



Inspection Report

Mr. Homeowner

Property Address:
123 Anytown Street
Lot #265
Anytown GA 30000



Champ Home Inspections, Inc.

Jim Champ
770-367-4123
www.champhomeinspections.com

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Date: 10/20/2023	Time: 12:00 PM	Report ID: mr. homeowner
Property: 123 Anytown Street Lot #265 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: No	Estimated Age of House: New Construction	Type of Structure: Single Family (2 story on a basement)
Weather: Sunny	Temperature: Over 65	Soil Conditions: Dry

1. Lot & Grounds



front porch



rear deck

Styles & Materials

Driveway:

Concrete

Walks/Steps:

- Concrete
- Brick
- Wood

Porches/Stoops:

Enclosed

Decks/Balcony:

Wood

Landscaping:

Not 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 Typical cracking noted on driveway.

2. Roof

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



roof



roof



roof



roof



roof

Styles & Materials

Estimated Age:

< 1 Year

of Layers:

One

Method of Inspection:

Drone

Roof Covering:

Asphalt

Flashing:

Aluminum

Chimney:

Metal

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) Roofing debris was noted in various locations on the roof. Recommend cleaning.



2.0 Item 1(Picture) debris on roof

2.0 (2) Cupped shingles were noted on the rear side of the roof next to the upper gutter. Cupped shingles were also noted on the front right side of the roof. Recommend further evaluation from the builders roofer to evaluate the entire roof and repair.



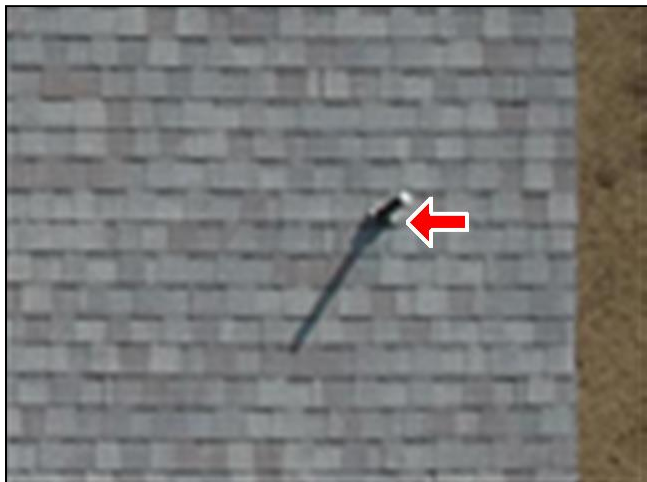
2.0 Item 2(Picture) cupped shingles

2.1 (1) Exposed nails were noted on the ridge vent above the rear eating area. Recommend sealing.



2.1 Item 1(Picture) exposed nails

2.1 (2) A plumbing vent pipe boot was missing on the rear left side of the roof. Recommend further evaluation from the builders roofer.



2.1 Item 2(Picture) missing boot

2.1 Item 3(Picture) daylight in attic

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

3. Exterior Surfaces

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



left side



right side

Styles & Materials

Siding/Trim:

Brick
Hardiplank

Windows:

Vinyl
Insulated Panes

Exterior Doors:

Metal

Location of GFCI reset:

In the panel box

Location of outside hose bibb shut off:

Below the kitchen sink
Above the water heater

		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) Recommend sealing open mortar joint noted in the brick at the front left corner of the porch.



3.0 Item 1(Picture) open joint

3.0 (2) Exposed osb was noted on the left side of the house at the ac line set. Repair.



3.0 Item 2(Picture) exposed osb

3.0 (3) One un-painted piece of trim was noted on the right side of the house. Repair.



3.0 Item 3(Picture) un-painted trim

3.2 One strike plate was missing on the rear exterior family room door. Install.



3.2 Item 1(Picture) missing strike plate

3.4 (1) One loose vent screen was noted on the rear left side of the house. Repair.



3.4 Item 1(Picture) loose screen

3.4 (2) Recommend sealing open gap noted around the left couch light next to the garage.



3.4 Item 2(Picture) open gap

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

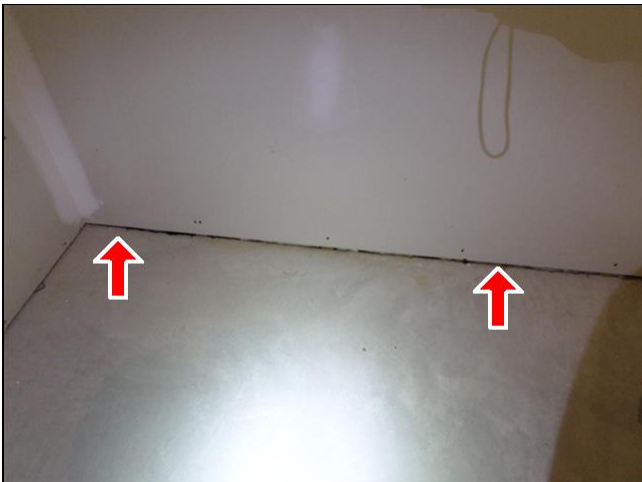
		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			•
4.2	Floor	•			
4.3	Garage Door (s)	•			
4.4	Garage Door Openers	•			
4.5	Interior Entry Door	•			
4.6	Electrical	•			

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IN NI NP RR

Comments:

4.1 Recommend sealing open gap noted along rear wall at the slab connection.



4.1 Item 1(Picture) open gap

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.



front left basement room



rear left basement room



future basement bathroom



rear center basement room



rear right basement room



front right basement room



front hallway

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 (1) Small diameter cracks of 1/8" or less were observed in the basement slab and several foundation walls. Cracks in concrete are common and are often the result of settling or shrinkage during the drying / curing process. In general, these do not present a problem unless a significant crack or settling is observed. Cracks may be sealed to reduce the potential for moisture and soil gases including radon to enter the basement.



5.0 Item 1(Picture) crack on wall



5.0 Item 2(Picture) crack on slab



5.0 Item 3(Picture) crack on slab



5.0 Item 4(Picture) crack on wall

5.0 (2) Water was noted next to the sewage ejector pump basin. Recommend ensuring area is dry.



5.0 Item 5(Picture) water next to basin

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:

Gas

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	Microwave (Built-in)	•			
6.12	Garbage Disposal	•			
6.13	Exhaust Fan	•			•
6.14	Cooktop/Oven	•			

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IN NI NP RR

Comments:

6.7 One handle was missing on a cabinet door. Install.

6.10 The dishwasher did not operate when tested. Repair.

6.13 The exhaust fan appears to vent next to the ceiling. Recommend ensuring proper venting on exhaust fan.

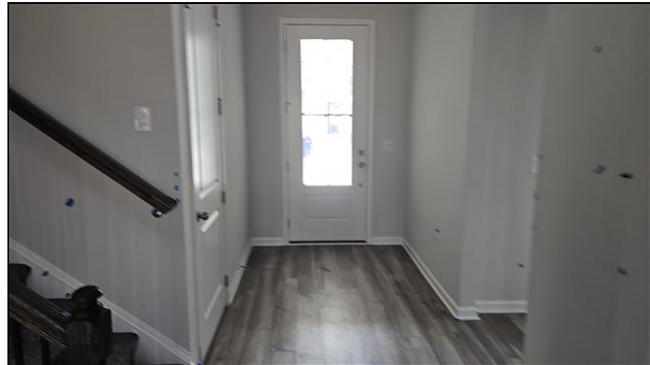
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report 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

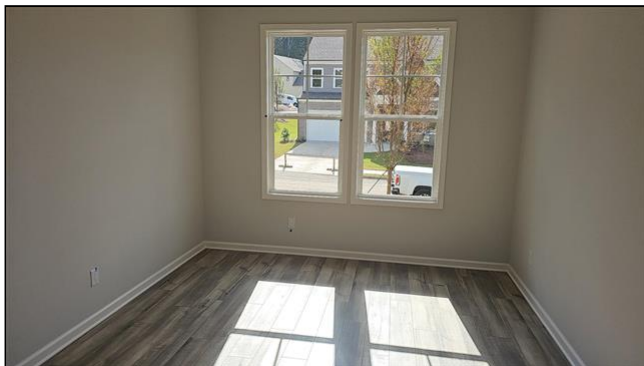
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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.



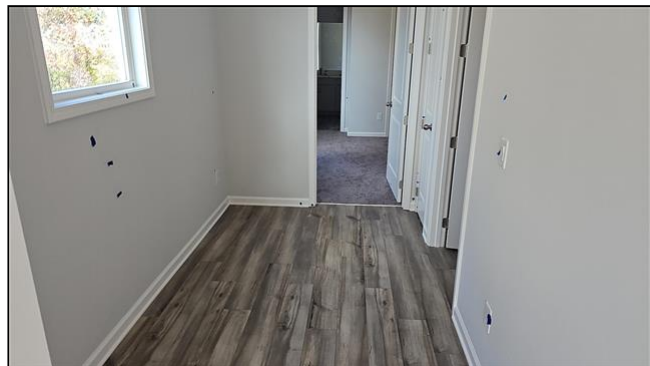
family room



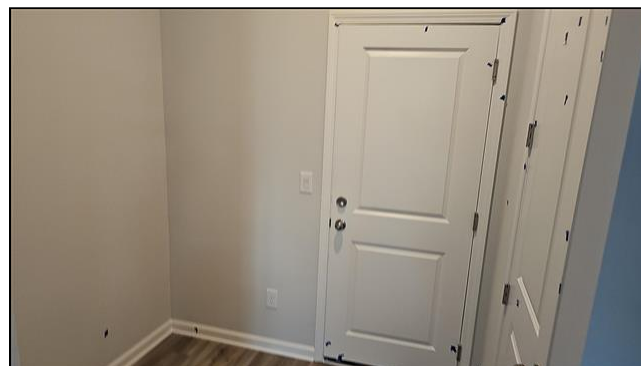
foyer



living room view 1



living room view 2



right 1st floor bathroom

Styles & Materials

of Fireplaces:

One

Type of Fireplace:

- Gas Log
- Electric Starter
- Prefab Insert

		IN	NI	NP	RR
7.0	Ceilings	•			

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IN NI NP RR

		IN	NI	NP	RR
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:

7.4 The interior basement entry door hits the strike plate when tested. Repair.

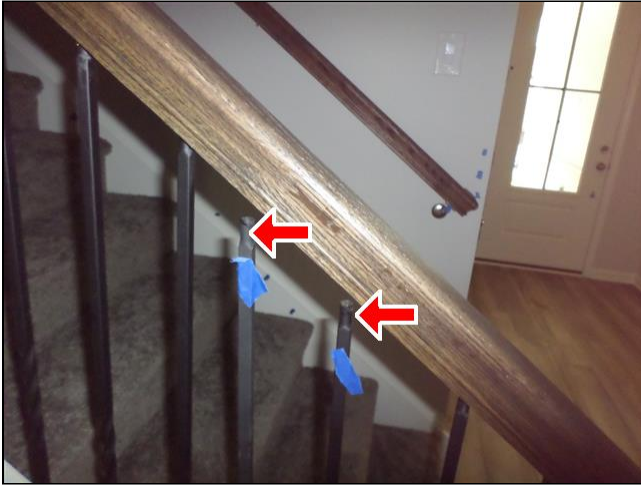
7.5 A loose wire was noted below the basement stairs. Repair.



7.5 Item 1(Picture) loose wire

7.7 Work was being performed on the fireplace at the time of the inspection. The fireplace did not ignite when tested. Repair.

7.8 Two spindles were loose on the foyer stair hand railing. Repair.



7.8 Item 1(Picture) loose spindles

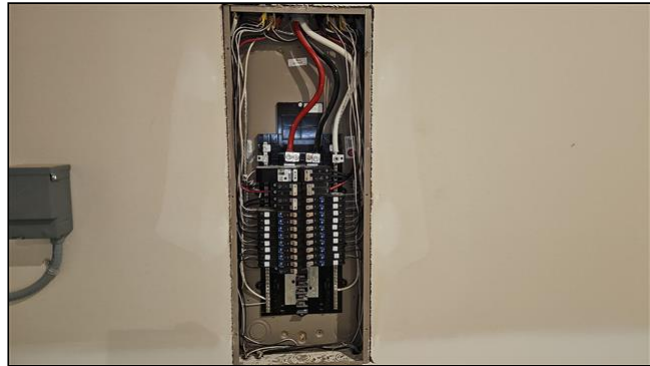
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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

Bonding/Grounding:

Rod

of Smoke Detectors:

Eight

Location of Smoke Detectors:

- In the basement
- In the first floor
- In the second floor
- In each bedroom

		IN	NI	NP	RR
8.0	Entrance Cable	•			
8.1	Panel	•			
8.2	GFCI (In Panel)	•			
8.3	Arc Fault	•			
8.4	Branch Circuits	•			
8.5	Bonding/Grounding	•			
8.6	Smoke Detectors	•			

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IN NI NP RR

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 2nd floor hallway

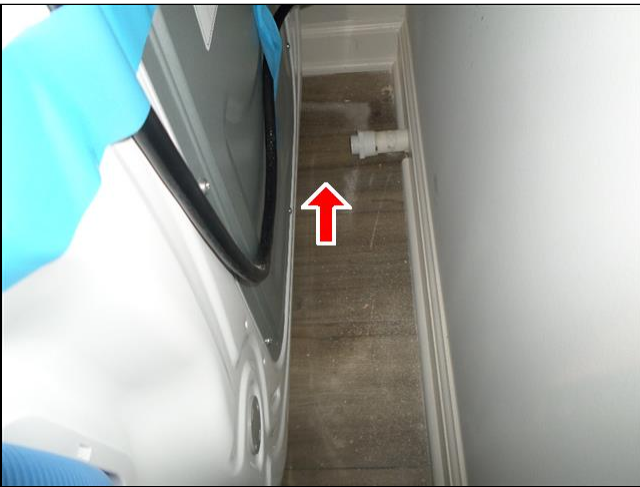
		IN	NI	NP	RR
9.0	Utility Hookups/Drain	•			
9.1	Dryer Vent	•			
9.2	Ceilings	•			
9.3	Walls	•			
9.4	Floor	•			•
9.5	Door	•			
9.6	Utility Sink	•			•
9.7	Electrical	•			

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IN NI NP RR

Comments:

9.4 The washing machine over flow pan was missing during the inspection. Install.



9.4 Item 1(Picture) missing pan

9.6 The utility sink was not secured properly to the wall and / or floor. 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 right side of the house

Water Supply:

Pex

Water Distribution:

PEX

Drainage:

PVC

Water Pressure:

45 psi

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

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IN NI NP RR

Comments:

10.2 (1) 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.

10.2 (2) A cap was missing on a drain pipe in the basement bathroom. Install.



10.2 Item 1(Picture) missing cap

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

11. Heating

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



furnace

Styles & Materials

Brand of unit 1:

TRANE

Approximate age of unit 1:

2021

BTU's of unit 1:

100,000

Filter Size of unit 1:

(Two filters)
16x25

Fuel Source of unit 1:

Gas

Location of unit 1:

In the attic

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

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IN NI NP RR

Comments:

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

11.3 The foil tape for the joints at the HVAC unit is visible behind the mastic. This indicates that the mastic sealant is of not sufficient thickness. Per industry standards, the mastic should be 0.08 inches or 2 mil. in thickness.

See GA DCA 2011 Amendments to IECC 2009 403.2.4 for compliance requirements.



11.3 Item 1(Picture) visible words

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 unit

Styles & Materials

Brand of unit 1:

Trane

Approximate age of unit 1:

2023

BTU's of unit 1:

60,000

Maximum breaker size of unit 1:

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

13. Water Heater



water heater

Styles & Materials

Brand of unit 1: Rheem
Age of unit 1: 2023
Size (Gallons) of unit 1: 45
Location of unit 1: In the garage
Type of unit 1: Electric

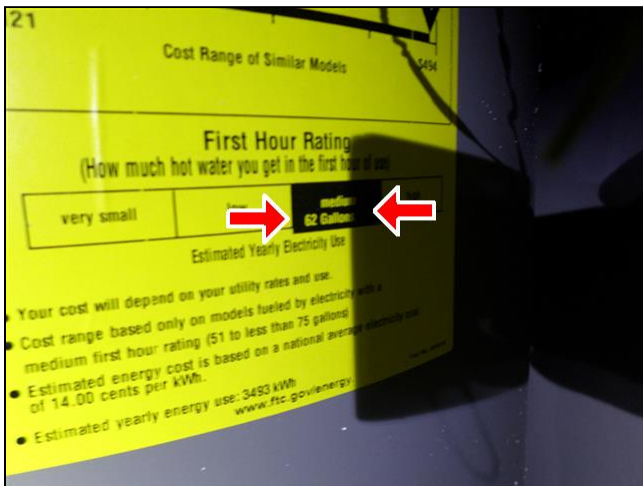
		IN	NI	NP	RR
13.0	Water Heater Operation	•			•

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

IN NI NP RR

Comments:

13.0 The water heater is too small based on the Georgia State Amendments to the International Plumbing Code. For a 4 bedroom and 3 1/2 bathroom house the minimum first hour rating for a water heater is 74 gallons. Recommend upgrading water heater size. https://www.dca.ga.gov/sites/default/files/ipc_2022_amendments.pdf



13.0 Item 1(Picture) first hour rating

14(A) . Lower Attic



lower attic

Styles & Materials

Method Of Inspection:
Visual From Access

Framing/Sheathing:
Trusses

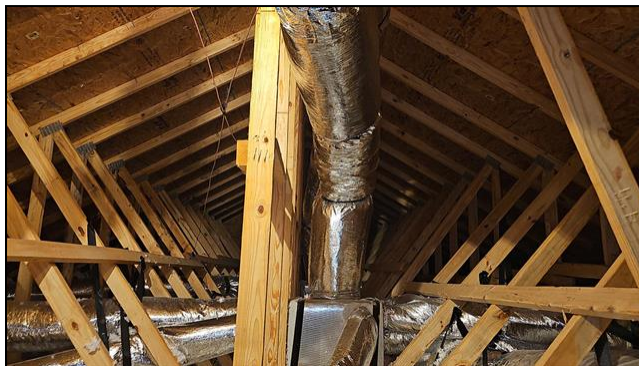
Ventilation:
Ridge
Soffit

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

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

IN NI NP RR

14(B) . Upper Attic



attic

Styles & Materials

Method Of Inspection:

Physical Entry

Framing/Sheathing:

Trusses

Ventilation:

Ridge
Soffit

Insulation:

Blown

		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

Comments:

14.1.B A small gap was noted in several areas at the ridge vent. Recommend further evaluation from the builders roofer to ensure proper upper ventilation.



14.1.B Item 1(Picture) small gap

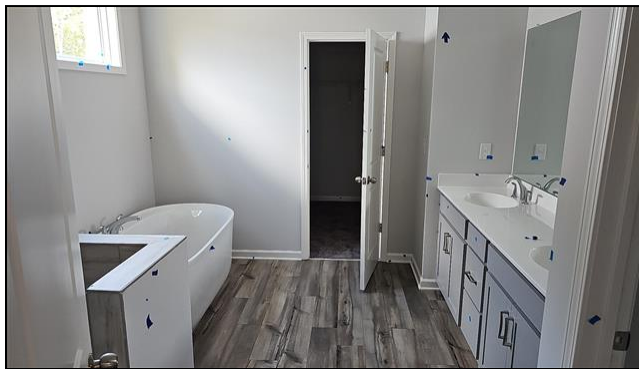
14.2.B (1) The blown insulation is too low. Recommend installing a minimum of R 38 value. Per the International Energy Conservation Code, 2015 edition with 2020 Georgia Amendments, Table 402.1.2 requires R-38 insulation in attics.



14.2.B Item 1(Picture) low insulation

14.2.B (2) Inspector was unable to locate the required Georgia Residential Energy Code Compliance Certificate. This certificate is usually located on the panel box cover.

15(A) . Master Bathroom



master bathroom

Styles & Materials

Location of bathroom GFCI reset:

On the outlet

		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:

15.5.A Two handles were missing on the cabinet doors. Install.

15.7.A (1) The shower door was missing. Install.

15.7.A (2) Recommend sealing open grout joint in the corner of the shower.



15.7.A Item 1(Picture) open gap

15(B) . 2nd Floor Bathroom



2nd floor bathroom

Styles & Materials

Location of bathroom GFCI reset:

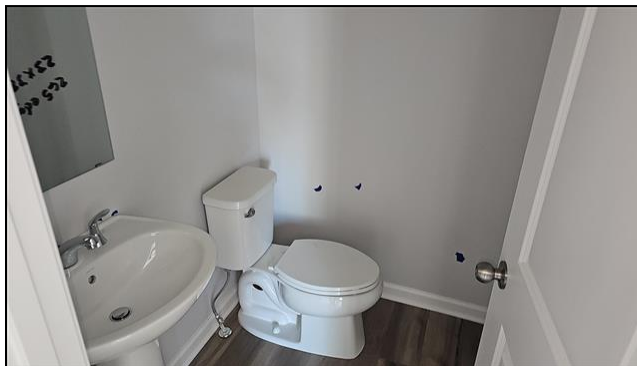
On the outlet

		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(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

15.3.C (1) The ceiling vent cover was missing. Install.



15.3.C Item 1(Picture) missing vent

15.3.C (2) The wall recessed light was loose. Repair.



15.3.C Item 2(Picture) loose light

15(D) . 1st Floor Bathroom



1st floor bathroom

Styles & Materials

Location of bathroom GFCI reset:

On the outlet

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

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

IN NI NP RR

15.5.D Missing shoe molding was noted on the sink cabinet. Install.



15.5.D Item 1(Picture) missing trim

15.6.D The water lines were not connected on the sink faucets at the time of the inspection. Install.



15.6.D Item 1(Picture) water lines not connected

16(A) . 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

16(B) . Front Left 2nd Floor 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(C) . Rear Left 2nd Floor Bedroom



rear 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(D) . 1st Floor Bedroom



1st floor 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(E) . Loft



loft

		IN	NI	NP	RR
16.0.E	Ceilings	•			
16.1.E	Walls	•			
16.2.E	Windows/Trim	•			
16.3.E	Floor/Finish	•			
16.4.E	Closets	•			
16.5.E	Fixtures & Outlets	•			

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

IN NI NP RR

General Summary



Champ Home Inspections, Inc.

770-367-4123

www.champhomeinspections.com

Customer

Mr. Homeowner

Address

123 Anytown Street

Lot #265

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.

2. Roof

2.0 Roof Coverings

Inspected, Repair or Replace

(1) Roofing debris was noted in various locations on the roof. Recommend cleaning.

(2) Cupped shingles were noted on the rear side of the roof next to the upper gutter. Cupped shingles were also noted on the front right side of the roof. Recommend further evaluation from the builders roofer to evaluate the entire roof and repair.

2.1 Flashing/Valleys

Inspected, Repair or Replace

(1) Exposed nails were noted on the ridge vent above the rear eaving area. Recommend sealing.

(2) A plumbing vent pipe boot was missing on the rear left side of the roof. Recommend further evaluation from the builders roofer.

3. Exterior Surfaces

3.0 Siding/Trim

Inspected, Repair or Replace

- (1) Recommend sealing open mortar joint noted in the brick at the front left corner of the porch.
- (2) Exposed osb was noted on the left side of the house at the ac line set. Repair.
- (3) One un-painted piece of trim was noted on the right side of the house. Repair.

3.2 Exterior Doors

Inspected, Repair or Replace

One strike plate was missing on the rear exterior family room door. Install.

3.4 Exterior Fixtures

Inspected, Repair or Replace

- (1) One loose vent screen was noted on the rear left side of the house. Repair.
- (2) Recommend sealing open gap noted around the left couch light next to the garage.

4. Garage / Carport

4.1 Walls

Inspected, Repair or Replace

Recommend sealing open gap noted along rear wall at the slab connection.

5. Foundation

5.0 Framing/Support

Inspected, Repair or Replace

- (1) Small diameter cracks of 1/8" or less were observed in the basement slab and several foundation walls. Cracks in concrete are common and are often the result of settling or shrinkage during the drying / curing process. In general, these do not present a problem unless a significant crack or settling is observed. Cracks may be sealed to reduce the potential for moisture and soil gases including radon to enter the basement.
- (2) Water was noted next to the sewage ejector pump basin. Recommend ensuring area is dry.

6. Kitchen

6.7 Countertops/Cabinets

Inspected, Repair or Replace

One handle was missing on a cabinet door. Install.

6.10 Dishwasher

Not Inspected, Repair or Replace

The dishwasher did not operate when tested. Repair.

6.13 Exhaust Fan

Inspected, Repair or Replace

The exhaust fan appears to vent next to the ceiling. Recommend ensuring proper venting on exhaust fan.

7. General Interior

7.4 Interior Doors/Hardware

Inspected, Repair or Replace

The interior basement entry door hits the strike plate when tested. Repair.

7.5 Fixtures & Outlets

Inspected, Repair or Replace

A loose wire was noted below the basement stairs. Repair.

7.7 Fireplace

Inspected, Repair or Replace

Work was being performed on the fireplace at the time of the inspection. The fireplace did not ignite when tested. Repair.

7.8 Stairs

Inspected, Repair or Replace

Two spindles were loose on the foyer stair hand railing. Repair.

9. Laundry Facilities

9.4 Floor

Inspected, Repair or Replace

The washing machine over flow pan was missing during the inspection. Install.

9.6 Utility Sink

Inspected, Repair or Replace

The utility sink was not secured properly to the wall and / or floor. Repair.

10. Plumbing

10.2 Drainage

Inspected, Repair or Replace

(1) 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.

(2) A cap was missing on a drain pipe in the basement bathroom. Install.

11. Heating

11.0 Heating Operation

Inspected, Repair or Replace

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

11.3 Air Ducts

Inspected, Repair or Replace

The foil tape for the joints at the HVAC unit is visible behind the mastic. This indicates that the mastic sealant is of not sufficient thickness. Per industry standards, the mastic should be 0.08 inches or 2 mil. in thickness.

See GA DCA 2011 Amendments to IECC 2009 403.2.4 for compliance requirements.

11.4 Air Filter

Inspected, Repair or Replace

The air filters were dirty. Recommend replacing.

12. Air Conditioning

12.0 Air Conditioner Operation

Inspected, Repair or Replace

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

13. Water Heater

13.0 Water Heater Operation

Inspected, Repair or Replace

The water heater is too small based on the Georgia State Amendments to the International Plumbing Code. For a 4 bedroom and 3 1/2 bathroom house the minimum first hour rating for a water heater is 74 gallons. Recommend upgrading water heater size. https://www.dca.ga.gov/sites/default/files/ipc_2022_amendments.pdf

14(B) . Upper Attic

14.1.B Ventilation

Inspected, Repair or Replace

A small gap was noted in several areas at the ridge vent. Recommend further evaluation from the builders roofer to ensure proper upper ventilation.

14.2.B Insulation

Inspected, Repair or Replace

- (1) The blown insulation is too low. Recommend installing a minimum of R 38 value. Per the International Energy Conservation Code, 2015 edition with 2020 Georgia Amendments, Table 402.1.2 requires R-38 insulation in attics.
- (2) Inspector was unable to locate the required Georgia Residential Energy Code Compliance Certificate. This certificate is usually located on the panel box cover.

15(A) . Master Bathroom

15.5.A Countertops/Cabinets

Inspected, Repair or Replace

Two handles were missing on the cabinet doors. Install.

15.7.A Tubs/showers

Inspected, Repair or Replace

- (1) The shower door was missing. Install.
- (2) Recommend sealing open grout joint noted in the corner of the shower.

15(C) . Half Bathroom

15.3.C Fixtures/Outlets/GFCI Protection

Inspected, Repair or Replace

- (1) The ceiling vent cover was missing. Install.
- (2) The wall recessed light was loose. Repair.

15(D) . 1st Floor Bathroom

15.5.D Countertops/Cabinets

Inspected, Repair or Replace

Missing shoe molding was noted on the sink cabinet. Install.

15.6.D Sinks**Not Inspected, Repair or Replace**

The water lines were not connected on the sink faucets at the time of the inspection. Install.

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

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