



## Inspection Report

**Mr. & Mrs. Homeowner**

**Property Address:**  
100 Main Street  
Anytown GA 30000



**Champ Home Inspections, Inc.**

**Jim Champ  
770-367-4123**

**[www.champhomeinspections.com](http://www.champhomeinspections.com)**

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<b>Date:</b> 1/1/2020	<b>Time:</b> 02:30 PM	<b>Report ID:</b>
<b>Property:</b> 100 Main Street Anytown GA 30000	<b>Customer:</b> Mr. & Mrs. Homeowner	<b>Real Estate Professional:</b>

**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:**  
No

**Estimated Age of House:**  
1992

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

**Weather:**  
Sunny

**Temperature:**  
Over 65

**Soil Conditions:**  
Dry

**1. Lot & Grounds**



rear deck



front porch

**Styles & Materials**

**Driveway:**

Concrete

**Walks/Steps:**

Concrete  
Wood

**Porches/Stoops:**

Open

**Decks/Balcony:**

Wood

**Landscaping:**

Established

		IN	NI	NP	RR
1.0	Grading	•			
1.1	Driveway	•			•
1.2	Porches/Stoops	•			•
1.3	Decks/Sunroom	•			•
1.4	Front Walks/Steps	•			
1.5	Rear Walks/Steps	•			•
1.6	Landscaping	•			•

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**IN NI NP RR**

**Comments:**

1.1 (1) Typical cracking noted on driveway.

1.1 (2) Erosion was noted below the driveway at the house connection. Settlement was also noted in this location. Recommend further evaluation from a licensed concrete contractor.

1.2 The front porch was leaning. Recommend further evaluation from a licensed contractor.

1.3 (1) The rear right post was damaged at the deck connection. Repair.

1.3 (2) Rot was noted on the left outer joist near the deck stairs. Repair.



1.3 Item 1(Picture) rot on joist

1.3 (3) Several deck joists were separating from the ledger connection causing inadequate bearing on wood. The ledger was also bowed outward at the connection to the house. Recommend further evaluation from a licensed contractor.



1.3 Item 2(Picture) ledger bowed

**1.3 (4)** The guard railings were too low. Recommend a minimum guard railing height of 36".

**1.3 (5)** The guard railing picket spacings were too far apart. Recommend a maximum picket spacing of 4".

**1.3 (6)** No flashing was noted between the deck and the house. Recommend installation.

**1.5 (1)** The riser openings were too large for the stairs. The riser openings shall not allow the passage of a 4" or large diameter sphere. Repair.



1.5 Item 1(Picture) riser openings too large

**1.5 (2)** The hand railing picket spacings were too far apart. Recommend a maximum picket spacing of 4".

**1.6 (1)** Recommend trimming over hanging tree branches noted around the perimeter of the house.

**1.6 (2)** Recommend removing vegetation growing on the left side of the house.

**2. Roof**

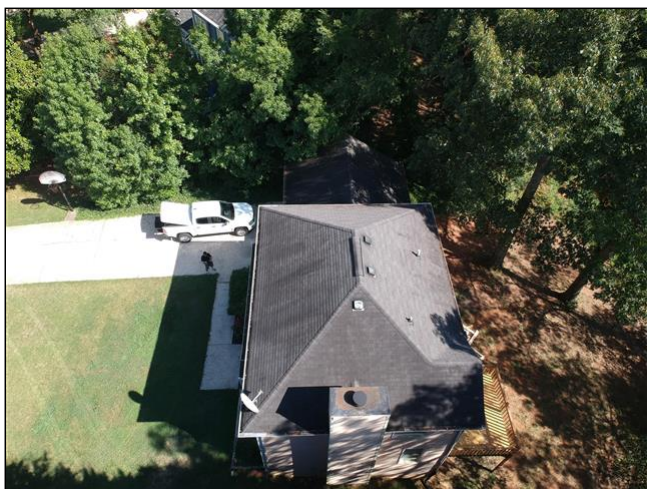
The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe 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.



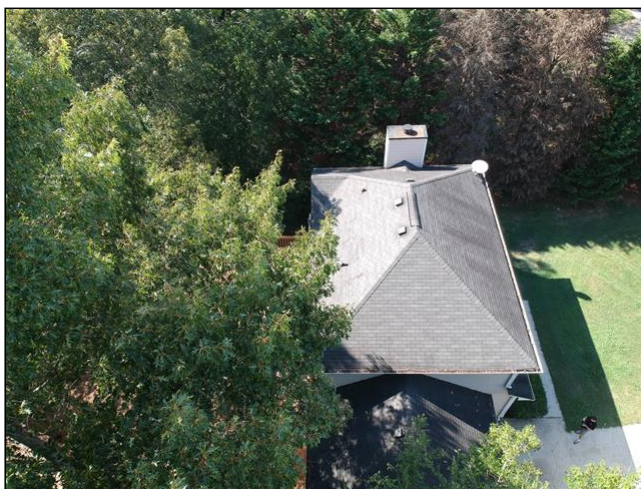
roof



roof



roof



roof

**Styles & Materials**

**Estimated Age:**

15 Years

**# of Layers:**

One

**Method of Inspection:**

Visual from Ground  
Drone

**Roof Covering:**

Asphalt

**Flashing:**

Aluminum

**Chimney:**

Framed

**Gutters & Downspouts:**

Aluminum

		IN	NI	NP	RR
2.0	Roof Coverings	•			•
2.1	Flashing/Valleys	•			•

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

IN NI NP RR

		IN	NI	NP	RR
2.2	Chimney	•			•
2.3	Gutters & Downspouts	•			•
		IN	NI	NP	RR

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**Comments:**

**2.0** Moss was noted on the front left side of the roof. The roof also appears to be near its designed age life. Recommend further evaluation from a licensed roofer and budget for replacement.

**2.1** The plumbing vent pipe boots appear to be worn and beyond their designed age life. Recommend replacing if necessary.

**2.2** The chimney cap was rusted. Recommend painting or replacing if necessary.

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

**2.3 (2)** The rear right downspout was loose. Repair.

**2.3 (3)** Missing elbows were noted on the front left downspout, front right downspout and rear right downspout. Install.

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  
Hardiplank

**Windows:**

Wood  
Insulated Panes

**Exterior Doors:**

Metal

**Location of GFCI reset:**

In the basement

**Location of outside hose bibb shut off:**

On the rear 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) Several siding boards were swelling or rotted at various locations on the front, left and rear sides of the house. Recommend further evaluation from a licensed contractor to evaluate all siding and repair as necessary.



3.0 Item 1(Picture) rot on siding

3.0 Item 2(Picture) rot on siding

3.0 (2) Peeling paint was noted on the siding and trim at various locations. Recommend house painting.

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 rear master bathroom window.
- On the front master bedroom windows.
- On the rear kitchen windows.
- On the front family room windows.
- On the rear left bedroom window.
- On the front left bedroom windows.
- On the front left upper fascia trim.
- On the front left lower corner trim.
- On the front shutters.
- On the front right corner trim.
- On the chimney corner trim boards.
- On the rear left fascia and soffit trim boards.
- On the rear basement windows.



3.0 Item 3(Picture) rotted trim

3.0 Item 4(Picture) rotted trim



3.0 Item 5(Picture) rotted trim

3.1 (See comment regarding rot.)

3.2 (1) No door closing hardware was noted on the rear family room screen door. The door was also sagging. Repair.

3.2 (2) No landing was noted below the rear exterior basement door. Install.

3.2 (3) Torn weather stripping was noted on the rear exterior family room door. Repair.

3.4 (1) The rear spot light in the deck area was damaged. Repair.



3.4 Item 1(Picture) damaged light

3.4 (2) The rear exterior lights did not operate when tested. Repair.

3.5 The exterior hose bibbs were loose. Repair.

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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:** Metal      **Number of Openers:** One

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floor	•			
4.3	Garage Door (s)	•			•
4.4	Garage Door Openers	•			•
4.5	Interior Entry Door	•			•
4.6	Electrical	•			•

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IN NI NP RR

**Comments:**

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



4.3 Item 1(Picture) torn weather stripping

4.3 (2) The right mounting board was pulling away from the wall. Repair.



4.3 Item 2(Picture) mount pulling away

4.4 The safety sensors were installed together next to the ceiling. Recommend installing sensors between 5" - 6" above the floor.



4.4 Item 1(Picture) sensors too high

**4.5** Torn weather stripping was noted on the door jamb. Repair.

**4.6** The right outlet was not a gfci rated outlet. 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.



right basement room



left basement room



rear center basement room

**Styles & Materials**

**Type of Foundation:**

Basement

**Framing/Support:**

Wood  
Poured Concrete

**Floor System Insulation:**

Batts

		IN	NI	NP	RR
5.0	Framing/Support	•			•

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IN NI NP RR

**Comments:**

**5.0** Water spots were noted on the subfloor below the rear family room exterior door. Monitor for leaks and repair as necessary.

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



**6. Kitchen**

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



kitchen



eating area

**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	Exhaust Fan	•			
6.12	Cooktop/Oven	•			•

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IN NI NP RR

**Comments:**

**6.2 (1)** Rot was noted on one window sash in the eating area. Repair.



6.2 Item 1(Picture) rot on window

**6.2 (2)** Fogged window sashes were noted on the rear windows. Recommend replacing glass.

**6.3** The hardwood floors were damaged in various locations. Repair.

**6.6** The front left countertop outlet was not a gfci rated outlet. Recommend replacing for added safety.

**6.7** The base cabinets were damaged. Repair.

**6.10 (1)** The dishwasher drain pipe was not secured properly in a high loop fashion to help prevent from siphoning of water back into the dishwasher. Repair.



6.10 Item 1(Picture) no high loop

6.10 (2) Several missing wheels were noted on the bottom rack in the dishwasher. Repair.



6.10 Item 2(Picture) missing wheels

6.10 (3) The dishwasher was not secured properly to the countertop. Repair.

6.12 (1) No anti-tip bracket was installed on the oven. Recommend installation.

6.12 (2) Several marks were noted on the cooktop. Repair.



6.12 Item 1(Picture) marks on cooktop

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

**7. General Interior**

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



family room



dining room



foyer

**Styles & Materials**

**# of Fireplaces:**

One

**Type of Fireplace:**

Wood Burning  
 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	•			•

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

IN NI NP RR

		IN	NI	NP	RR
7.5	Fixtures & Outlets	•			•
7.6	Closet/Storage	•			
7.7	Fireplace	•			•
7.8	Stairs	•			•

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IN NI NP RR

**Comments:**

7.0 (1) Patch work was noted on the family room ceiling. Monitor for issues.

7.0 (2) Exposed paper was noted on the insulation installed on the basement ceiling. Recommend reversing for added fire safety.

7.2 (1) Several windows would not open throughout the house and are probably painted shut. Recommend ensuring all windows open for added fire safety.

7.2 (2) Several fogged window sashes were noted on the front, right and rear family room windows. The foyer sidelight windows were also fogged. Recommend replacing glass.



7.2 Item 1(Picture) fogged window

7.2 (3) One broken window pane was noted on the front family room windows. Two broken window panes were also noted on the rear basement windows. Repair.



7.2 Item 2(Picture) broken panes

7.3 The 1st floor hardwood floors were damaged in several areas. Rot was also noted on the floor next to the rear exterior family room door. Repair.



7.3 Item 1(Picture) rot on floor



7.3 Item 2(Picture) damaged floor

7.4 One basement interior door was damaged. Repair.

7.5 One loose switch was noted near the heat pump. Repair.



7.5 Item 1(Picture) loose switch

7.7 (1) The hearth was damaged. Repair.



7.7 Item 1(Picture) damaged hearth

7.7 (2) 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>

7.7 (3) Cracks were noted on the rear wall of the fireplace firebox. Repair.



7.7 Item 2(Picture) cracks in fireplace

7.8 The carpet was dirty on the stairs. Recommend cleaning.

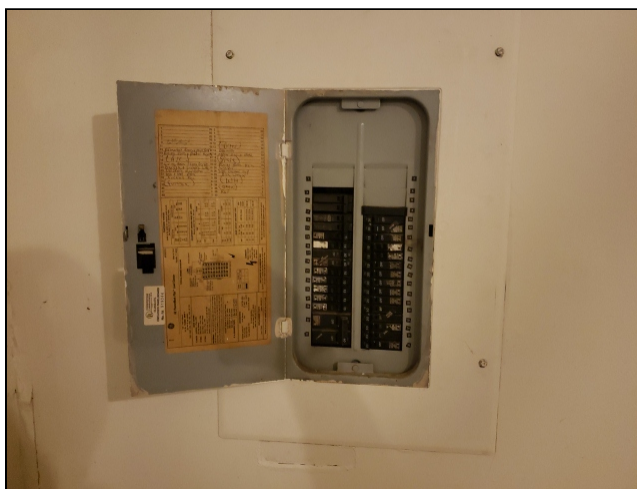
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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind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



**8. Electrical**

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



panel box

**Styles & Materials**

**Service:**

Underground

**Entrance Cable:**

Aluminum

**Panel Type:**

Circuit breakers

**# of Smoke Detectors:**

Three

**Location of Smoke Detectors:**

- In the basement
- In the first floor
- In the second floor

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

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IN NI NP RR

**Comments:**

**8.1** One open knockout was noted on the panel cover. Install cover.

**8.2** The 50 amp breaker labeled for the ac unit was oversized based on the maximum breaker rating labeled on the side of the ac unit. Recommend further evaluation from a licensed electrician.

**8.3 (1)** The smoke detectors appear aged and original to the house. The National Fire Protection Association recommends replacing smoke detectors every ten years.

**8.3 (2)** No smoke detector was noted in the left side of the 2nd floor. Recommend installing a minimum of one smoke detector within 10' of bedrooms.

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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

**Styles & Materials**

**Location:**

Next to the kitchen

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

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IN NI NP RR

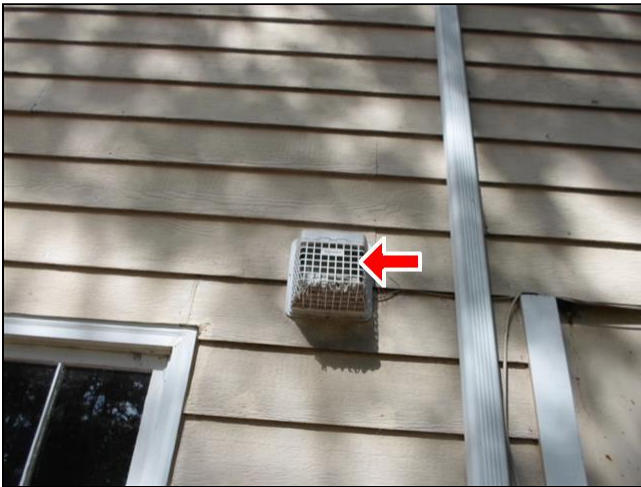
**Comments:**

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 red knob

9.1 (1) A screen was noted on the rear exterior dryer vent. Recommend removing for added fire safety.



9.1 Item 1(Picture) screen on vent

9.1 (2) A flex duct was noted for the dryer vent. Flex ducts are not permitted to be installed behind walls, but rather as a transition piece to the dryer. Recommend replacing with a smooth wall metal dryer vent.

9.1 (3) 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](http://www.csia.org/homeowner-resources/clothes_dryer_vent_safety_tips.aspx) for further information.

**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

**Water Supply:**

Pex

**Water Distribution:**

Polybutylene

**Drainage:**

PVC

**Water Pressure:**

90 psi

		IN	NI	NP	RR
10.0	Water Supply	•			
10.1	Distribution	•			•
10.2	Drainage	•			

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IN NI NP RR

**Comments:**

10.1 (1) This house is constructed with grey polybutylene piping with copper fittings. This type of piping has been part of a class action lawsuit, due to potential leaks. Recommend replacing with copper, cpvc or pex.

10.1 (2) No interior shut off valve was noted in the basement for the front exterior hose bibb. Recommend installation.

10.1 (3) The house water pressure was excessive. Recommend a water pressure range from 40psi - 80psi and further evaluation from a licensed plumber.

10.1 (4) Corrosion was noted on the fitting for the thermal expansion tank. Repair.



10.1 Item 1(Picture) corrosion on fitting

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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 heat pump

**Styles & Materials**

**Brand of unit 1:**  
CARRIER

**Approximate age of unit 1:**  
2017

**Filter Size of unit 1:**  
Unknown

**Fuel Source of unit 1:**  
Electric

**Location of unit 1:**  
In the basement

		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

**Comments:**

**11.3 (1)** Torn insulation was noted on the air duct below the heat pump. Repair.



11.3 Item 1(Picture) torn insulation

**11.3 (2)** No air flow was noted for the 2nd floor. Recommend further evaluation from a licensed HVAC contractor.

**11.4** The air filter was stuck inside the heat pump. Repair.

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



**12. Air Conditioning**



ac unit

**Styles & Materials**

**Brand of unit 1:**

Carrier

**Approximate age of unit 1:**

2017

**BTU's of unit 1:**

30,000

**Maximum breaker size of unit 1:**

30 amps

**Type of unit 1:**

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** The ac unit was located below the rear deck stairs. Recommend further evaluation from a licensed HVAC contractor to ensure proper clearance.

**13. Water Heater**



water heater

**Styles & Materials**

**Brand of unit 1:** Rheem      **Age of unit 1:** 1992      **Size (Gallons) of unit 1:** 40  
**Location of unit 1:** In the basement      **Type of unit 1:** Electric

		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 water heater is too small based on the Georgia State Amendments to the International Plumbing Code. For a 3 bedroom and 2 1/2 bathroom house the minimum size for an electric water heater is 50 gallons. Recommend upgrading water heater size.

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

14(A) . Garage Attic



garage attic

Styles & Materials

**Method Of Inspection:**  
Physical Entry

**Framing/Sheathing:**  
Rafters

**Ventilation:**  
Gable  
Ridge  
Soffit

**Insulation:**  
None

		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 The half bathroom fan was vented into the attic. Recommend venting to the exterior of the house.



14.1.A Item 1(Picture) fan in attic

14.5.A (1) Rodent droppings were noted in the attic. Recommend further evaluation from a licensed pest control company.



14.5.A Item 1(Picture) rodent droppings

14.5.A (2) A bat was noted on the left gable vent. Recommend further evaluation from a licensed pest control company.



14.5.A Item 2(Picture) bat on vent

14(B) . Upper Attic



upper attic

Styles & Materials

Method Of Inspection:

Visual From Access

Framing/Sheathing:

Rafters

Ventilation:

Ridge  
Soffit

Insulation:

Blown  
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

14.0.B (1) No fire barrier was noted between the chimney and attic space. Repair.



14.0.B Item 1(Picture) missing fire barrier

14.0.B (2) Water spots were noted on the right sheathing next to the chimney. Recommend further evaluation from a licensed roofer and monitor for leaks.



14.0.B Item 2(Picture) water spot

14.1.B (1) The bathroom fans were vented into the attic. Recommend venting to the exterior of the house.

14.1.B (2) Dents were noted in the passive vents of the attic. Recommend further evaluation from a licensed roofer to determine if hail damage is present on the roof.



14.1.B Item 1(Picture) dents in vents

14.2.B Loose insulation was noted above the master bathroom. Re-secure.



14.2.B Item 1(Picture) loose insulation

14.4.B No insulation was noted on the attic entry door. Recommend installation for added energy efficiency.



14.4.B Item 1(Picture) missing insulation

14.5.B Rodent droppings were noted in the attic. Recommend further evaluation from a licensed pest control company.



14.5.B Item 1(Picture) rodent droppings



**15(A) . Half Bathroom**

**Styles & Materials**

Location of bathroom GFCI reset:

On the outlet

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

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

IN NI NP RR

**Comments:**

**15.5.A** The sink drain plug was broken. Repair.

**15(B) . Master Bathroom**



master bathroom

**Styles & Materials**

Location of bathroom GFCI reset:

On the outlet

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

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

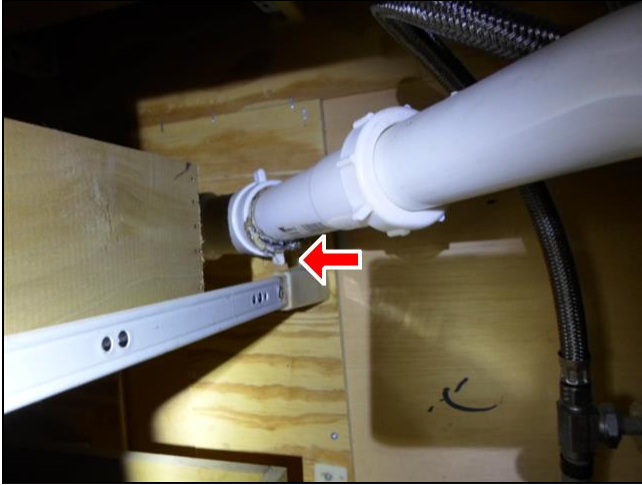
IN NI NP RR

**15.1.B** (1) The right window was fogged. Recommend replacing glass.

**15.1.B** (2) The window above the tub was not a safety tempered window. Recommend replacing for added safety.

**15.4.B** The light above the toilet did not operate when tested. The bulb may be blown.

**15.6.B** Water spots were noted below the rear sink drain pipe. Monitor for leaks.



15.6.B Item 1(Picture) water spot

**15.7.B** (1) The tub faucet was loose. Repair.

**15.7.B** (2) The shower control valve does not turn off properly when tested. Repair.

**15(C) . Guest Bathroom**



guest bathroom

**Styles & Materials**

**Location of bathroom GFCI reset:**

On the outlet

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

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

IN NI NP RR

**15.7.C (1)** The shower diverter did not fully engage when tested. Repair.

**15.7.C (2)** The tub drained slowly when tested. Repair.

**16(A) . Rear Left Bedroom**



rear left 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:**

**16.2.A** The top sash was broken on the rear window. Repair.



16.2.A Item 1(Picture) broken window

**16.3.A** The hardwood floors were damaged. Repair.

**16.4.A** One closet door was damaged. Repair.

**16(B) . Front Left Bedroom**



front left 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**

**16.2.B** The windows were fogged. Recommend replacing glass.

**16.3.B** The hardwood floors were damaged. Repair.



16.3.B Item 1(Picture) damaged floors

16.4.B The closet door was damaged. Repair.



16.4.B Item 1(Picture) damaged door



**16(C) . Master Bedroom**



master 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**

**16.2.C** The windows were fogged. Recommend replacing glass.

**16.3.C** (1) The hardwood floors were damaged. Repair.

**16.3.C** (2) The subfloor was squeaky. Repair.

**16.4.C** The bedroom door hits the door jamb when tested. Re-adjust the door hardware.

## General Summary



Champ Home Inspections, Inc.

770-367-4123

[www.champhomeinspections.com](http://www.champhomeinspections.com)

### Customer

Mr. & Mrs. Homeowner

### Address

100 Main 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

### 1.1 Driveway

#### Inspected, Repair or Replace

(2) Erosion was noted below the driveway at the house connection. Settlement was also noted in this location. Recommend further evaluation from a licensed concrete contractor.

### 1.2 Porches/Stoops

#### Inspected, Repair or Replace

The front porch was leaning. Recommend further evaluation from a licensed contractor.

### 1.3 Decks/Sunroom

#### Inspected, Repair or Replace

- (1) The rear right post was damaged at the deck connection. Repair.
- (2) Rot was noted on the left outer joist near the deck stairs. Repair.
- (3) Several deck joists were separating from the ledger connection causing inadequate bearing on wood. The ledger was also bowed outward at the connection to the house. Recommend further evaluation from a licensed contractor.
- (4) The guard railings were too low. Recommend a minimum guard railing height of 36".
- (5) The guard railing picket spacings were too far apart. Recommend a maximum picket spacing of 4".
- (6) No flashing was noted between the deck and the house. Recommend installation.

**1.5 Rear Walks/Steps**

**Inspected, Repair or Replace**

- (1) The riser openings were too large for the stairs. The riser openings shall not allow the passage of a 4" or large diameter sphere. Repair.
- (2) The hand railing picket spacings were too far apart. Recommend a maximum picket spacing of 4".

**1.6 Landscaping**

**Inspected, Repair or Replace**

- (1) Recommend trimming over hanging tree branches noted around the perimeter of the house.
- (2) Recommend removing vegetation growing on the left side of the house.

**2. Roof**

**2.0 Roof Coverings**

**Inspected, Repair or Replace**

Moss was noted on the front left side of the roof. The roof also appears to be near its designed age life. Recommend further evaluation from a licensed roofer and budget for replacement.

**2.1 Flashing/Valleys**

**Inspected, Repair or Replace**

The plumbing vent pipe boots appear to be worn and beyond their designed age life. Recommend replacing if necessary.

**2.2 Chimney**

**Inspected, Repair or Replace**

The chimney cap was rusted. Recommend painting or replacing if necessary.

**2.3 Gutters & Downspouts**

**Inspected, Repair or Replace**

- (1) Several gutters were full of debris. Recommend cleaning.
- (2) The rear right downspout was loose. Repair.
- (3) Missing elbows were noted on the front left downspout, front right downspout and rear right downspout. Install.

**3. Exterior Surfaces**

**3.0 Siding/Trim**

**Inspected, Repair or Replace**

- (1) Several siding boards were swelling or rotted at various locations on the front, left and rear sides of the house. Recommend further evaluation from a licensed contractor to evaluate all siding and repair as necessary.
- (2) Peeling paint was noted on the siding and trim at various locations. Recommend house painting.
- (3) Rot was noted in the following locations: Recommend further evaluation from a licensed contractor to evaluate all trim and repair.
  - On the rear master bathroom window.
  - On the front master bedroom windows.
  - On the rear kitchen windows.
  - On the front family room windows.
  - On the rear left bedroom window.
  - On the front left bedroom windows.
  - On the front left upper fascia trim.
  - On the front left lower corner trim.
  - On the front shutters.
  - On the front right corner trim.
  - On the chimney corner trim boards.

- On the rear left fascia and soffit trim boards.
- On the rear basement windows.

**3.2 Exterior Doors**

**Inspected, Repair or Replace**

- (1) No door closing hardware was noted on the rear family room screen door. The door was also sagging. Repair.
- (2) No landing was noted below the rear exterior basement door. Install.
- (3) Torn weather stripping was noted on the rear exterior family room door. Repair.

**3.4 Exterior Fixtures**

**Inspected, Repair or Replace**

- (1) The rear spot light in the deck area was damaged. Repair.
- (2) The rear exterior lights did not operate when tested. Repair.

**3.5 Exterior Hose Bibbs**

**Inspected, Repair or Replace**

The exterior hose bibbs were loose. Repair.

**4. Garage / Carport**

**4.3 Garage Door (s)**

**Inspected, Repair or Replace**

- (1) Torn weather stripping was noted on the bottom of the garage door. Repair.
- (2) The right mounting board was pulling away from the wall. Repair.

**4.4 Garage Door Openers**

**Inspected, Repair or Replace**

The safety sensors were installed together next to the ceiling. Recommend installing sensors between 5" - 6" above the floor.

**4.5 Interior Entry Door**

**Inspected, Repair or Replace**

Torn weather stripping was noted on the door jamb. Repair.

**4.6 Electrical**

**Inspected, Repair or Replace**

The right outlet was not a gfci rated outlet. Recommend replacing for added safety.

**5. Foundation**

**5.0 Framing/Support**

**Inspected, Repair or Replace**

Water spots were noted on the subfloor below the rear family room exterior door. Monitor for leaks and repair as necessary.

**6. Kitchen**

**6.2 Windows/Trim**

**Inspected, Repair or Replace**

- (1) Rot was noted on one window sash in the eating area. Repair.
- (2) Fogged window sashes were noted on the rear windows. Recommend replacing glass.

**6.3 Floor/Finish**

**Inspected, Repair or Replace**

The hardwood floors were damaged in various locations. Repair.

**6.6 GFCI Protection**

**Inspected, Repair or Replace**

The front left countertop outlet was not a gfci rated outlet. Recommend replacing for added safety.

**6.7 Countertops/Cabinets**

**Inspected, Repair or Replace**

The base cabinets were damaged. Repair.

**6.10 Dishwasher**

**Inspected, Repair or Replace**

(1) The dishwasher drain pipe was not secured properly in a high loop fashion to help prevent from siphoning of water back into the dishwasher. Repair.

(2) Several missing wheels were noted on the bottom rack in the dishwasher. Repair.

(3) The dishwasher was not secured properly to the countertop. Repair.

**6.12 Cooktop/Oven**

**Inspected, Repair or Replace**

(1) No anti-tip bracket was installed on the oven. Recommend installation.

(2) Several marks were noted on the cooktop. Repair.

**7. General Interior**

**7.0 Ceilings**

**Inspected, Repair or Replace**

(1) Patch work was noted on the family room ceiling. Monitor for issues.

(2) Exposed paper was noted on the insulation installed on the basement ceiling. Recommend reversing for added fire safety.

**7.2 Window/Trim**

**Inspected, Repair or Replace**

(1) Several windows would not open throughout the house and are probably painted shut. Recommend ensuring all windows open for added fire safety.

(2) Several fogged window sashes were noted on the front, right and rear family room windows. The foyer sidelight windows were also fogged. Recommend replacing glass.

(3) One broken window pane was noted on the front family room windows. Two broken window panes were also noted on the rear basement windows. Repair.

**7.3 Floor/Finish**

**Inspected, Repair or Replace**

The 1st floor hardwood floors were damaged in several areas. Rot was also noted on the floor next to the rear exterior family room door. Repair.

**7.4 Interior Doors/Hardware**

**Inspected, Repair or Replace**

One basement interior door was damaged. Repair.

**7.5 Fixtures & Outlets**

**Inspected, Repair or Replace**

One loose switch was noted near the heat pump. Repair.

**7.7 Fireplace****Inspected, Repair or Replace**

(1) The hearth was damaged. Repair.

(2) 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>

(3) Cracks were noted on the rear wall of the fireplace firebox. Repair.

**7.8 Stairs****Inspected, Repair or Replace**

The carpet was dirty on the stairs. Recommend cleaning.

**8. Electrical****8.1 Panel****Inspected, Repair or Replace**

One open knockout was noted on the panel cover. Install cover.

**8.2 Branch Circuits****Inspected, Repair or Replace**

The 50 amp breaker labeled for the ac unit was oversized based on the maximum breaker rating labeled on the side of the ac unit. Recommend further evaluation from a licensed electrician.

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

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

(2) No smoke detector was noted in the left side of the 2nd floor. 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**

(1) A screen was noted on the rear exterior dryer vent. Recommend removing for added fire safety.

(2) A flex duct was noted for the dryer vent. Flex ducts are not permitted to be installed behind walls, but rather as a transition piece to the dryer. Recommend replacing with a smooth wall metal dryer vent.

(3) 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](http://www.csia.org/homeowner-resources/clothes_dryer_vent_safety_tips.aspx) for further information.

**10. Plumbing****10.1 Distribution****Inspected, Repair or Replace**

(1) This house is constructed with grey polybutylene piping with copper fittings. This type of piping has been part of a class action lawsuit, due to potential leaks. Recommend replacing with copper, cpvc or pex.

- (2) No interior shut off valve was noted in the basement for the front exterior hose bibb. Recommend installation.
- (3) The house water pressure was excessive. Recommend a water pressure range from 40psi - 80psi and further evaluation from a licensed plumber.
- (4) Corrosion was noted on the fitting for the thermal expansion tank. Repair.

**11. Heating**

**11.3 Air Ducts**

**Inspected, Repair or Replace**

- (1) Torn insulation was noted on the air duct below the heat pump. Repair.
- (2) No air flow was noted for the 2nd floor. Recommend further evaluation from a licensed HVAC contractor.

**11.4 Air Filter**

**Inspected, Repair or Replace**

The air filter was stuck inside the heat pump. Repair.

**12. Air Conditioning**

**12.0 Air Conditioner Operation**

**Inspected, Repair or Replace**

The ac unit was located below the rear deck stairs. Recommend further evaluation from a licensed HVAC contractor to ensure proper clearance.

**13. Water Heater**

**13.0 Water Heater Operation**

**Inspected, Repair or Replace**

- (1) The water heater is too small based on the Georgia State Amendments to the International Plumbing Code. For a 3 bedroom and 2 1/2 bathroom house the minimum size for an electric water heater is 50 gallons. Recommend upgrading water heater size.
- (2) The water heater was beyond its designed age life. *The unit was producing sufficient hot water during the inspection.* Budget for replacement.

**14(A) . Garage Attic**

**14.1.A Ventilation**

**Inspected, Repair or Replace**

The half bathroom fan was vented into the attic. Recommend venting to the exterior of the house.

**14.5.A Evidence of Rodents**

**Inspected, Repair or Replace**

- (1) Rodent droppings were noted in the attic. Recommend further evaluation from a licensed pest control company.
- (2) A bat was noted on the left gable vent. Recommend further evaluation from a licensed pest control company.

**14(B) . Upper Attic**

**14.0.B Framing/Sheathing**

**Inspected, Repair or Replace**

- (1) No fire barrier was noted between the chimney and attic space. Repair.

(2) Water spots were noted on the right sheathing next to the chimney. Recommend further evaluation from a licensed roofer and monitor for leaks.

**14.1.B Ventilation**

**Inspected, Repair or Replace**

- (1) The bathroom fans were vented into the attic. Recommend venting to the exterior of the house.
- (2) Dents were noted in the passive vents of the attic. Recommend further evaluation from a licensed roofer to determine if hail damage is present on the roof.

**14.2.B Insulation**

**Inspected, Repair or Replace**

Loose insulation was noted above the master bathroom. Re-secure.

**14.4.B Attic Access**

**Inspected, Repair or Replace**

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

**14.5.B Evidence of Rodents**

**Inspected, Repair or Replace**

Rodent droppings were noted in the attic. Recommend further evaluation from a licensed pest control company.

**15(A) . Half Bathroom**

**15.5.A Sinks**

**Inspected, Repair or Replace**

The sink drain plug was broken. Repair.

**15(B) . Master Bathroom**

**15.1.B Windows/Trim**

**Inspected, Repair or Replace**

- (1) The right window was fogged. Recommend replacing glass.
- (2) The window above the tub was not a safety tempered window. Recommend replacing for added safety.

**15.4.B Fixtures/Outlets/GFCI Protection**

**Inspected, Repair or Replace**

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

**15.6.B Sinks**

**Inspected, Repair or Replace**

Water spots were noted below the rear sink drain pipe. Monitor for leaks.

**15.7.B Tubs/showers**

**Inspected, Repair or Replace**

- (1) The tub faucet was loose. Repair.
- (2) The shower control valve does not turn off properly when tested. Repair.

**15(C) . Guest Bathroom**

**15.7.C Tubs/showers**

**Inspected, Repair or Replace**

- (1) The shower diverter did not fully engage when tested. Repair.



(2) The tub drained slowly when tested. Repair.

**16(A) . Rear Left Bedroom**

**16.2.A Windows/Trim**

**Inspected, Repair or Replace**

The top sash was broken on the rear window. Repair.

**16.3.A Floor/Finish**

**Inspected, Repair or Replace**

The hardwood floors were damaged. Repair.

**16.4.A Interior Doors/Hardware**

**Inspected, Repair or Replace**

One closet door was damaged. Repair.

**16(B) . Front Left Bedroom**

**16.2.B Windows/Trim**

**Inspected, Repair or Replace**

The windows were fogged. Recommend replacing glass.

**16.3.B Floor/Finish**

**Inspected, Repair or Replace**

The hardwood floors were damaged. Repair.

**16.4.B Interior Doors/Hardware**

**Inspected, Repair or Replace**

The closet door was damaged. Repair.

**16(C) . Master Bedroom**

**16.2.C Windows/Trim**

**Inspected, Repair or Replace**

The windows were fogged. Recommend replacing glass.

**16.3.C Floor/Finish**

**Inspected, Repair or Replace**

(1) The hardwood floors were damaged. Repair.

(2) The subfloor was squeaky. Repair.

**16.4.C Interior Doors/Hardware**

**Inspected, Repair or Replace**

The bedroom door hits the door jamb when tested. Re-adjust the door hardware.

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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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