

INSPECTION REPORT



For the Property at:
123 SAMPLE WAY
FLOWERY BRANCH, GA 30542

Prepared for: SAMPLE HOME INSPECTION
Inspection Date: Monday, August 3, 2020
Prepared by: Keith Kerr



2K Home Inspections LLC
710 Dacula Road, Suite 4A, PMB 106
Dacula, GA 30019
6788605136

2khomeinspections.com
2khomeinspections@gmail.com



November 13, 2020

Dear Sample Home Inspection,

RE: Report No. 1015, v.2
123 Sample Way
Flowery Branch, GA
30542

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Keith Kerr
on behalf of
2K Home Inspections LLC

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710 Dacula Road, Suite 4A, PMB 106
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SUMMARY

123 Sample Way, Flowery Branch, GA August 3, 2020

Report No. 1015, v.2

2khomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Cupping, curling, clawing](#)

Numerous shingles cupping or curling on rear portion of roof. Recommend replacing damaged shingles and further evaluation by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Condition: • [Cupping, curling, clawing](#)

Several shingles cupping or curling on front portion of roof. Recommend replacing damaged shingles and further evaluation by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

Condition: • [Cracks](#)

Shingles cracked on roof at front of structure. Recommend further evaluation and replacement by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

Condition: • [Damage](#)

Shingles damaged in several areas. Recommend replacing damaged shingles and further evaluation by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

SLOPED ROOF FLASHINGS \ Roof vent

Condition: • [Exposed fasteners not sealed](#)

Recommend licensed roofing contractor seal all exposed fasteners on all pipe boots and roof boots to prevent water leak.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Loose

Nails backing out of gutters causing them to be loose and sag. Recommend qualified professional re-secure gutters to allow water to properly drain into gutter system. If gutters are not re-secured, there is a potential for water damage and rot to the fascia board.

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Location: Rear

Condition: • Loose

Nails backing out of gutters causing them to be loose and sag. Recommend qualified professional re-secure gutters to allow water to properly drain into gutter system. If gutters are not re-secured, there is a potential for water damage and rot to the fascia board.

Location: Front

ROOF DRAINAGE \ Downspouts

Condition: • [Damage](#)

Several cuts and holes observed on gutter downspout on left side near garage. Recommend replacing damaged portion of gutter.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front Left

Condition: • [Discharge too close to building](#)

Recommend connecting down spout extender to shed water 5 to 6 feet away from foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Right Side

Condition: • [Discharge too close to building](#)

Recommend connecting down spout extender to shed water 5 to 6 feet away from foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Left Side

WALLS \ Vinyl siding

Condition: • [Mechanical damage](#)

Siding damaged on front of structure. Recommend replacing damaged pieces to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

Condition: • [Mechanical damage](#)

Siding damaged on rear of structure. Recommend replacing damaged piece to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Condition: • [Mechanical damage](#)

Siding damaged on right side near HVAC compressor. structure. Recommend replacing damaged pieces to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Right Side

DOORS \ Doors and frames

Condition: • Rear patio door missing threshold support. Recommend adding threshold support to prevent damage to threshold.

Location: Rear Patio Door

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Condition: • [Rot](#)

Rot observed at base of deck door frame. Recommend qualified professional replace door frame.

Implication(s): Chance of damage to finishes and structure

Location: Rear Door

Task: Replace

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Improper slope to the left of the rear porch causing water to pool. Recommend improving slope to allow water to properly drain away from foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Task: Improve

LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Walkway leading to front door cracked causing a potential trip hazard. Recommend qualified contractor repair or replace concrete.

Implication(s): Trip or fall hazard

Location: Front

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Several cracks in driveway creating potential trip hazard. Recommend monitoring and repairing as needed.

Implication(s): Trip or fall hazard

Location: Driveway

Structure

FOUNDATIONS \ General notes

Condition: • [Cracked](#)

Typical vertical cracks in foundation on left side. Recommend monitoring and further evaluation if cracks get larger.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Left Side

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Loose receptacle in master bathroom. Recommend tightening receptacle and cover plate.

Implication(s): Electric shock | Fire hazard

Location: Master Bathroom

Task: Correct

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Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Kitchen island receptacle not GFCI protected. Recommend licensed electrician add GFCI to prevent electric shock. The kitchen is one of several locations that require GFCI protection.

Implication(s): Electric shock

Location: Kitchen

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Kitchen countertop receptacle not GFCI protected. Recommend licensed electrician add GFCI to prevent electric shock.

Implication(s): Electric shock

Location: Kitchen Countertop

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Kitchen countertop receptacle at the butler's pantry not GFCI protected. Recommend licensed electrician add GFCI to prevent electric shock. All receptacles serving kitchen countertops are required to be GFCI protected.

Implication(s): Electric shock

Location: Kitchen Butler's Pantry

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Laundry room receptacle not GFCI protected. Recommend licensed electrician replace to prevent electric shock.

Implication(s): Electric shock

Location: Laundry Area

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Cover plate missing at emergency shutoff for HVAC system in attic. Recommend adding cover plate to prevent electric shock.

Implication(s): Electric shock

Location: Attic

Task: Correct

Heating

FURNACE \ Air filter

Condition: • [Dirty](#)

Recommend replacing dirty air filter.

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Attic

GAS FURNACE \ Gas piping

Condition: • [Improper sediment trap](#)

Sediment trap at furnace improperly installed. Sediment trap shall be below 90 degree turn prior to the point where the pipe enters the equipment. Recommend licensed HVAC technician properly install sediment trap to prevent any sediment from entering the equipment.

Implication(s): Equipment not operating properly

Location: Attic

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CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • [Inspect \(and/sweep if needed\) before using](#)

Recommend having chimney cleaned and inspected prior to use.

Implication(s): Fire hazard

Location: Living Room

Task: Clean

Time: Discretionary

CHIMNEY AND VENT \ Metal cap

Condition: • Rust

Chimney cap rusted. Recommend sanding and repainting.

Implication(s): Reduced system life expectancy

Location: Rear

Cooling & Heat Pump

RECOMMENDATIONS \ General

Condition: • Missing tamper resistant caps on freon lines. Recommend replacing current caps with tamper resistant caps to prevent theft of freon.

Location: Right Side

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • [Dirty](#)

Dirty return register vents observed throughout. Recommend having ductwork cleaned by qualified professional.

Implication(s): Increased cooling costs | Reduced comfort

Location: Throughout

Task: Clean

Insulation and Ventilation

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • [Not insulated](#)

Attic scuttle not insulated or weather stripped. Recommend insulating and installing weather stripping to prevent energy loss.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Correct

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Plumbing

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • [Discharge tube too short](#)

Discharge pipe for the temperature pressure relief valve (TPRV) not connected. The discharge pipe shall not terminate more than 6 inches above the floor and shall not discharge in a manner that would cause personal injury. Recommend discharge pipe be reconnected to prevent injury in the event the valve opens to relieve hot water pressure.

Implication(s): Scalding

Location: Garage

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Leak](#)

Hallway bathroom showerhead continuously drips water while running. Recommend replacing shower head.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Hallway Bathroom

Interior

FLOORS \ Wood/laminate floors

Condition: • Improper installation

Missing transition piece or grout on flooring from hallway to bathroom. Recommend installing transition piece or grout.

Implication(s): Trip or fall hazard

Location: Hallway Bathroom

Condition: • Improper installation

Missing transition piece on flooring from hallway to laundry room causing a potential trip hazard. Recommend installing transition piece.

Implication(s): Trip or fall hazard

Location: Laundry Area

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Grout missing](#)

Recommend repairing cracked/missing grout in master bathroom to prevent water damage.

Implication(s): Trip or fall hazard

Location: Master Bathroom

Task: Repair

Condition: • [Tiles cracked](#)

Recommend replacing cracked tiles in the master bathroom.

Implication(s): Trip or fall hazard

Location: Master Bathroom

FLOORS \ Carpet on floors

Condition: • Carpet damaged in master bedroom. Recommend having carpet repaired or replaced.

Location: Master Bedroom

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Condition: • Carpet damaged in master closet. Recommend having carpet repaired or replaced.

Location: Master closet

Condition: • [Stains](#)

Stains/discoloration in carpet in master bedroom. Recommend having carpets cleaned or replaced.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Master Bedroom

WINDOWS \ General notes

Condition: • [Water leaks](#)

Water stains observed on master bedroom window sill. Recommend further evaluation.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Master Bedroom

Condition: • [Water leaks](#)

Water stains observed on window sill in finished room over garage. Recommend further evaluation.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Finished Room Over Garage

Condition: • [Water leaks](#)

Water stains observed on dining room window sill. Recommend further evaluation.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Dining Room

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Broken seal on master bathroom window. Recommend replacing window.

Implication(s): Shortened life expectancy of material

Location: Master Bathroom

CARPENTRY \ Trim

Condition: • [Rot](#)

Recommend replacing rotted baseboards in master bathroom near shower area.

Implication(s): Material deterioration

Location: Master Bathroom

STAIRS \ Handrails and guards

Condition: • [Too low](#)

Handrail too low leading to finished room over garage. Required height is 34 - 38 inches. Recommend raising handrail.

Implication(s): Fall hazard

Location: Finished Room Over Garage

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Venting arrangement poor

Kitchen exhaust vent duct improper. The kitchen exhaust duct is run using a flexible duct. Flex ducts are not permitted to be concealed in walls. Recommend qualified contractor remove the flex duct and install a metal duct.

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Implication(s): Equipment ineffective

Location: Kitchen

Task: Repair

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Cupping, curling, clawing](#)

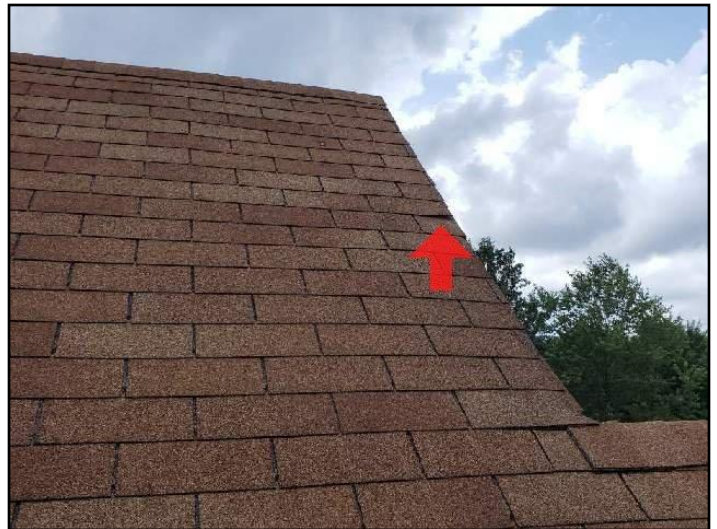
Several shingles cupping or curling on front portion of roof. Recommend replacing damaged shingles and further evaluation by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front



Cupping, curling, clawing



Cupping, curling, clawing

2. Condition: • [Cupping, curling, clawing](#)

Numerous shingles cupping or curling on rear portion of roof. Recommend replacing damaged shingles and further evaluation by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

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Cupping, curling, clawing



Cupping, curling, clawing



Cupping, curling, clawing



Cupping, curling, clawing

3. Condition: • [Cracks](#)

Shingles cracked on roof at front of structure. Recommend further evaluation and replacement by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

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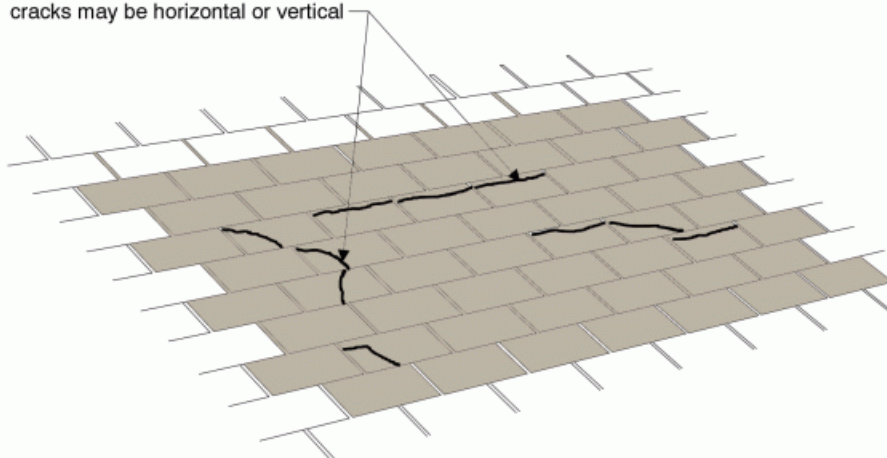
PLUMBING

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Premature failure of asphalt shingles

premature cracking of shingles can occur
even in newer asphalt shingle applications
cracks may be horizontal or vertical



Cracks



Cracks

4. Condition: • [Damage](#)

Shingles damaged in several areas. Recommend replacing damaged shingles and further evaluation by licensed roofing contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front

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Damage



Damage



Damage

SLOPED ROOF FLASHINGS \ Roof vent

5. Condition: • [Exposed fasteners not sealed](#)

Recommend licensed roofing contractor seal all exposed fasteners on all pipe boots and roof boots to prevent water leak.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout

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Exposed fasteners not sealed



Exposed fasteners not sealed



Exposed fasteners not sealed



Exposed fasteners not sealed

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Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Driveway: • Concrete

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator: • Present

Recommendations

OPTIONAL \ Exterior

6. Condition: • Other

Recommend sealing where gas line enters structure to prevent water and pest intrusion.

Location: Right Side



Other

ROOF DRAINAGE \ Gutters

7. Condition: • Loose

Nails backing out of gutters causing them to be loose and sag. Recommend qualified professional re-secure gutters to allow water to properly drain into gutter system. If gutters are not re-secured, there is a potential for water damage and rot to the fascia board.

Location: Rear

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Loose



Loose



Loose



Loose

8. Condition: • Loose

Nails backing out of gutters causing them to be loose and sag. Recommend qualified professional re-secure gutters to allow water to properly drain into gutter system. If gutters are not re-secured, there is a potential for water damage and rot to the fascia board.

Location: Front

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Loose



Loose

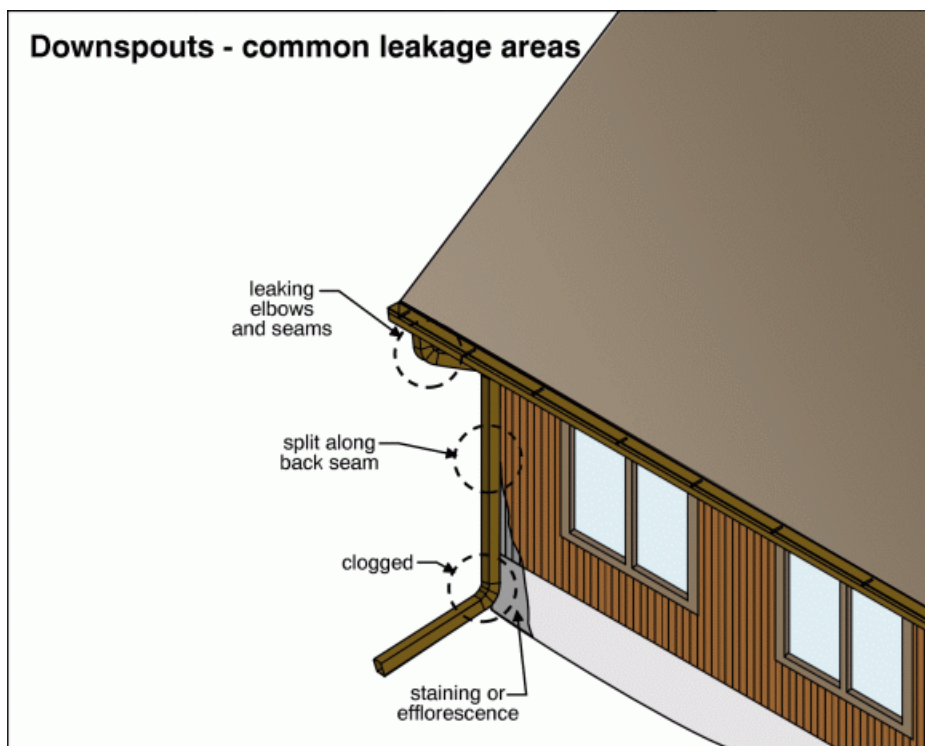
ROOF DRAINAGE \ Downspouts

9. Condition: • [Damage](#)

Several cuts and holes observed on gutter downspout on left side near garage. Recommend replacing damaged portion of gutter.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front Left



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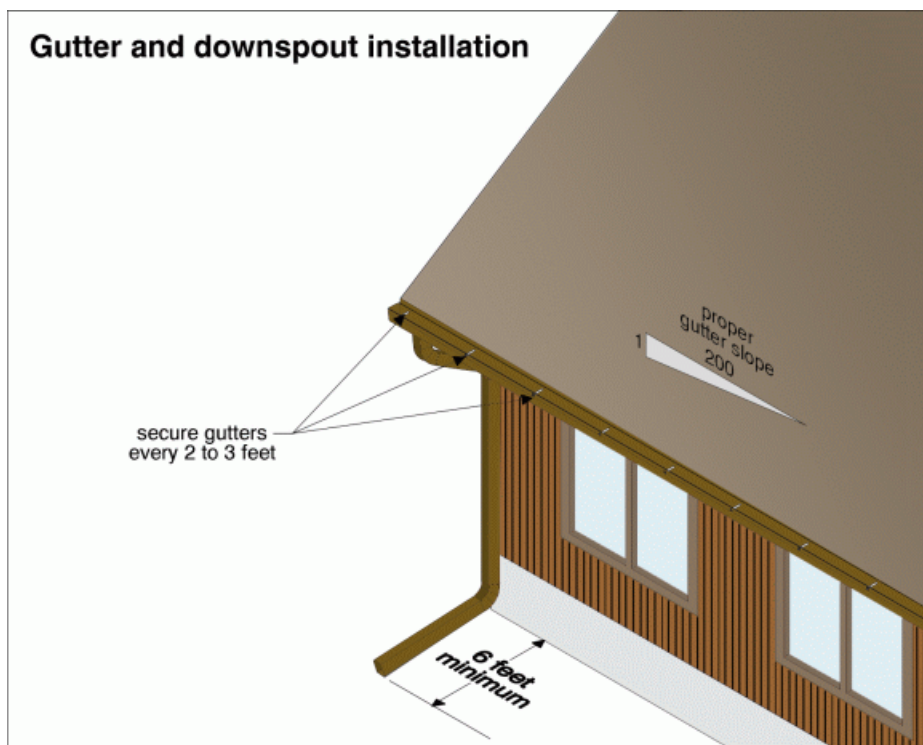
Damage

10. Condition: • [Discharge too close to building](#)

Recommend connecting down spout extender to shed water 5 to 6 feet away from foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Left Side



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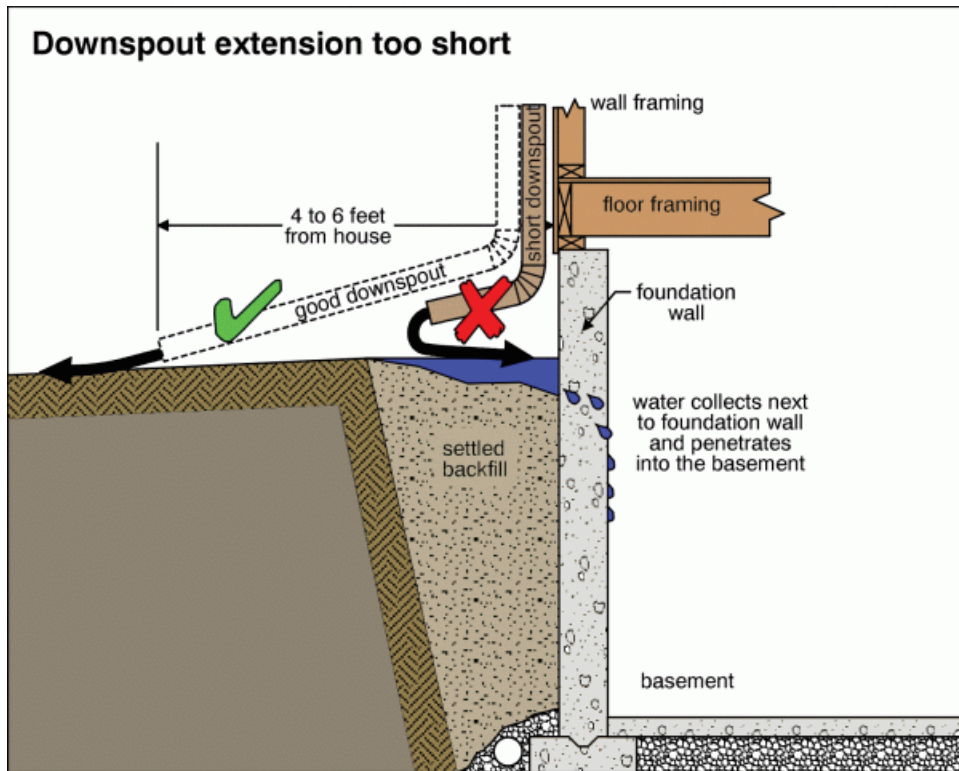
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Discharge too close to building

11. Condition: • [Discharge too close to building](#)

Recommend connecting down spout extender to shed water 5 to 6 feet away from foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Right Side

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Discharge too close to building

WALLS \ Vinyl siding

12. Condition: • [Mechanical damage](#)

Siding damaged on front of structure. Recommend replacing damaged pieces to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front



Mechanical damage

13. Condition: • [Mechanical damage](#)

Siding damaged on rear of structure. Recommend replacing damaged piece to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

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Mechanical damage

14. Condition: • [Mechanical damage](#)

Siding damaged on right side near HVAC compressor. structure. Recommend replacing damaged pieces to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Right Side



Mechanical damage

DOORS \ Doors and frames

15. Condition: • [Rot](#)

Rot observed at base of deck door frame. Recommend qualified professional replace door frame.

Implication(s): Chance of damage to finishes and structure

Location: Rear Door

Task: Replace

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Rot

16. Condition: • Rear patio door missing threshold support. Recommend adding threshold support to prevent damage to threshold.

Location: Rear Patio Door



LANDSCAPING \ Lot grading

17. Condition: • [Improper slope or drainage](#)

Improper slope to the left of the rear porch causing water to pool. Recommend improving slope to allow water to properly drain away from foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Task: Improve

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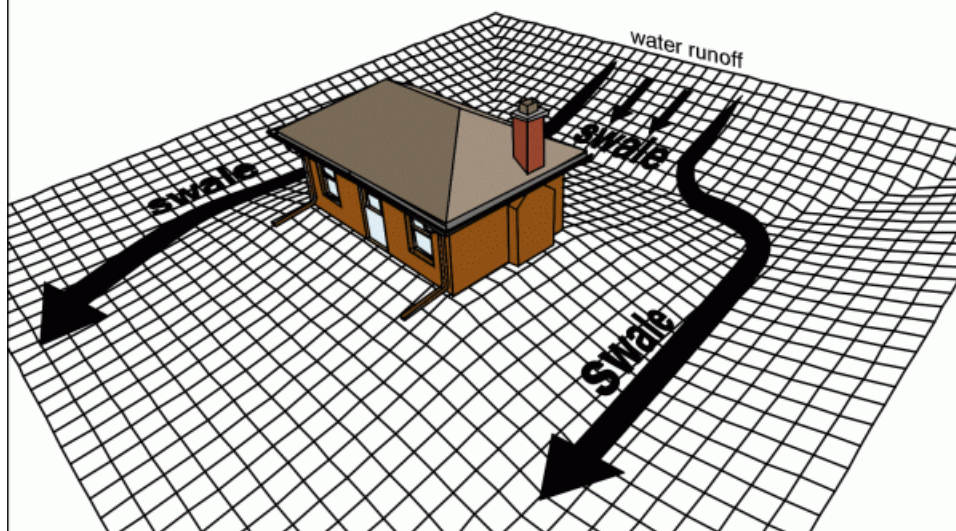
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Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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Improper slope or drainage

LANDSCAPING \ Walkway

18. Condition: • [Cracked or damaged surfaces](#)

Walkway leading to front door cracked causing a potential trip hazard. Recommend qualified contractor repair or replace concrete.

Implication(s): Trip or fall hazard

Location: Front



Cracked or damaged surfaces

LANDSCAPING \ Driveway

19. Condition: • [Cracked or damaged surfaces](#)

Several cracks in driveway creating potential trip hazard. Recommend monitoring and repairing as needed.

Implication(s): Trip or fall hazard

Location: Driveway

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Cracked or damaged surfaces



Cracked or damaged surfaces



Cracked or damaged surfaces

Limitations

Inspection limited/prevented by:

- Car/storage in garage

EXTERIOR

123 Sample Way, Flowery Branch, GA August 3, 2020

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SUMMARY

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Car/storage in garage



Car/storage in garage



Car/storage in garage

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Slab - concrete

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafters/ceiling joists

Recommendations

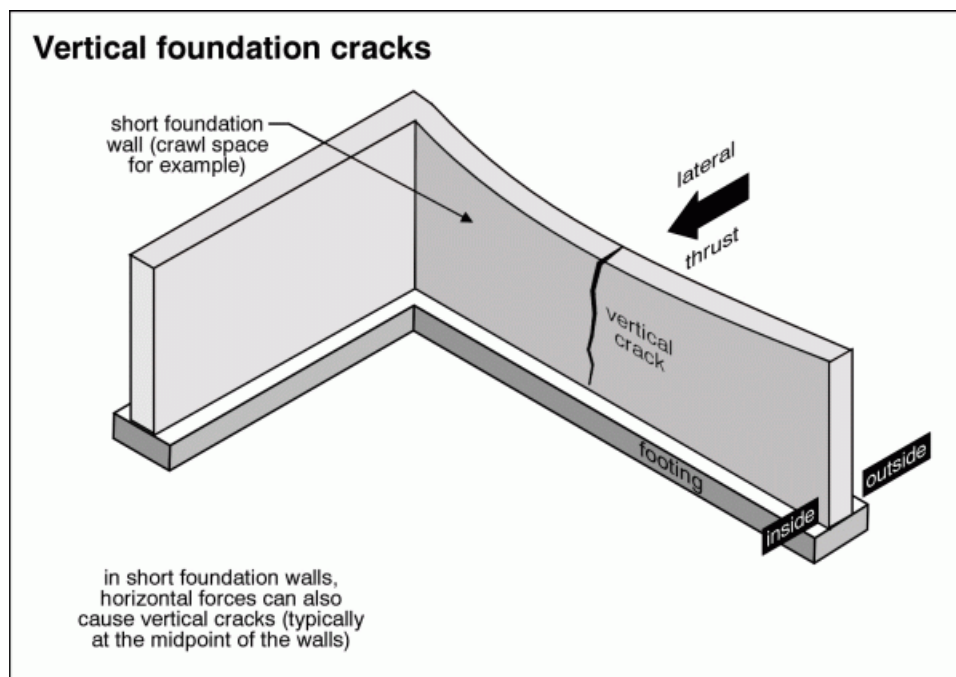
FOUNDATIONS \ General notes

20. Condition: • [Cracked](#)

Typical vertical cracks in foundation on left side. Recommend monitoring and further evaluation if cracks get larger.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Left Side



STRUCTURE

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Cracked



Cracked

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Description

Service size:

- [150 Amps \(240 Volts\)](#)



150 Amps (240 Volts)

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



Breakers - exterior wall

Smoke alarms (detectors):

- [Present](#)

ELECTRICAL

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Present

Carbon monoxide (CO) alarms (detectors): • None noted

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

21. Condition: • [Loose](#)

Loose receptacle in master bathroom. Recommend tightening receptacle and cover plate.

Implication(s): Electric shock | Fire hazard

Location: Master Bathroom

Task: Correct



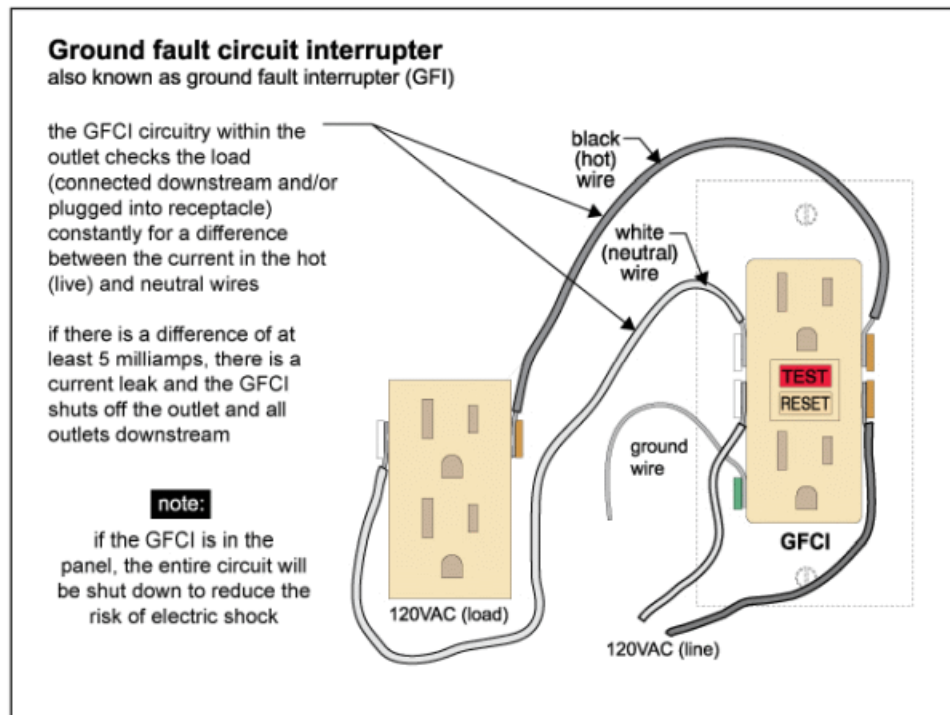
Loose

22. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Kitchen island receptacle not GFCI protected. Recommend licensed electrician add GFCI to prevent electric shock. The kitchen is one of several locations that require GFCI protection.

Implication(s): Electric shock

Location: Kitchen



GFCI/GFI needed (Ground Fault Circuit...

23. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Kitchen countertop receptacle not GFCI protected. Recommend licensed electrician add GFCI to prevent electric shock.

Implication(s): Electric shock

Location: Kitchen Countertop



GFCI/GFI needed (Ground Fault Circuit...

24. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Kitchen countertop receptacle at the butler's pantry not GFCI protected. Recommend licensed electrician add GFCI to prevent electric shock. All receptacles serving kitchen countertops are required to be GFCI protected.

Implication(s): Electric shock

Location: Kitchen Butler's Pantry



GFCI/GFI needed (Ground Fault Circuit...

25. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Laundry room receptacle not GFCI protected. Recommend licensed electrician replace to prevent electric shock.

Implication(s): Electric shock

Location: Laundry Area



GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

26. Condition: • [Missing](#)

Cover plate missing at emergency shutoff for HVAC system in attic. Recommend adding cover plate to prevent electric shock.

Implication(s): Electric shock

Location: Attic

Task: Correct



Missing

Limitations

Inspection limited/prevented by:

- Storage



Storage

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System type: • [Furnace](#)

Fuel/energy source:

• [Gas](#)



Gas

Heat distribution: • [Ducts and registers](#)

Efficiency: • [Mid-efficiency](#)

Combustion air source: • Interior of building

Approximate age:

• [5 years](#)



5 years

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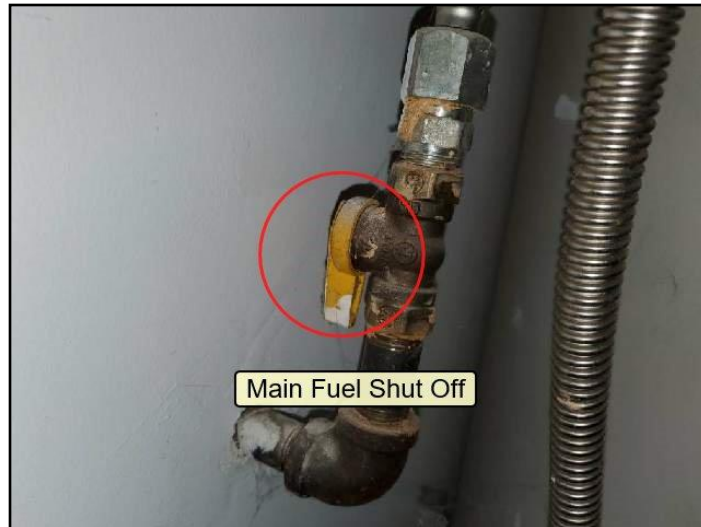
PLUMBING

INTERIOR

REFERENCE

Main fuel shut off at:

- Garage



Garage

Air filter:

- 16" x 25"



16" x 25"

Fireplace/stove:

- [Wood-burning fireplace](#)

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Wood-burning fireplace

Chimney liner: • [Metal](#)

Location of the thermostat for the heating system: • Hallway

Recommendations

FURNACE \ Air filter

27. Condition: • [Dirty](#)

Recommend replacing dirty air filter.

Implication(s): Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

Location: Attic



Dirty

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GAS FURNACE \ Gas piping

28. Condition: • [Improper sediment trap](#)

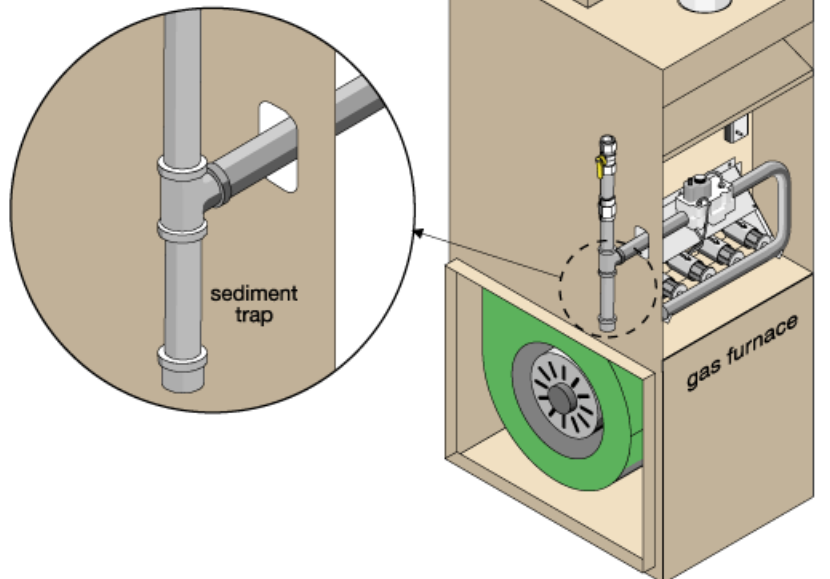
Sediment trap at furnace improperly installed. Sediment trap shall be below 90 degree turn prior to the point where the pipe enters the equipment. Recommend licensed HVAC technician properly install sediment trap to prevent any sediment from entering the equipment.

Implication(s): Equipment not operating properly

Location: Attic

Sediment trap

the sediment trap (drip leg/dirt pocket/drip) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



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Improper sediment trap

CHIMNEY AND VENT \ Inspect/sweep chimney

29. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Recommend having chimney cleaned and inspected prior to use.

Implication(s): Fire hazard

Location: Living Room

Task: Clean

Time: Discretionary



Inspect (and/sweep if needed) before using

CHIMNEY AND VENT \ Metal cap

30. Condition: • Rust

Chimney cap rusted. Recommend sanding and repainting.

Implication(s): Reduced system life expectancy

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Location: Rear



Rust

COOLING & HEAT PUMP

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Description

Air conditioning type: • Central

Compressor approximate age:

• 4 years



4 years

Location of the thermostat for the cooling system: • Hallway

Recommendations

RECOMMENDATIONS \ General

31. Condition: • Missing tamper resistant caps on freon lines. Recommend replacing current caps with tamper resistant caps to prevent theft of freon.

Location: Right Side



Missing tamper resistant caps on freon...

COOLING & HEAT PUMP

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AIR CONDITIONING \ Ducts, registers and grilles

32. Condition: • [Dirty](#)

Dirty return register vents observed throughout. Recommend having ductwork cleaned by qualified professional.

Implication(s): Increased cooling costs | Reduced comfort

Location: Throughout

Task: Clean



Dirty



Dirty

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)



Glass fiber

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation amount/value: • Not visible

Recommendations

ATTIC/ROOF \ Pull-down stairs/ladder

33. Condition: • [Not insulated](#)

Attic scuttle not insulated or weather stripped. Recommend insulating and installing weather stripping to prevent energy loss.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Correct

INSULATION AND VENTILATION

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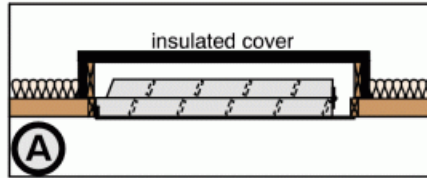
PLUMBING

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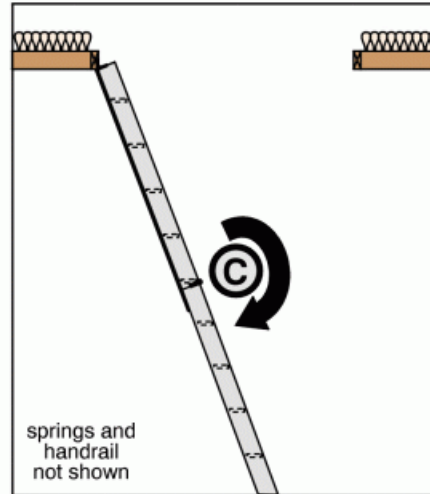
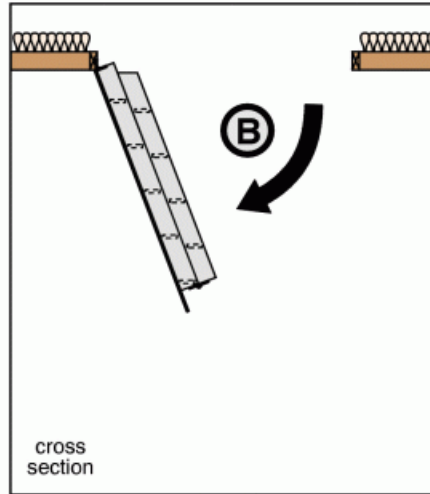
REFERENCE

Pull-down stairs

! be careful when pulling down and using these stairs - they can cause injury



pull-down stairs can be a major source of heat loss (and air leakage) into an attic - an insulated cover should be provided



Not insulated

PLUMBING

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Description

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Garage



Garage

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • General Electric (GE)

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age:

- 16 years



16 years

Waste and vent piping in building: • [PVC plastic](#)

Recommendations

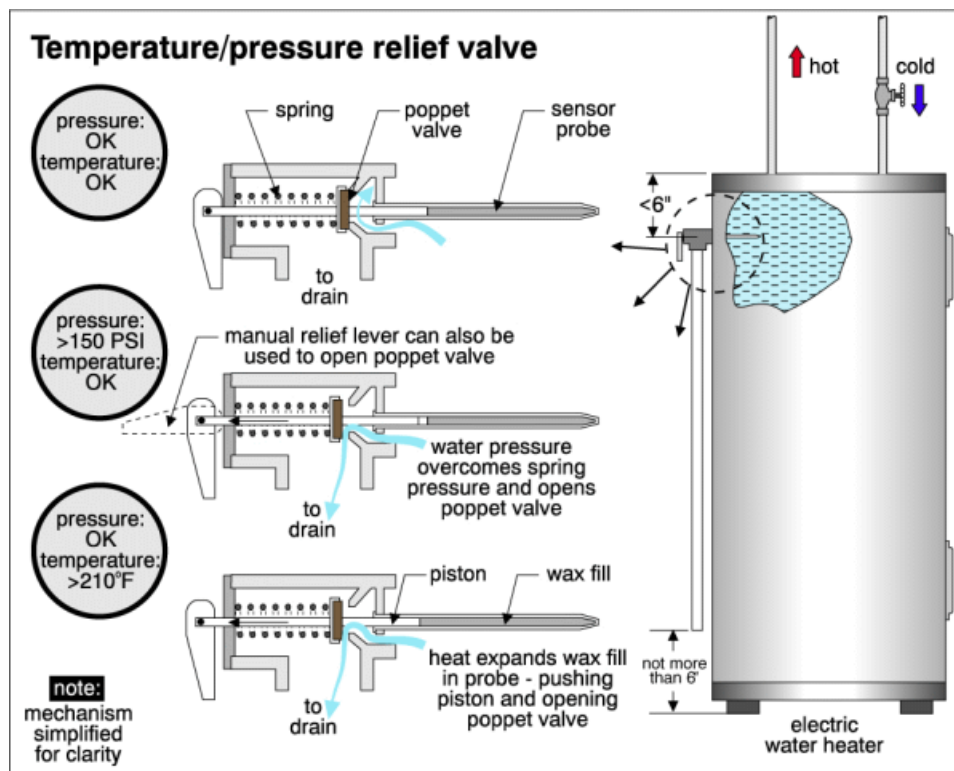
WATER HEATER \ Temperature/pressure relief (TPR) valve

34. Condition: • [Discharge tube too short](#)

Discharge pipe for the temperature pressure relief valve (TPRV) not connected. The discharge pipe shall not terminate more than 6 inches above the floor and shall not discharge in a manner that would cause personal injury. Recommend discharge pipe be reconnected to prevent injury in the event the valve opens to relieve hot water pressure.

Implication(s): Scalding

Location: Garage





Discharge tube too short

FIXTURES AND FAUCETS \ Bathtub

35. Condition: • [Leak](#)

Hallway bathroom showerhead continuously drips water while running. Recommend replacing shower head.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Hallway Bathroom



Leak

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Major floor finishes: • [Carpet](#) • [Laminate](#) • Ceramic/porcelain • Engineered wood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged

Appliances:

• Range



Range

Laundry facilities: • Hot/cold water supply

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior

Recommendations

FLOORS \ Wood/laminate floors

36. Condition: • Improper installation

Missing transition piece on flooring from hallway to laundry room causing a potential trip hazard. Recommend installing transition piece.

Implication(s): Trip or fall hazard

Location: Laundry Area



Improper installation

37. Condition: • Improper installation

Missing transition piece or grout on flooring from hallway to bathroom. Recommend installing transition piece or grout.

Implication(s): Trip or fall hazard

Location: Hallway Bathroom



Improper installation

FLOORS \ Ceramic tile, stone, marble, etc

38. Condition: • [Grout missing](#)

Recommend repairing cracked/missing grout in master bathroom to prevent water damage.

Implication(s): Trip or fall hazard

Location: Master Bathroom

Task: Repair

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Grout missing



Grout missing



Grout missing



Grout missing

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Grout missing



Grout missing

39. Condition: • [Tiles cracked](#)

Recommend replacing cracked tiles in the master bathroom.

Implication(s): Trip or fall hazard

Location: Master Bathroom



Tiles cracked



Tiles cracked

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Tiles cracked

FLOORS \ Carpet on floors

40. Condition: • [Stains](#)

Stains/discoloration in carpet in master bedroom. Recommend having carpets cleaned or replaced.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Master Bedroom



Stains

41. Condition: • Carpet damaged in master bedroom. Recommend having carpet repaired or replaced.

Location: Master Bedroom

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42. Condition: • Carpet damaged in master closet. Recommend having carpet repaired or replaced.

Location: Master closet



WINDOWS \ General notes

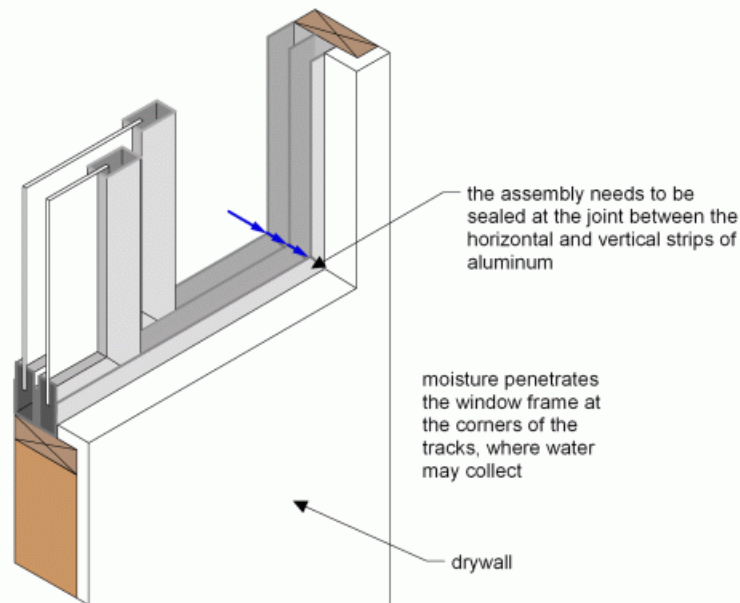
43. Condition: • [Water leaks](#)

Water stains observed on window sill in finished room over garage. Recommend further evaluation.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Finished Room Over Garage

Leaking corner of older vinyl or aluminum frame window



Water leaks



Water leaks

44. Condition: • [Water leaks](#)

Water stains observed on dining room window sill. Recommend further evaluation.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Dining Room

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Water leaks

45. Condition: • [Water leaks](#)

Water stains observed on master bedroom window sill. Recommend further evaluation.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Master Bedroom



Water leaks

WINDOWS \ Glass (glazing)

46. Condition: • [Lost seal on double or triple glazing](#)

Broken seal on master bathroom window. Recommend replacing window.

Implication(s): Shortened life expectancy of material

Location: Master Bathroom

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Lost seal on double or triple glazing

CARPENTRY \ Trim

47. Condition: • [Rot](#)

Recommend replacing rotted baseboards in master bathroom near shower area.

Implication(s): Material deterioration

Location: Master Bathroom



Rot



Rot



Rot

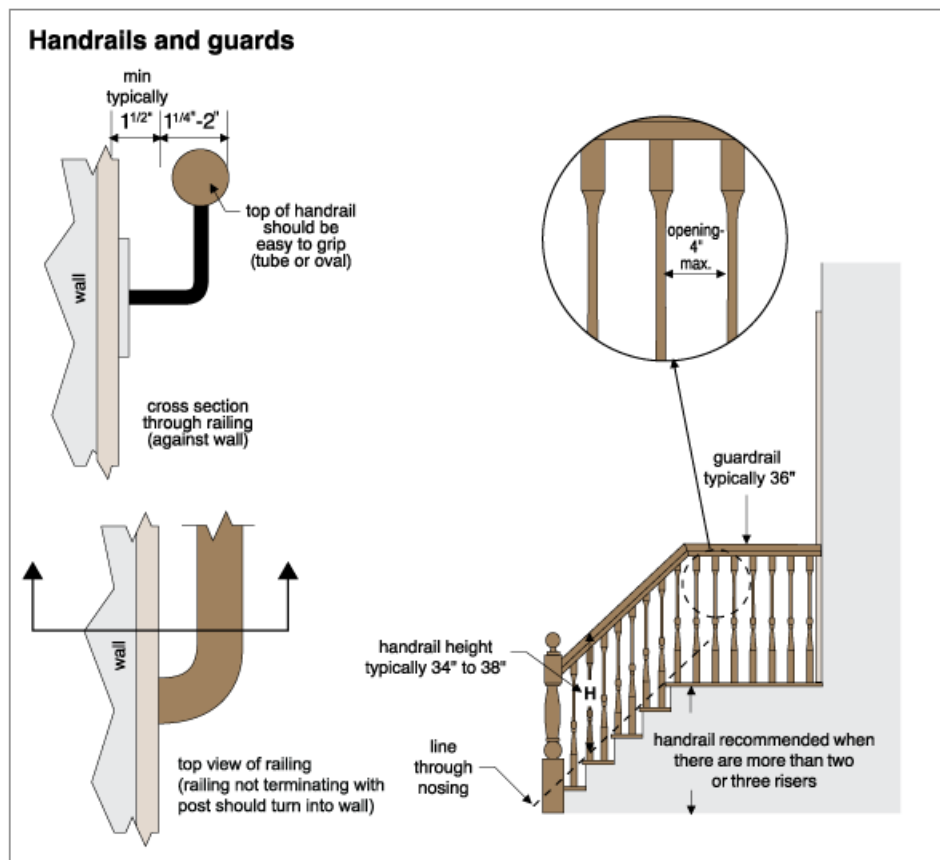
STAIRS \ Handrails and guards

48. Condition: • [Too low](#)

Handrail too low leading to finished room over garage. Required height is 34 - 38 inches. Recommend raising handrail.

Implication(s): Fall hazard

Location: Finished Room Over Garage



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Too low



Too low

EXHAUST FANS \ Kitchen range exhaust system

49. Condition: • Venting arrangement poor

Kitchen exhaust vent duct improper. The kitchen exhaust duct is run using a flexible duct. Flex ducts are not permitted to be concealed in walls. Recommend qualified contractor remove the flex duct and install a metal duct.

Implication(s): Equipment ineffective

Location: Kitchen

Task: Repair



Venting arrangement poor

END OF REPORT

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS