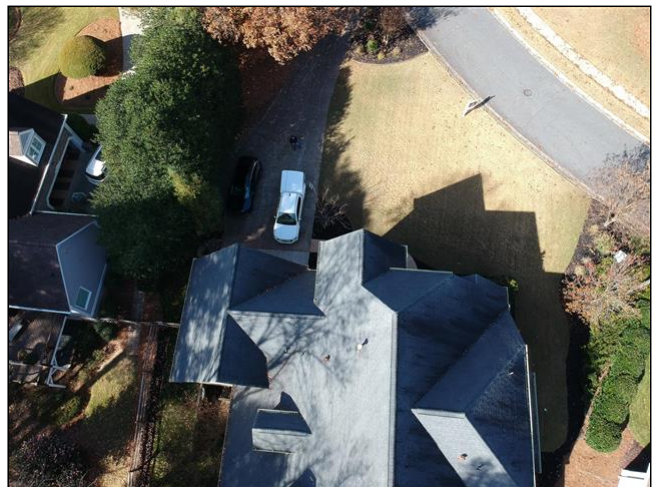
roof



roof



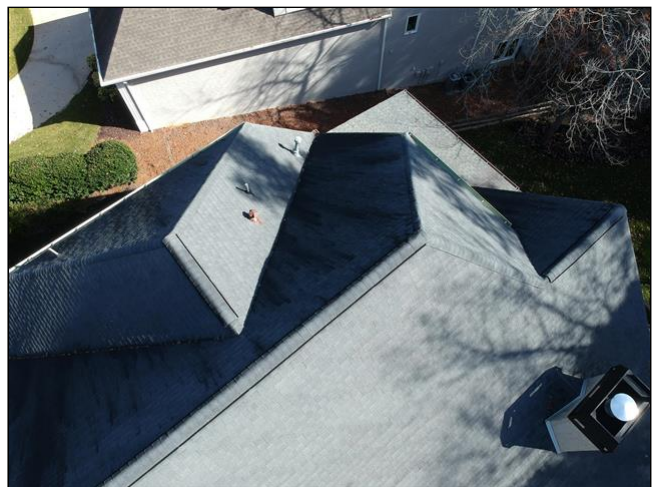
roof



roof



roof



roof



roof



roof

Styles & Materials

Estimated Age:

10 Years

of Layers:

One

Method of Inspection:

Visual from Ground
Drone

Roof Covering:

Asphalt
Metal

Flashing:

Aluminum

Chimney:

Framed

Gutters & Downspouts:

Aluminum

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

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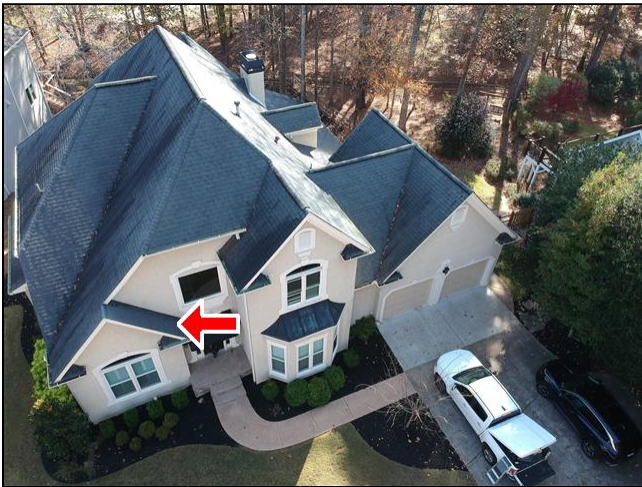
IN NI NP RR

Comments:

2.0 (1) The roof covering is a newer replacement architectural shingle roof covering that was in serviceable condition at the time of the inspection. Per industry standards, the average useful life expectancy of asphalt composition shingles is 20-25 years. This depends on a host of factors including the installation, quality of shingles, mechanical damage, exposure to the elements, and proper attic ventilation.

Determining the remaining life expectancy of the roof is not within the scope of the home inspection. Insurance carriers have their own criteria as to when a roof covering should be replaced.

2.0 (2) One cupped shingle was noted on the front side of the roof above the living room. Recommend further evaluation from a licensed roofer to evaluate the entire roof and repair as necessary.



2.0 Item 1(Picture) cupped shingle

2.1 (1) The plumbing vent pipe boots appear to be worn and at their designed age life. Recommend replacing if necessary.

2.1 (2) Rust was noted on the furnace vent pipes and several bathroom exhaust fan vent pipes. Recommend re-painting or replacing if necessary.



2.1 Item 1(Picture) rust on vent



2.1 Item 2(Picture) rust on vents

2.1 (3) Missing kickout flashing was noted between the gutters and stucco in the following locations: Recommend installation.

- Between the gutter and stucco on the right side of the dining room.
- Between the gutter and stucco above the right side of the two story foyer.
- Between the gutter and stucco above the right side of the eating area.
- Between the gutter and stucco above the right side of the living room.



2.1 Item 3(Picture) missing flashing



2.1 Item 4(Picture) missing flashing



2.1 Item 5(Picture) missing flashing



2.1 Item 6(Picture) missing flashing

2.3 (1) Several gutters were full of debris. Recommend cleaning.

2.3 (2) The front left downspout was disconnected from the drainage pipe. Repair.



2.3 Item 1(Picture) disconnected pipe

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.



right side



left side

Styles & Materials

Siding/Trim:

- Wood
- Stucco

Windows:

- Wood
- Vinyl
- Insulated Panes

Exterior Doors:

- Metal

Location of GFCI reset:

On the outlets

Location of outside hose bibb shut off:

- On the rear basement wall
- On the front basement 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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IN NI NP RR

Comments:

3.0 (1) Cracks were noted in the stucco and trim in various locations around the perimeter of the house. A large crack was also noted in the stucco below the front dining room bay window. Recommend further evaluation from a licensed contractor.



3.0 Item 1(Picture) crack in stucco



3.0 Item 2(Picture) crack in stucco



3.0 Item 3(Picture) crack in trim

3.0 (2) Repairs were noted on the stucco at the front and rear sides of the house. Monitor for issues.

3.0 (3) Rot was noted in the following locations: Recommend further evaluation from a licensed contractor to evaluate all trim and repair.

- On the lower trim of the rear center exterior basement doors.
- On the lower trim of the front right bedroom windows.
- On the lower trim of the rear right sunroom window.
- On the lower trim of several right sunroom windows.
- On the upper trim of the rear left basement window.
- On the lower trim of the rear right family room window.
- On the lower trim and side of the right exterior garage entry door.
- On the upper trim above the right side of the dining room.
- Possible rot on the fascia trim above the left side of the front right bedroom.



3.0 Item 4(Picture) rotted trim



3.0 Item 5(Picture) possible rot



3.0 Item 6(Picture) rotted trim



3.0 Item 7(Picture) rot on door and trim



3.0 Item 8(Picture) rotted trim

3.0 Item 9(Picture) rotted trim

3.0 (4) This house is constructed with stucco siding and this type of siding requires periodic maintenance to include proper sealing around doors, windows, etc. and also proper flashing on the roof. It is also recommend to have a stucco inspection from a licensed stucco inspector to ensure no moisture has accumulated behind the walls.

3.1 (1) (See comment regarding rot.)

3.1 (2) No head flashing was noted above the rear left basement window. Install.



3.1 Item 1(Picture) missing flashing

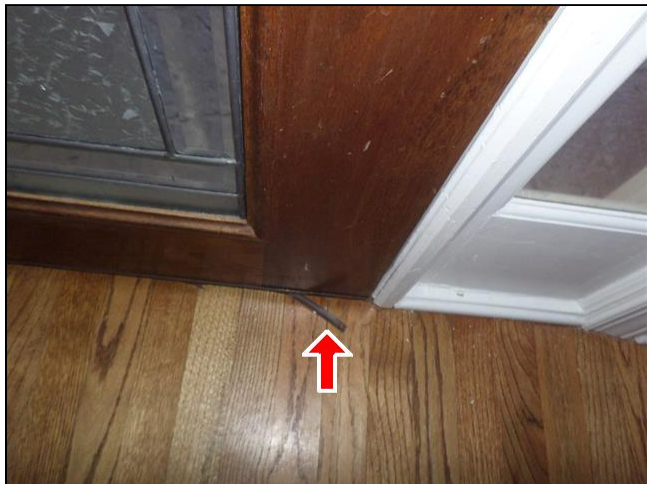
3.2 (1) The rear exterior basement double door in the rear right basement room was damaged. The door would also not close properly when tested. Repair.

3.2 (2) A gap was noted between the doors on the rear left exterior master bedroom doors. Repair.

3.2 (3) The right garage entry door was damaged and a gap was noted at the door jamb when the door was closed. Repair.

3.2 (4) The rear exterior sunroom door and rear exterior center basement room doors hit the thresholds when tested. Re-adjust the door hardware.

3.2 (5) Torn weather stripping was noted below the front door and rear exterior sunroom door. Repair.



3.2 Item 1(Picture) torn weather stripping

3.2 (6) The factory weather stripping was missing on the front door jamb. Install.

3.2 (7) The right exterior garage entry door self closes when tested. Re-adjust the door hardware.

3.4 (1) The following lights did not operate when tested: Repair.

- The right coach light.
- The front coach lights next to the front door and garage.
- The front right spot lights.

3.4 (2) Recommend sealing the following items:

- Open gaps noted around the front coach lights next to the porch.
- Open gaps noted around the front coach light above the garage.
- Open gap noted around the rear right coach light.

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: Attached **Garage Door Material:** Wood **Number of Openers:** Two

		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	•			•

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IN NI NP RR

Comments:

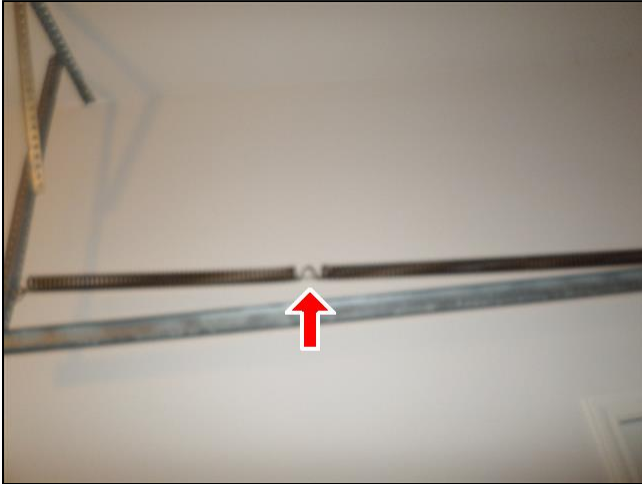
4.3 (1) The lower panel was damaged on the right garage door. Repair as necessary.



4.3 Item 1(Picture) damage on door panel

4.3 (2) Torn weather stripping was noted on the bottom of the right garage door. Repair.

4.3 (3) The right spring was stretched out above the right garage door. Repair.



4.3 Item 2(Picture) worn spring

4.4 The rear upper wall control button was loose. Repair.

4.5 The door self opens when tested. Re-adjust the door hardware.

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

5. Foundation

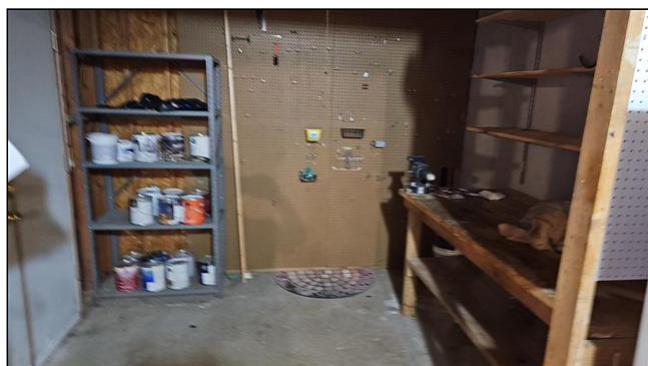
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe 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.



rear left basement room



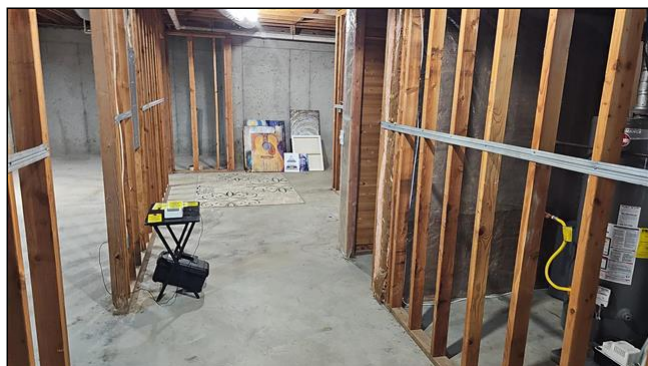
rear center basement room



rear right basement room



front right basement room



front center basement hallway



front left basement room



center left basement room

Styles & Materials

Type of Foundation:

Basement

Framing/Support:

Wood
Poured Concrete

Floor System Insulation:

NONE

		IN	NI	NP	RR
5.0	Framing/Support	•			•

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

IN NI NP RR

Comments:

5.0 (1) No fire barrier was noted on the basement ceiling below the master bathroom tub. Recommend installation.



5.0 Item 1(Picture) open space

5.0 (2) Several cracks were noted on the basement slab. Monitor for further cracking and seal as necessary.

5.0 (3) Exposed paper was noted on the insulation installed on several exterior walls. Recommend covering for added fire safety.



5.0 Item 2(Picture) exposed paper



5.0 Item 3(Picture) exposed paper

5.0 (4) Plastic was noted on several insulated walls around the basement stairs. Recommend removing plastic, due to the plastic can act as a double vapor barrier and trap moisture.



5.0 Item 4(Picture) plastic on walls



5.0 Item 5(Picture) plastic on walls



5.0 Item 6(Picture) plastic on walls

5.0 (5) Vertical cracks were noted on several concrete foundation walls. Monitor for further cracking and seal as needed.

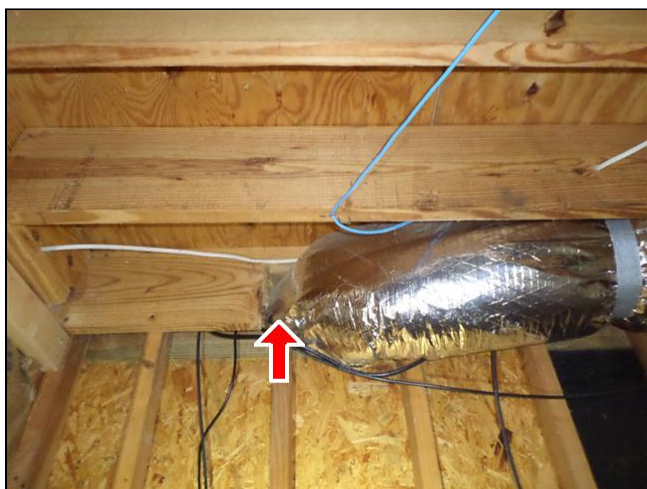
5.0 (6) Water spots were noted below several cracks on the foundation walls in the front right basement room. Recommend further evaluation from a licensed foundation expert.



5.0 Item 7(Picture) water spots

5.0 Item 8(Picture) water spots

5.0 (7) One over notched 1st floor joist was noted next to the rear right corner in the rear center basement room. Recommend further evaluation from a licensed contractor.



5.0 Item 9(Picture) over notched joist

5.0 (8) Missing insulation was noted on several exterior walls. Recommend installation for added energy efficiency.



5.0 Item 10(Picture) missing insulation



5.0 Item 11(Picture) missing insulation



5.0 Item 12(Picture) missing insulation

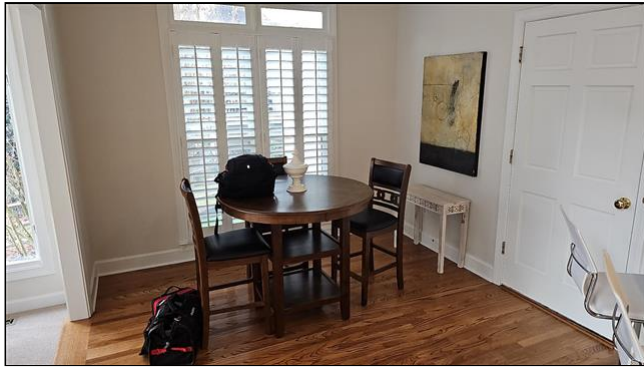


5.0 Item 13(Picture) missing insulation

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.



eating area



kitchen

Styles & Materials

Exhaust Fan:

RE-CIRCULATE

Cooktop/Oven:

Electric

		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	Refrigerator (Water Line)	•			
6.12	Microwave (Built-in)	•			
6.13	Garbage Disposal	•			•
6.14	Exhaust Fan	•			•
6.15	Cooktop/Oven	•			
6.16	Warming Drawer	•			

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

IN NI NP RR

		IN	NI	NP	RR
6.17	Steam Oven	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

- 6.3 (1) Scratches were noted on the hardwood floors. Recommend further evaluation from a licensed flooring contractor.
- 6.3 (2) The subfloor was squeaky when tested. Repair.
- 6.5 No outlets were noted on the right and left side of the sink. Recommend installation for added convenience.



6.5 Item 1(Picture) missing outlets

- 6.6 Several countertop outlets were not gfci rated outlets. Recommend replacing for added safety.
- 6.8 No p trap was noted on the drain pipe under the left side of the sink. Recommend further evaluation from a licensed plumber.



6.8 Item 1(Picture) missing p trap

6.13 Loose conduit was noted on the electrical wire for the garbage disposal. Repair.

6.14 The exhaust fan appears to be vented into the bottom of the upper cabinets. Recommend ensuring proper venting of fan.

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.



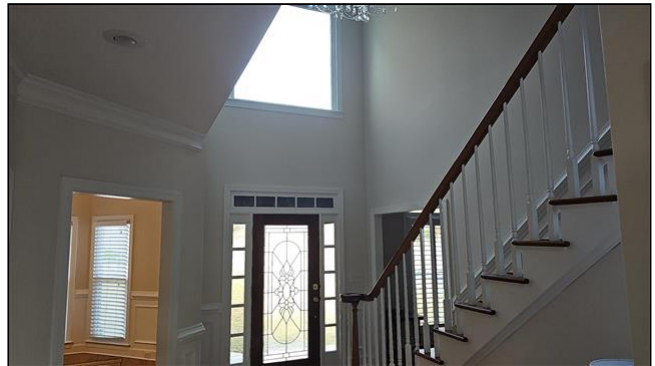
sunroom



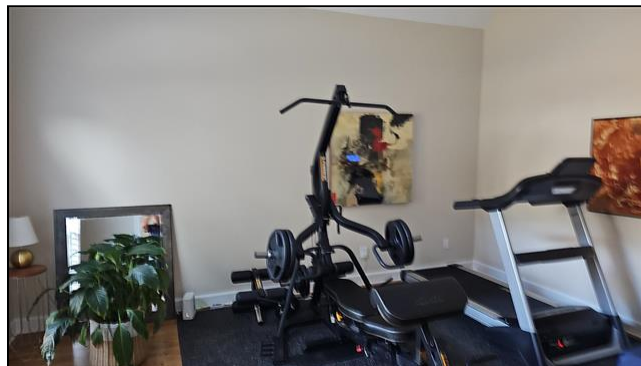
family room



dining room



foyer



living room

Styles & Materials

of Fireplaces:

One

Type of Fireplace:

- Wood Burning
- Gas Log
- Gas Starter
- Electric Starter
- Prefab Insert

		IN	NI	NP	RR
7.0	Ceilings	•			
7.1	Walls	•			
7.2	Window/Trim	•			•
7.3	Floor/Finish	•			•
7.4	Interior Doors/Hardware	•			
7.5	Fixtures & Outlets	•			•
7.6	Closet/Storage	•			
7.7	Fireplace	•			•
7.8	Stairs	•			

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IN NI NP RR

Comments:

7.2 Loose swiggle seals were noted on several sunroom windows. Recommend replacing glass.



7.2 Item 1(Picture) loose seals

7.3 (1) The foyer subfloor was squeaky when tested. Repair.

7.3 (2) Scratches were noted on the 1st floor hardwood floors in various locations. Recommend further evaluation from a licensed flooring contractor.

7.3 (3) Dirty carpet was noted in the sunroom. Recommend cleaning.

7.3 (4) Water spots were noted on the floor in the rear center basement room next to the exterior doors. Monitor for water intrusion.



7.3 Item 1(Picture) water spots

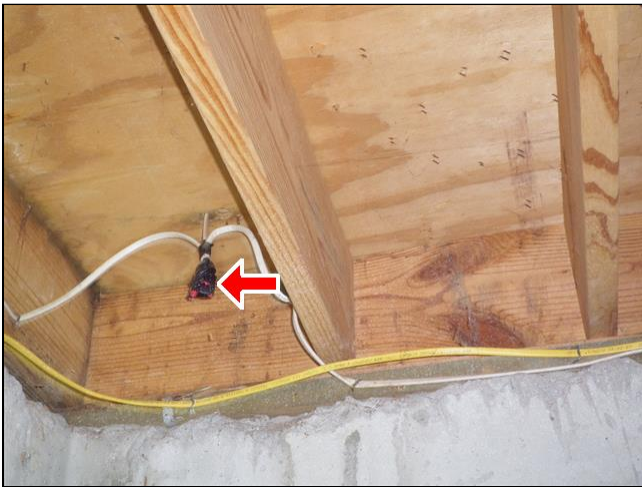
7.5 (1) (FYI: No remote was located for the sunroom ceiling fan.)

7.5 (2) Incorrect style cover was noted on the living room floor outlet. Recommend installing approved floor outlet cover.



7.5 Item 1(Picture) incorrect cover

7.5 (3) Open wire splice was noted on the front wall in the front right basement room. Recommend installing a junction box.



7.5 Item 2(Picture) open splice

7.5 (4) Several basement outlets were not gfci rated outlets. Recommend replacing for added safety.

7.5 (5) One open junction box was noted in the center left basement room. Recommend installing a cover.



7.5 Item 3(Picture) open box

7.7 The National Fire Protection Association (NFPA) recommends a Level II camera inspection of chimneys be performed by a Chimney Safety Institute of American (CSIA) certified chimney sweep **upon sale or transfer of the property**. See the website for more information: <http://www.csia.org/HomeownerResources/ChimneySafetyHotTopics/ChimneyInspections/tabid/116/Default.aspx>

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



panel box

Styles & Materials

Service:

Underground

Main Breaker Location:

On the left side of the house

Size of Service:

200 AMP

Entrance Cable:

Aluminum

Panel Type:

Circuit breakers

of Smoke Detectors:

Four

Location of Smoke Detectors:

In the basement

In the first floor

In the second floor

In the garage

		IN	NI	NP	RR
8.0	Entrance Cable	•			
8.1	Panel	•			
8.2	Branch Circuits	•			•
8.3	Bonding/Grounding	•			•
8.4	Smoke Detectors	•			•

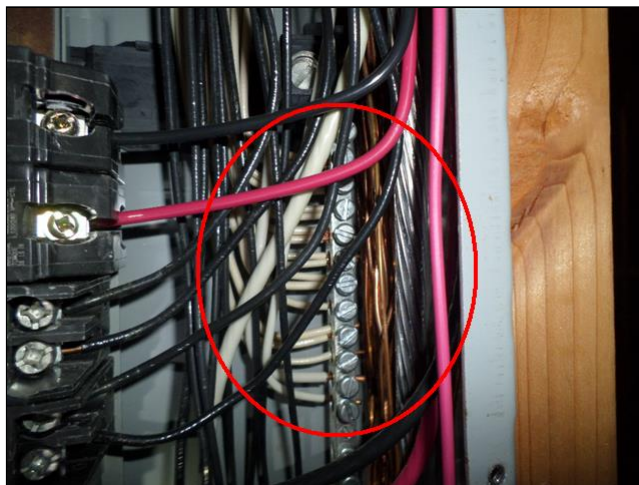
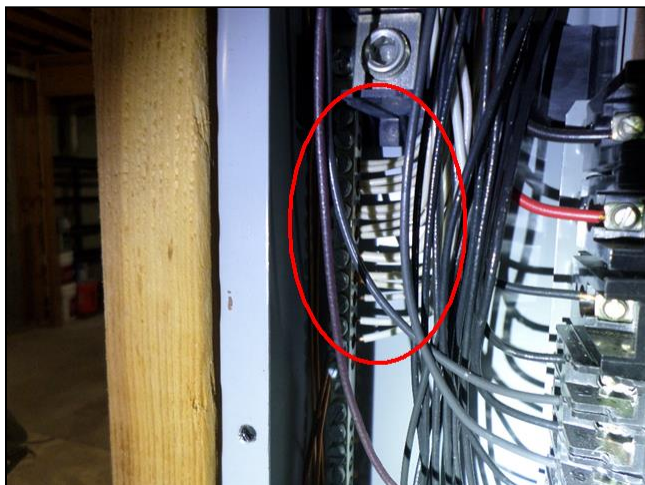
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

8.2 The panel box is manufactured by Challenger. Challenger, Eaton and GE breakers were installed in the panel box. Based on the manufacturers label the Eaton and GE breakers are not compatible in the panel box. Recommend further evaluation from a licensed electrician.

8.3 Several neutral wires were double tapped under the lugs on the buss bars. Recommend further evaluation from a licensed electrician regarding separating wires.



8.3 Item 1(Picture) double neutrals

8.3 Item 2(Picture) double neutrals

8.4 (1) The basement smoke detector appears aged and original to the house. The National Fire Protection Association recommends replacing smoke detectors every ten years.

8.4 (2) Recommend replacing all batteries to the smoke detectors prior to occupancy. Periodically test alarms and replace batteries according to manufacturer's recommendation.

8.4 (3) No smoke detector was noted in the 1st floor near the master bedroom. No smoke detector was also noted in the 2nd floor hallway near the left bedroom. Recommend installing a minimum of one smoke detector within 10' of bedrooms.

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:

In the 1st floor

		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	•			
9.6	Electrical	•			

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

IN NI NP RR

Comments:

9.0 No red knob was noted on the washing machine control valves indicating the hot water valve. Repair.



9.0 Item 1(Picture) missing knob

9.1 A CSIA Certified Dryer Exhaust Technician - "C-DET" is recommended to provide further inspection and cleaning of the dryer vent. Visit the following sight for more information: http://www.csia.org/homeowner-resources/clothes_dryer_vent_safety_tips.aspx for further information.

9.4 The subfloor was squeaky when tested. Repair.

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.



water pressure

Styles & Materials

Water Service: Public	Water (On or Off): On	Main Water Shut off Location: In the basement
Sewer Service: Public	Gas (On or Off): On	Main Gas Shut Off Location: On the left side of the house
Water Supply: Copper	Water Distribution: Copper	Drainage: PVC
Water Pressure: 45 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:

10.2 Concealed and underground sections of drains cannot be visually inspected. Have a qualified licensed plumber video scope the drains to check for obstructions or failure.

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.



basement furnace



attic furnace

Styles & Materials

Brand of unit 1: LENNOX	Approximate age of unit 1: 2018	BTU's of unit 1: 88,000
Filter Size of unit 1: High Efficiency	Fuel Source of unit 1: Gas	Location of unit 1: In the basement
Brand of unit 2: LENNOX	Approximate age of unit 2: 2006	BTU's of unit 2: 66,000
Filter Size of unit 2: High Efficiency	Fuel Source of unit 2: Gas	Location of unit 2: 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:

11.0 (1) The attic furnace was near its designed age life. *The unit was producing sufficient hot air during the inspection.*
Budget for replacement.

11.0 (2) Heating systems should be inspected and serviced on an annual basis and placed under a maintenance contract for continued performance and serviceability.

11.0 (3) Small water spots were noted inside the basement furnace near the burners. Monitor for issues.



11.0 Item 1(Picture) small spots

11.3 Open air ducts were noted next to the front and rear walls in the lower attic. Recommend sealing ducts.



11.3 Item 1(Picture) open duct



11.3 Item 2(Picture) open duct

11.4 The air filters were dirty. Recommend replacing.

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 units

Styles & Materials

Brand of unit 1: Lennox	Approximate age of unit 1: 2018	BTU's of unit 1: 48,000
Maximum breaker size of unit 1: 40 amps	Type of unit 1: Electric	Brand of unit 2: Lennox
Approximate age of unit 2: 2019	BTU's of unit 2: 30,000	Maximum breaker size of unit 2: 25 amps
Type of unit 2: Electric		

		IN	NI	NP	RR
12.0	Air Conditioner Operation		•		•

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

IN NI NP RR

Comments:

12.0 (1) Cooling systems should be inspected and serviced on an annual basis and placed under a maintenance contract for continued performance and serviceability.

12.0 (2) The ac units were not tested, due to the outside temperature was below 65 degrees. Damage could occur to the ac units if the units are operated. Recommend servicing units prior to the next cooling season.

12.0 (3) The ac units were un-level. Recommend re-leveling units.

13. Water Heater



water heater

Styles & Materials

Brand of unit 1: Rheem	Age of unit 1: 2016	Size (Gallons) of unit 1: 50
Location of unit 1: In the basement	Type of unit 1: 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:

13.0 (1) The tpr valve drain was not located at the lowest point on the pipe. Repair.



13.0 Item 1(Picture) drain not at lowest point

13.0 (2) The water heater was near its designed age life. *The unit was producing sufficient hot water during the inspection.* Budget for replacement.

14(A) . Upper Attic



upper attic

Styles & Materials

Method Of Inspection:

Physical Entry

Framing/Sheathing:

Rafters

Ventilation:

Gable
Ridge
Soffit

Insulation:

Blown
Batt

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

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

IN NI NP RR

Comments:

14.1.A One bathroom exhaust fan vent pipe was disconnected from the roof vent near the attic door. Repair.



14.1.A Item 1(Picture) pipe disconnected

14.2.A (1) Low levels of insulation were noted in the attic. Recommend installing additional insulation for added energy efficiency.

14.2.A (2) The basement furnace vent pipe was touching the insulation. Recommend a minimum of 1" clearance between the insulation and vent pipe.



14.2.A Item 1(Picture) vent touching insulation

14.2.A (3) Loose batt insulation was noted on the front family room vertical wall. Re-secure.



14.2.A Item 2(Picture) loose insulation

14.4.A (1) No insulation was noted on the attic entry door. Recommend installation for added energy efficiency.

14.4.A (2) One spring arm was loose. Repair.



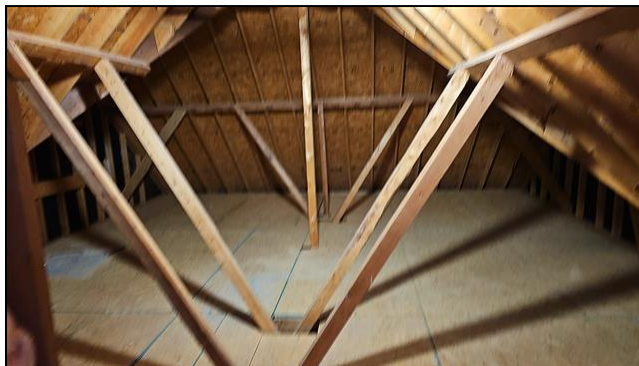
14.4.A Item 1(Picture) loose spring arm

14.4.A (3) Missing flooring was noted next to the access door. Recommend installation for added convenience.



14.4.A Item 2(Picture) missing flooring

14(B) . Lower Attic



lower attic

Styles & Materials

Method Of Inspection:

Physical Entry

Framing/Sheathing:

Rafters

Ventilation:

Gable

Ridge

Soffit

Insulation:

Batt

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

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

IN NI NP RR

14.2.B Loose batt insulation was noted on the left vertical wall. Re-secure.



14.2.B Item 1(Picture) loose insulation

15(A) . Master Bathroom



master bathroom

Styles & Materials

Location of bathroom GFCI reset:

In the half bathroom

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

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

IN NI NP RR

Comments:

15.2.A One floor tile was cracked next to the bathroom door. Repair.

15.5.A Recommend sealing open gap noted between backsplash and countertop at the right sink.

15.6.A (1) The sink drain plugs were broken. Repair.

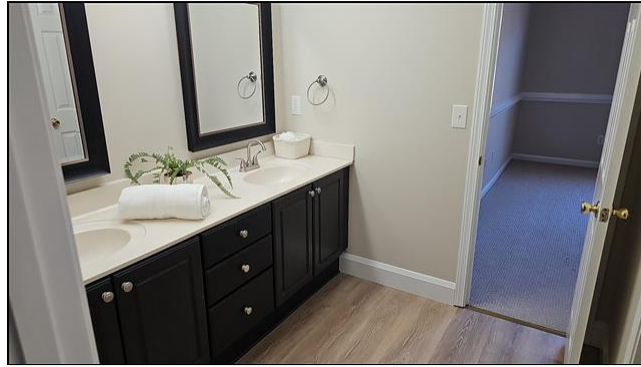
15.6.A (2) Accordion drain pipe was noted on the right sink drain. This type of piping is not permitted on drain pipes. Recommend replacing with a smooth wall drain pipe.



15.6.A Item 1(Picture) accordion drain

15.7.A The tub faucet was loose. Repair.

15(B) . Right 2nd Floor Bathroom



right bathroom

Styles & Materials

Location of bathroom GFCI reset:

On the outlet

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

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

IN NI NP RR

15.5.B One sink drained slowly when tested. Recommend cleaning drain as necessary.

15(C) . Half Bathroom



half bathroom

Styles & Materials

Location of bathroom GFCI reset:

On the outlet

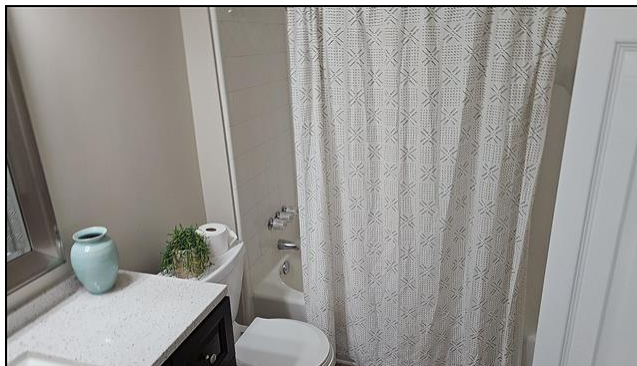
		IN	NI	NP	RR
15.0.C	Ceiling/Walls	•			
15.1.C	Floor/Finish	•			•
15.2.C	Interior Doors/Hardware	•			
15.3.C	Fixtures/Outlets/GFCI Protection	•			
15.4.C	Countertops/Cabinets	•			
15.5.C	Sinks	•			
15.6.C	Exhaust Fans	•			
15.7.C	Toilets	•			
15.8.C	Water Pressure/Flow/Drainage	•			

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

IN NI NP RR

15.1.C The subfloor was squeaky when tested. Repair.

15(D) . Left 2nd Floor Bathroom



left bathroom

Styles & Materials

Location of bathroom GFCI reset:

In the right guest bathroom

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

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

IN NI NP RR

15.1.D The subfloor was squeaky when tested. Repair.

15.8.D The toilet was located too close to the sink cabinet. Recommend a minimum of 15" from the center of the toilet to a wall or cabinet.



15.8.D Item 1(Picture) toilet near cabinet

16(A) . Master Bedroom



master bedroom

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

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

IN NI NP RR

Comments:

16.3.A The subfloor was squeaky when tested. Repair.

16.6.A (FYI: No remote was located for the ceiling fan.)

16(B) . Front Right Guest Bedroom



front right bedroom

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

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

IN NI NP RR

16.3.B (1) The carpet was dirty. Recommend cleaning.

16.3.B (2) The subfloor was squeaky when tested. Repair.

16(C) . Left Guest Bedroom



left bedroom

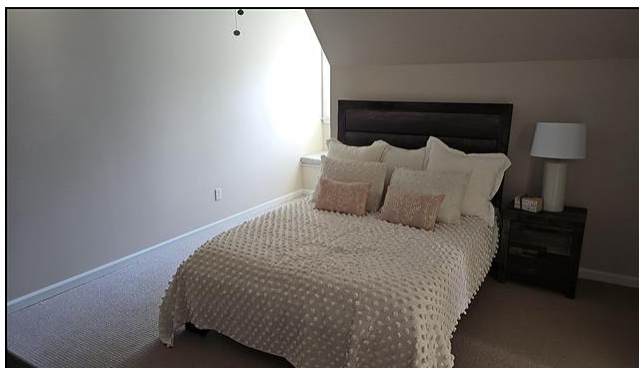
		IN	NI	NP	RR
16.0.C	Ceilings	•			
16.1.C	Walls	•			
16.2.C	Windows/Trim	•			
16.3.C	Floor/Finish	•			
16.4.C	Interior Doors/Hardware	•			•
16.5.C	Closets	•			
16.6.C	Fixtures & Outlets	•			

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

IN NI NP RR

16.4.C The bedroom door self opens when tested. Re-adjust the door hardware.

16(D) . Rear Right Guest Bedroom



rear right bedroom

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

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

IN NI NP RR

16.3.D The subfloor was un-level near the window. Recommend further evaluation from a licensed contractor.

General Summary



Champ Home Inspections, Inc.

770-367-4123

www.champhomeinspections.com

Customer

Mr. Homeowner

Address

123 Anytown Street
Anytown 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

1.3 Deck

Inspected, Repair or Replace

The stain was worn and faded. Recommend re-staining for added weather protection.

1.6 Rear Walks/Steps

Inspected, Repair or Replace

The stain was worn and faded. Recommend re-staining for added weather protection.

1.7 Fences/Gates

Inspected, Repair or Replace

One damaged picket was noted on the left gate. Repair.

1.8 Landscaping

Inspected, Repair or Replace

Recommend trimming over hanging branches noted on the front right and rear right sides of the house.

1.9 Retaining Walls

Inspected, Repair or Replace

The rear right timber retaining wall was leaning. Recommend further evaluation from a licensed landscaper.

2. Roof

2.0 Roof Coverings

Inspected, Repair or Replace

(1) The roof covering is a newer replacement architectural shingle roof covering that was in serviceable condition at the time of the inspection. Per industry standards, the average useful life expectancy of asphalt composition shingles is 20-25 years. This depends on a host of factors including the installation, quality of shingles, mechanical damage, exposure to the elements, and proper attic ventilation.

Determining the remaining life expectancy of the roof is not within the scope of the home inspection. Insurance carriers have their own criteria as to when a roof covering should be replaced.

(2) One cupped shingle was noted on the front side of the roof above the living room. Recommend further evaluation from a licensed roofer to evaluate the entire roof and repair as necessary.

2.1 Flashing/Valleys

Inspected, Repair or Replace

(1) The plumbing vent pipe boots appear to be worn and at their designed age life. Recommend replacing if necessary.

(2) Rust was noted on the furnace vent pipes and several bathroom exhaust fan vent pipes. Recommend re-painting or replacing if necessary.

(3) Missing kickout flashing was noted between the gutters and stucco in the following locations: Recommend installation.

- Between the gutter and stucco on the right side of the dining room.
- Between the gutter and stucco above the right side of the two story foyer.
- Between the gutter and stucco above the right side of the eating area.
- Between the gutter and stucco above the right side of the living room.

2.3 Gutters & Downspouts

Inspected, Repair or Replace

(1) Several gutters were full of debris. Recommend cleaning.

(2) The front left downspout was disconnected from the drainage pipe. Repair.

3. Exterior Surfaces

3.0 Siding/Trim

Inspected, Repair or Replace

(1) Cracks were noted in the stucco and trim in various locations around the perimeter of the house. A large crack was also noted in the stucco below the front dining room bay window. Recommend further evaluation from a licensed contractor.

(2) Repairs were noted on the stucco at the front and rear sides of the house. Monitor for issues.

(3) Rot was noted in the following locations: Recommend further evaluation from a licensed contractor to evaluate all trim and repair.

- On the lower trim of the rear center exterior basement doors.
- On the lower trim of the front right bedroom windows.
- On the lower trim of the rear right sunroom window.
- On the lower trim of several right sunroom windows.
- On the upper trim of the rear left basement window.
- On the lower trim of the rear right family room window.
- On the lower trim and side of the right exterior garage entry door.
- On the upper trim above the right side of the dining room.
- Possible rot on the fascia trim above the left side of the front right bedroom.

(4) This house is constructed with stucco siding and this type of siding requires periodic maintenance to include proper sealing around doors, windows, etc. and also proper flashing on the roof. It is also recommend to have a stucco inspection from a licensed stucco inspector to ensure no moisture has accumulated behind the walls.

3.1 Windows

Inspected

(2) No head flashing was noted above the rear left basement window. Install.

3.2 Exterior Doors

Inspected, Repair or Replace

(1) The rear exterior basement double door in the rear right basement room was damaged. The door would also not close properly when tested. Repair.

(2) A gap was noted between the doors on the rear left exterior master bedroom doors. Repair.

(3) The right garage entry door was damaged and a gap was noted at the door jamb when the door was closed. Repair.

(4) The rear exterior sunroom door and rear exterior center basement room doors hit the thresholds when tested. Re-adjust the door hardware.

(5) Torn weather stripping was noted below the front door and rear exterior sunroom door. Repair.

(6) The factory weather stripping was missing on the front door jamb. Install.

(7) The right exterior garage entry door self closes when tested. Re-adjust the door hardware.

3.4 Exterior Fixtures

Inspected, Repair or Replace

(1) The following lights did not operate when tested: Repair.

- The right coach light.
- The front coach lights next to the front door and garage.
- The front right spot lights.

(2) Recommend sealing the following items:

- Open gaps noted around the front coach lights next to the porch.
- Open gaps noted around the front coach light above the garage.
- Open gap noted around the rear right coach light.

4. Garage / Carport

4.3 Garage Door (s)

Inspected, Repair or Replace

(1) The lower panel was damaged on the right garage door. Repair as necessary.

(2) Torn weather stripping was noted on the bottom of the right garage door. Repair.

(3) The right spring was stretched out above the right garage door. Repair.

4.4 Garage Door Openers

Inspected, Repair or Replace

The rear upper wall control button was loose. Repair.

4.5 Interior Entry Door

Inspected, Repair or Replace

The door self opens when tested. Re-adjust the door hardware.

4.6 Electrical

Inspected, Repair or Replace

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

5. Foundation

5.0 Framing/Support

Inspected, Repair or Replace

- (1) No fire barrier was noted on the basement ceiling below the master bathroom tub. Recommend installation.
- (2) Several cracks were noted on the basement slab. Monitor for further cracking and seal as necessary.
- (3) Exposed paper was noted on the insulation installed on several exterior walls. Recommend covering for added fire safety.
- (4) Plastic was noted on several insulated walls around the basement stairs. Recommend removing plastic, due to the plastic can act as a double vapor barrier and trap moisture.
- (5) Vertical cracks were noted on several concrete foundation walls. Monitor for further cracking and seal as needed.
- (6) Water spots were noted below several cracks on the foundation walls in the front right basement room. Recommend further evaluation from a licensed foundation expert.
- (7) One over notched 1st floor joist was noted next to the rear right corner in the rear center basement room. Recommend further evaluation from a licensed contractor.
- (8) Missing insulation was noted on several exterior walls. Recommend installation for added energy efficiency.

6. Kitchen

6.3 Floor/Finish

Inspected, Repair or Replace

- (1) Scratches were noted on the hardwood floors. Recommend further evaluation from a licensed flooring contractor.
- (2) The subfloor was squeaky when tested. Repair.

6.5 Fixtures & Outlets

Inspected, Repair or Replace

No outlets were noted on the right and left side of the sink. Recommend installation for added convenience.

6.6 GFCI Protection

Inspected, Repair or Replace

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

6.8 Sink/Faucet

Inspected, Repair or Replace

No p trap was noted on the drain pipe under the left side of the sink. Recommend further evaluation from a licensed plumber.

6.13 Garbage Disposal

Inspected, Repair or Replace

Loose conduit was noted on the electrical wire for the garbage disposal. Repair.

6.14 Exhaust Fan

Inspected, Repair or Replace

The exhaust fan appears to be vented into the bottom of the upper cabinets. Recommend ensuring proper venting of fan.

7. General Interior

7.2 Window/Trim

Inspected, Repair or Replace

Loose swiggle seals were noted on several sunroom windows. Recommend replacing glass.

7.3 Floor/Finish**Inspected, Repair or Replace**

- (1) The foyer subfloor was squeaky when tested. Repair.
- (2) Scratches were noted on the 1st floor hardwood floors in various locations. Recommend further evaluation from a licensed flooring contractor.
- (3) Dirty carpet was noted in the sunroom. Recommend cleaning.
- (4) Water spots were noted on the floor in the rear center basement room next to the exterior doors. Monitor for water intrusion.

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

- (2) Incorrect style cover was noted on the living room floor outlet. Recommend installing approved floor outlet cover.
- (3) Open wire splice was noted on the front wall in the front right basement room. Recommend installing a junction box.
- (4) Several basement outlets were not gfci rated outlets. Recommend replacing for added safety.
- (5) One open junction box was noted in the center left basement room. Recommend installing a cover.

7.7 Fireplace**Inspected, Repair or Replace**

The National Fire Protection Association (NFPA) recommends a Level II camera inspection of chimneys be performed by a Chimney Safety Institute of American (CSIA) certified chimney sweep **upon sale or transfer of the property**. See the website for more information: <http://www.csia.org/HomeownerResources/ChimneySafetyHotTopics/ChimneyInspections/tabid/116/Default.aspx>

8. Electrical**8.2 Branch Circuits****Inspected, Repair or Replace**

The panel box is manufactured by Challenger. Challenger, Eaton and GE breakers were installed in the panel box. Based on the manufacturers label the Eaton and GE breakers are not compatible in the panel box. Recommend further evaluation from a licensed electrician.

8.3 Bonding/Grounding**Inspected, Repair or Replace**

Several neutral wires were double tapped under the lugs on the buss bars. Recommend further evaluation from a licensed electrician regarding separating wires.

8.4 Smoke Detectors**Inspected, Repair or Replace**

- (1) The basement smoke detector appears aged and original to the house. The National Fire Protection Association recommends replacing smoke detectors every ten years.
- (2) Recommend replacing all batteries to the smoke detectors prior to occupancy. Periodically test alarms and replace batteries according to manufacturer's recommendation.
- (3) No smoke detector was noted in the 1st floor near the master bedroom. No smoke detector was also noted in the 2nd floor hallway near the left bedroom. Recommend installing a minimum of one smoke detector within 10' of bedrooms.

9. Laundry Facilities**9.0 Utility Hookups/Drain****Inspected, Repair or Replace**

No red knob was noted on the washing machine control valves indicating the hot water valve. Repair.

9.1 Dryer Vent**Inspected, Repair or Replace**

A CSIA Certified Dryer Exhaust Technician - "C-DET" is recommended to provide further inspection and cleaning of the dryer vent. Visit the following sight for more information: http://www.csia.org/homeowner-resources/clothes_dryer_vent_safety_tips.aspx for further information.

9.4 Floor**Inspected, Repair or Replace**

The subfloor was squeaky when tested. Repair.

10. Plumbing**10.2 Drainage****Inspected, Repair or Replace**

Concealed and underground sections of drains cannot be visually inspected. Have a qualified licensed plumber video scope the drains to check for obstructions or failure.

11. Heating**11.0 Heating Operation****Inspected, Repair or Replace**

(1) The attic furnace was near its designed age life. *The unit was producing sufficient hot air during the inspection.* Budget for replacement.

(2) Heating systems should be inspected and serviced on an annual basis and placed under a maintenance contract for continued performance and serviceability.

(3) Small water spots were noted inside the basement furnace near the burners. Monitor for issues.

11.3 Air Ducts**Inspected, Repair or Replace**

Open air ducts were noted next to the front and rear walls in the lower attic. Recommend sealing ducts.

11.4 Air Filter**Inspected, Repair or Replace**

The air filters were dirty. Recommend replacing.

12. Air Conditioning**12.0 Air Conditioner Operation****Not Inspected, Repair or Replace**

(1) Cooling systems should be inspected and serviced on an annual basis and placed under a maintenance contract for continued performance and serviceability.

(2) The ac units were not tested, due to the outside temperature was below 65 degrees. Damage could occur to the ac units if the units are operated. Recommend servicing units prior to the next cooling season.

(3) The ac units were un-level. Recommend re-leveling units.

13. Water Heater**13.0 Water Heater Operation****Inspected, Repair or Replace**

(1) The tpr valve drain was not located at the lowest point on the pipe. Repair.

(2) The water heater was near its designed age life. *The unit was producing sufficient hot water during the inspection.* Budget for replacement.

14(A) . Upper Attic

14.1.A Ventilation

Inspected, Repair or Replace

One bathroom exhaust fan vent pipe was disconnected from the roof vent near the attic door. Repair.

14.2.A Insulation

Inspected, Repair or Replace

(1) Low levels of insulation were noted in the attic. Recommend installing additional insulation for added energy efficiency.

(2) The basement furnace vent pipe was touching the insulation. Recommend a minimum of 1" clearance between the insulation and vent pipe.

(3) Loose batt insulation was noted on the front family room vertical wall. Re-secure.

14.4.A Attic Access

Inspected, Repair or Replace

(1) No insulation was noted on the attic entry door. Recommend installation for added energy efficiency.

(2) One spring arm was loose. Repair.

(3) Missing flooring was noted next to the access door. Recommend installation for added convenience.

14(B) . Lower Attic

14.2.B Insulation

Inspected, Repair or Replace

Loose batt insulation was noted on the left vertical wall. Re-secure.

15(A) . Master Bathroom

15.2.A Floor/Finish

Inspected, Repair or Replace

One floor tile was cracked next to the bathroom door. Repair.

15.5.A Countertops/Cabinets

Inspected, Repair or Replace

Recommend sealing open gap noted between backsplash and countertop at the right sink.

15.6.A Sinks

Inspected, Repair or Replace

(1) The sink drain plugs were broken. Repair.

(2) Accordion drain pipe was noted on the right sink drain. This type of piping is not permitted on drain pipes. Recommend replacing with a smooth wall drain pipe.

15.7.A Tubs/showers

Inspected, Repair or Replace

The tub faucet was loose. Repair.

15(B) . Right 2nd Floor Bathroom

15.5.B Sinks

Inspected, Repair or Replace

One sink drained slowly when tested. Recommend cleaning drain as necessary.

15(C) . Half Bathroom

15.1.C Floor/Finish

Inspected, Repair or Replace

The subfloor was squeaky when tested. Repair.

15(D) . Left 2nd Floor Bathroom

15.1.D Floor/Finish

Inspected, Repair or Replace

The subfloor was squeaky when tested. Repair.

15.8.D Toilets

Inspected, Repair or Replace

The toilet was located too close to the sink cabinet. Recommend a minimum of 15" from the center of the toilet to a wall or cabinet.

16(A) . Master Bedroom

16.3.A Floor/Finish

Inspected, Repair or Replace

The subfloor was squeaky when tested. Repair.

16(B) . Front Right Guest Bedroom

16.3.B Floor/Finish

Inspected, Repair or Replace

- (1) The carpet was dirty. Recommend cleaning.
- (2) The subfloor was squeaky when tested. Repair.

16(C) . Left Guest Bedroom

16.4.C Interior Doors/Hardware

Inspected, Repair or Replace

The bedroom door self opens when tested. Re-adjust the door hardware.

16(D) . Rear Right Guest Bedroom

16.3.D Floor/Finish

Inspected, Repair or Replace

The subfloor was un-level near the window. Recommend further evaluation from a licensed contractor.

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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