



Home Inspections, LLC

# Inspection Report

**Property Address:**  
2497 Rockbridge Road  
Conyers Ga 30012



Front of home



Back of home

**American Equity Home Inspections, LLC**

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**homeinspectionsgeorgia.com**



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<b>Date:</b> 2/26/2020	<b>Time:</b>	<b>Report ID:</b> 260220A
<b>Property:</b> 2497 Rockbridge Road Conyers Ga 30012	<b>Customer:</b> Carolyn Smart	<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.

**Standards of Practice:**  
ASHI American Society of Home Inspectors

**In Attendance:**  
Customer

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
30-40 Years

**Temperature:**  
54 Degrees

**Weather:**  
Cloudy

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
Yes

**Radon Test:**  
No

### 1. Roofing

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.

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS	X			

IN NI NP RR

**Styles & Materials**

**Roof Covering:**

Architectural

**Viewed roof covering from:**

Ground

Upstairs window .

Not Fully Visible \*

**Sky Light(s):**

One

**Chimney (exterior):**

Brick

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

**Comments:**

1.0



1.0 Picture 1 View of roof covering



1.0 Picture 2 Roof covering



1.0 Picture 3 Roof covering



1.0 Picture 4 Roof covering



1.0 Picture 5 Roof covering



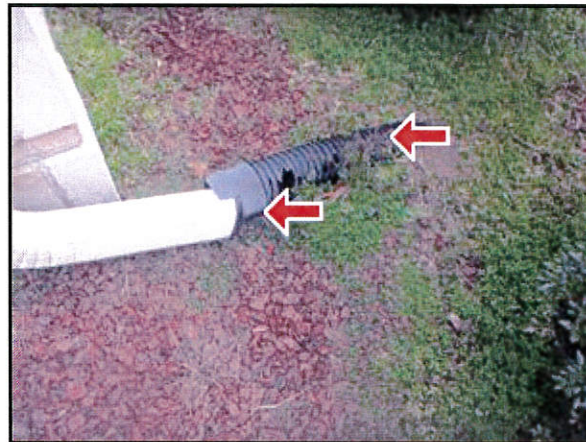
1.0 Picture 6 Roof covering

1.3 Gutter down spouts terminate too close to the foundation . Extend all down spouts away from the home .

Gutter downspouts were connected to underground drain extensions at several locations . Drain terminations were not located . Have all terminations located and assure all drain terminations are open and allowed to drain to day light .



1.3 Picture 1 Downspouts terminate too close to the house



1.3 Picture 2 Underground downspout drain terminations were not located .

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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.

## 2. Exterior

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.

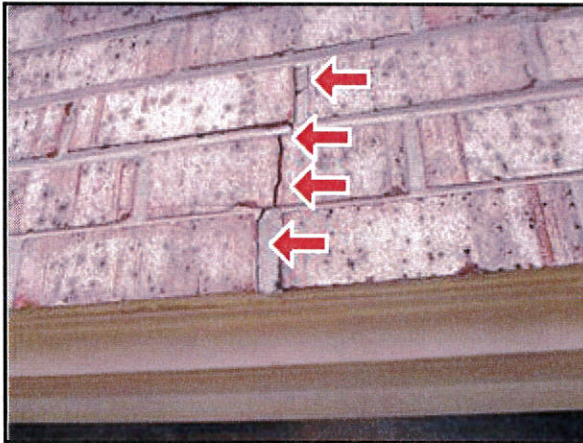
		IN	NI	NP	RR	
2.0	WALL CLADDING FLASHING AND TRIM				X	<b>Styles &amp; Materials</b> <b>Siding Material:</b> Composite board Stone Brick <b>Exterior Entry Doors:</b> Wood Decorative Glass <b>Appurtenance:</b> Patio Sun Room <b>Driveway:</b> Concrete Asphalt Worn Major cracks ( raised edges) Common Cracks Not fully visible*
2.1	DOORS (Exterior)	X				
2.2	WINDOWS	X				
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X	
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	
2.5	EAVES, SOFFITS AND FASCIAS	X				
2.6	ADDITIONAL BUILDINGS ON PROPERTY				X	

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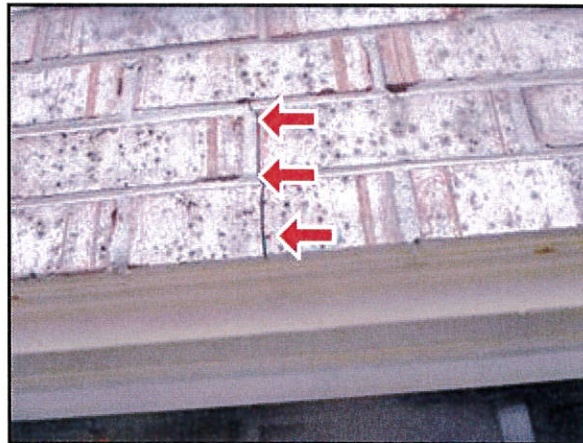
### Comments:

**2.0** Cracks noted in brick and brick mortar over the garage door , left of the garage door and above rear window at utility room . There was no displacement noted around the cracks . Have a reputable , qualified brick mason inspect and make repairs to assure cracks are properly sealed . Monitor repairs .

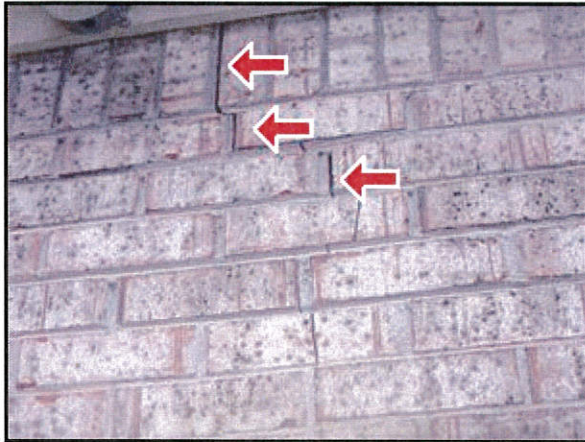
Pipe and wire penetrations through the exterior walls were not sealed . Have all pipe and wire penetrations properly sealed to prevent water and pest from entering the home .



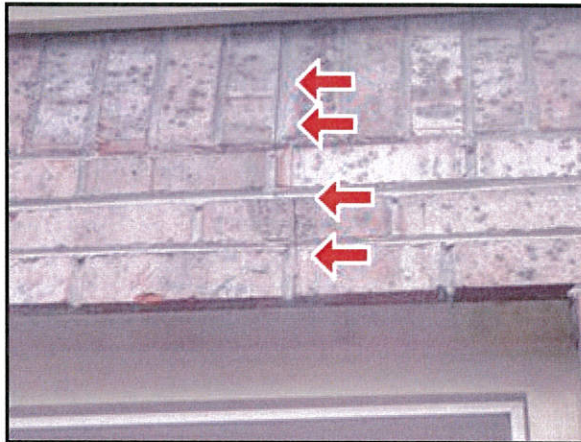
2.0 Picture 1 Cracks noted in brick and brick mortar over the garage door , left of the garage door and above rear window at utility room .



2.0 Picture 2 Crack in brick / mortar above garage door



2.0 Picture 3 Stair step crack in brick mortar left of garage door



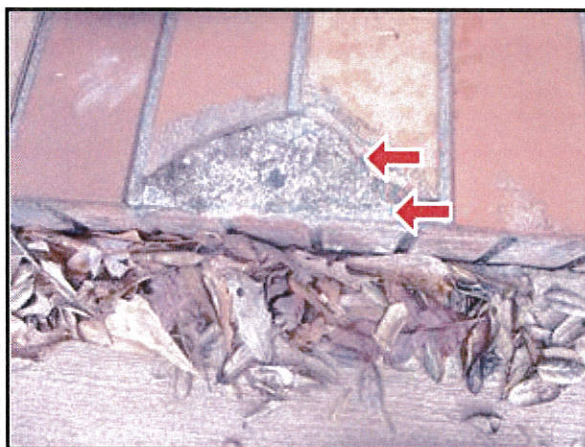
2.0 Picture 4 Vertical crack in brick mortar over utility room window



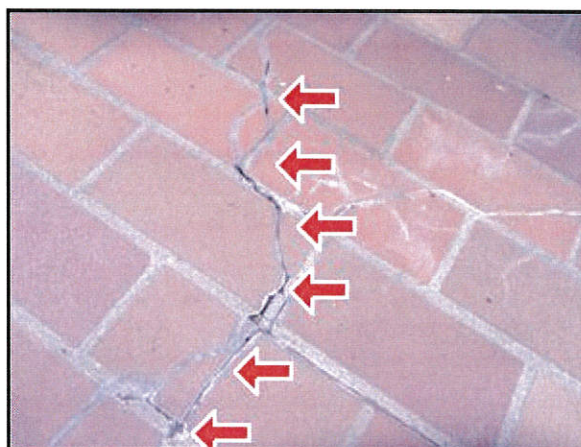
2.0 Picture 5 Pipe and wire penetrations through exterior walls were not sealed .

2.3 Stair tread paver at front entry steps was damaged . Cracks noted in brick pavers and paver mortar at front entry porch . Previous patching and slightly raised edges noted at front porch brick paver floor . Have a reputable brick mason make repairs and re-point cracked brick mortar .

There was no guard or handrailing installed at rear exterior steps . There was no guard railing installed at rear patio / retaining wall . Recommend having proper guard and handrailing installed for safety .



2.3 Picture 1 Stair tread paver at front entry steps

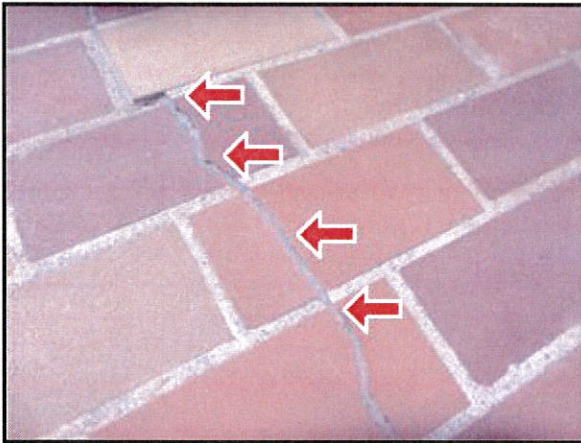


2.3 Picture 2 Cracks noted in brick pavers and

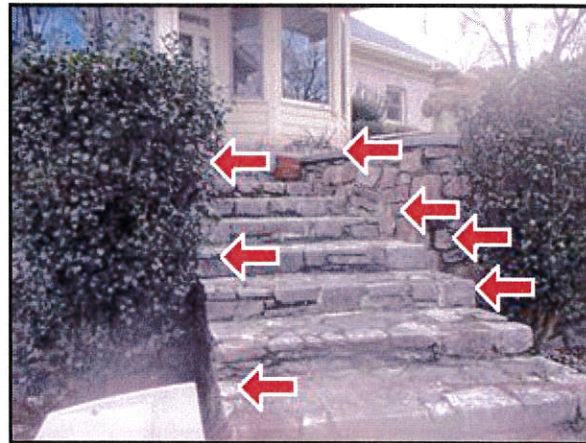


was damaged .

paver mortar at front entry porch .



2.3 Picture 3 Previous patching and slightly raised edges noted at front porch brick paver floor .

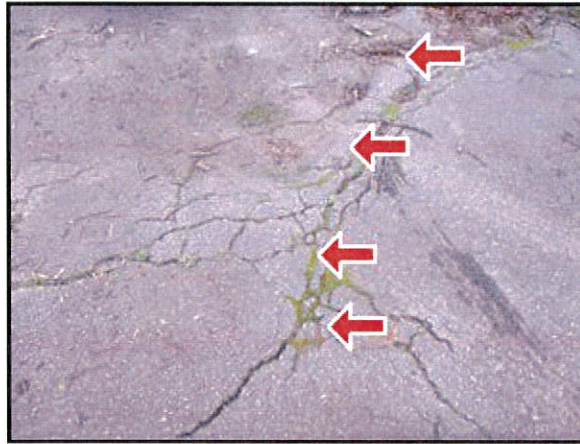


2.3 Picture 4 There was no guard or handrailing installed at rear exterior steps .



2.3 Picture 5 There was no guard railing installed at rear patio / retaining wall .

**2.4** Cracks and raised edges noted on driveway at various locations . Deteriorated driveway noted at various locations . Raised edges create trip hazards . Have a reputable paving contractor inspect , make repairs and eliminate all raised edges .

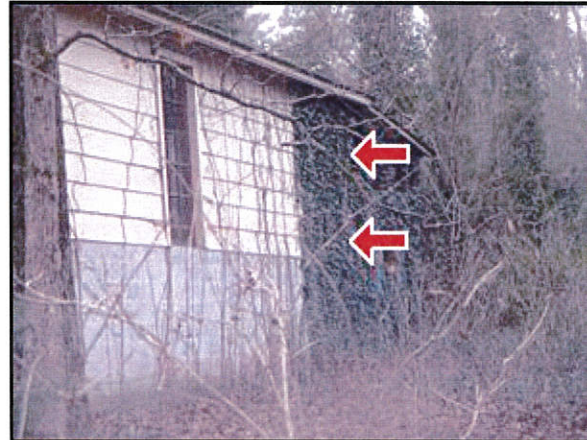


2.4 Picture 1 Cracks and raised edges noted on driveway at various locations .

**2.6** Fascias and soffits were water damaged and deteriorated at various locations around the detached shop building . Exterior walls at detached building were not fully visible due to vegetation growing on exterior walls . Have all vegetation removed from exterior walls . Have a reputable contractor inspect and replace all deteriorated fascia and soffit and finish with a quality exterior caulk and paint .



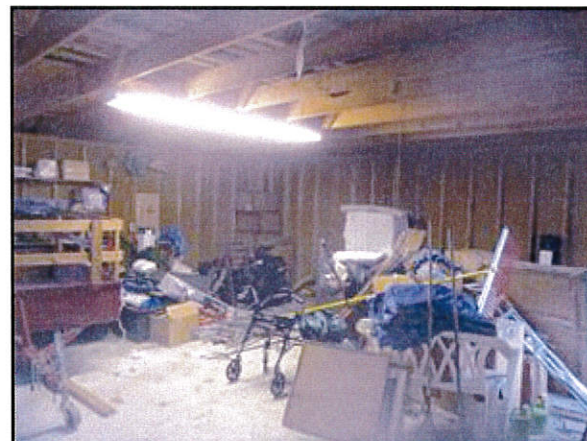
2.6 Picture 1 Fascias and soffits were water damaged and deteriorated at various locations around the detached shop building .



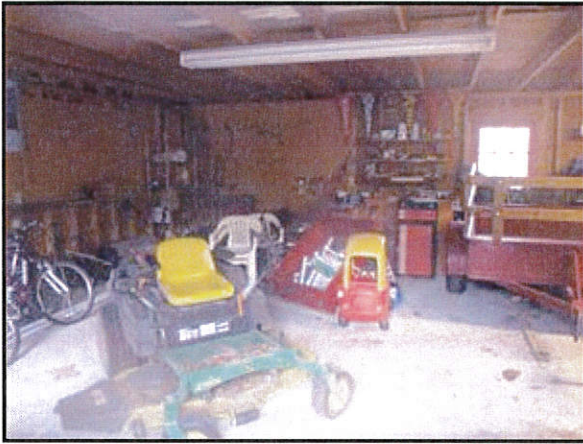
2.6 Picture 2 Exterior walls at detached building were not fully visible due to vegetation growing on exterior walls .



2.6 Picture 3 Detached shop



2.6 Picture 4 Interior of detached shop



2.6 Picture 5 Interior of detached shop



2.6 Picture 6 Interior of detached shop



2.6 Picture 7 Interior of detached shop

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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.

### 3. Garage

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> Garage Door Type: One automatic  Garage Door Material: Insulated Metal  Auto-opener Manufacturer: GENIE
3.0	GARAGE CEILINGS	X				
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				
3.2	GARAGE FLOOR	X				
3.3	GARAGE DOOR (S)	X				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

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

**Comments:**

3.1 Garage was full of stored items . Walls and floors were not fully visible .



3.1 Picture 1 Garage



3.1 Picture 2 Garage

### 4. Interiors

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.

		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.5	DOORS (REPRESENTATIVE NUMBER)	X			
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X			

IN NI NP RR

IN NI NP RR

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet

Hardwood T&G

Tile

Vinyl

**Interior Doors:**

Wood

**Window Types:**

Thermal/Insulated

Wood

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

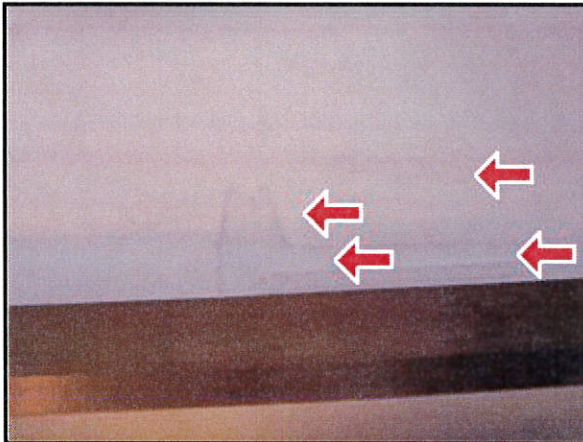
Laminate

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

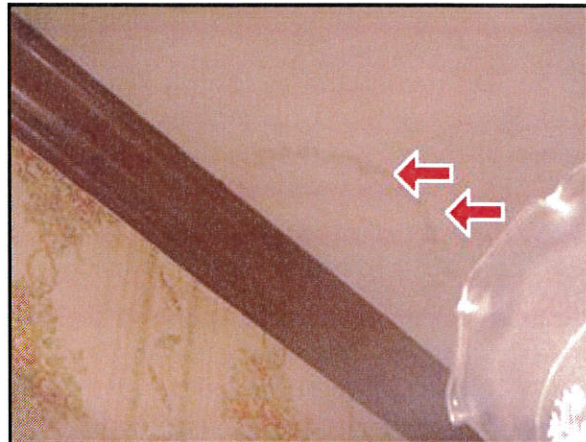
**Comments:**

**4.0** Old , dry water stains noted on kitchen ceiling . Owner stated stains were from previous leak at upstairs guest bathroom tub and leak had been repaired .

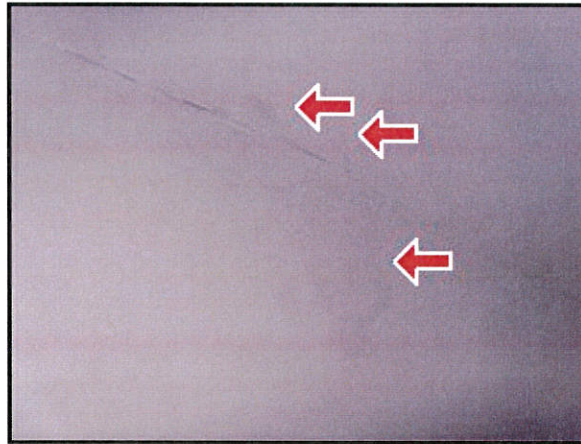
Old , dry water stains noted on upstairs guest bathroom ceiling and upstairs left rear guest bedroom ceiling . Owner stated leaks were caused from roof leaks from previous roof . Roof covering has been replaced .



4.0 Picture 1 Old , dry water stains noted on kitchen ceiling .

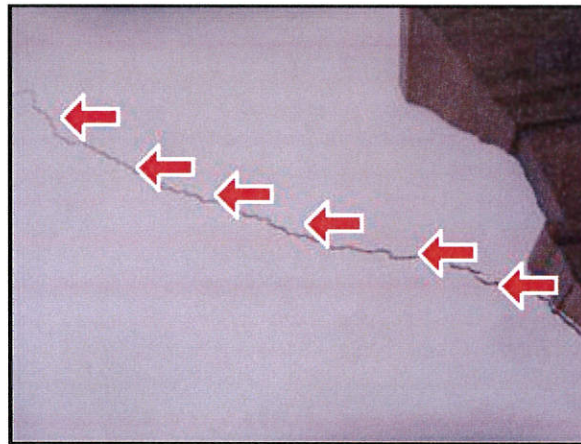


4.0 Picture 2 Old , dry water stains noted on upstairs guest bathroom ceiling and upstairs left rear guest bedroom ceiling



4.0 Picture 3 Old , dry water stains on upstairs left rear guest bedroom ceiling

4.1 Crack noted on wall beside master bedroom door . Crack was on hall wall beside door . Crack was not displaced . Monitor .



4.1 Picture 1 Crack noted on wall beside master bedroom door .

4.3 Guard railing in sun room was very loose and can create safety hazard . Have a reputable contractor properly secure railing .

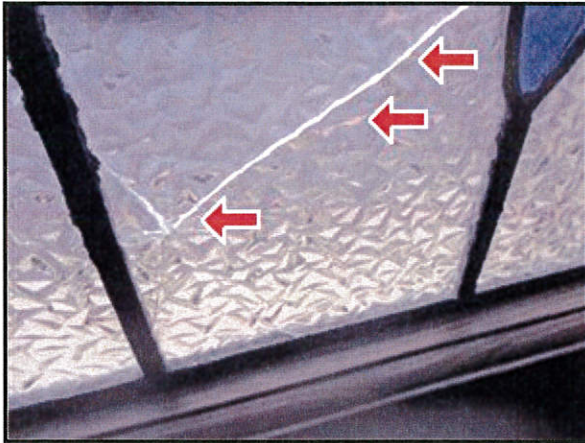


4.3 Picture 1 Guard railing in sun room was very loose

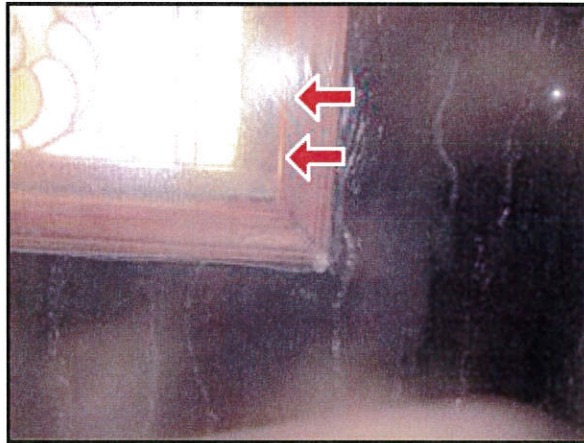
4.6 Many of the roll out windows were stuck closed . Make all windows open , close and lock easily .

Cracks noted in stained glass windows located upstairs at various areas .

Air gaps noted around window at upstairs guest bathroom . Window was covered with plastic .



4.6 Picture 1 Cracks noted in stained glass windows located upstairs at various areas .



4.6 Picture 2 Air gaps noted around window at upstairs guest bathroom

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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.

### 5. Structural Components

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.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>	
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				<b>Foundation:</b> Masonry block Not fully Visible *	
5.1	WALLS (Structural)	X				<b>Method used to observe Crawlspace:</b> Crawled Debris	
5.2	COLUMNS OR PIERS	X				<b>Floor Structure:</b> 2 X 10 Wood joists NOT FULLY VISIBLE *	
5.3	FLOORS (Structural)	X				<b>Wall Structure:</b> Not fully visible	
5.4	CEILINGS (structural)	X				<b>Columns or Piers:</b> Masonry block Not Fully visible	
5.5	ROOF STRUCTURE AND ATTIC	X				<b>Ceiling Structure:</b> 2X10 Not fully visible <b>Roof Structure:</b> Stick-built 2 X 6 Rafters Not Fully Visible * <b>Roof-Type:</b> Hip <b>Method used to observe attic:</b> Walked Partially Accessible <b>Attic info:</b> Pull Down stairs	

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

**Comments:**

5.0 Old , dry moisture stains noted on crawl space foundation block walls at various locations . Monitor



5.0 Picture 1 Old , dry moisture stains noted on crawl space foundation block walls at various locations .

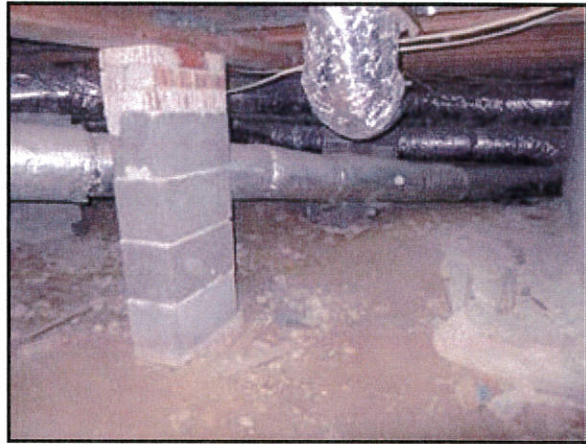


5.0 Picture 2 Old , dry moisture stains on block foundation walls in crawl space

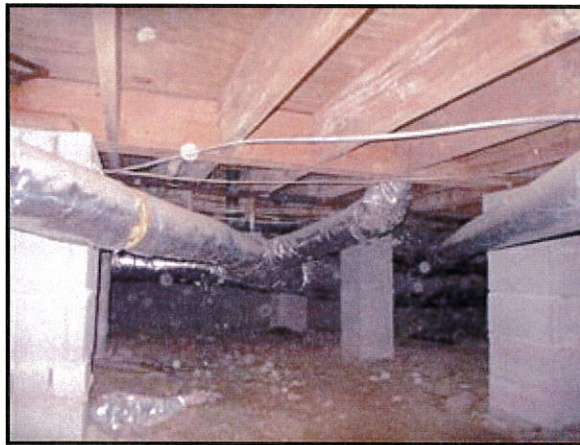




5.0 Picture 3 Crawl space



5.0 Picture 4 Crawl space



5.0 Picture 5 Crawl space

5.5



5.5 Picture 1 View of attic framing



5.5 Picture 2 Attic framing



5.5 Picture 3 Attic framing



5.5 Picture 4 Attic framing

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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. Plumbing System

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.

		IN	NI	NP	RR	
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X	<b>Styles &amp; Materials</b> <b>Water Source:</b> Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X	<b>Water Filters:</b> None
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X	<b>Plumbing Water Supply (into home):</b> Copper Not Fully Visible*
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				<b>Plumbing Water Distribution (inside home):</b> Copper Not fully visible
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				X	<b>Plumbing Waste:</b> ABS Not fully visible
6.5	MAIN FUEL SHUT OFF (Describe Location)		X			<b>Water Heater Power Source:</b> Electric
6.6	SUMP PUMP			X		<b>Water Heater Capacity:</b> 80 Gallon <b>Manufacturer:</b> GE Extra Info : MFD 2010 <b>Water Heater Location:</b> Crawlspace

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### Comments:

6.0 Leak noted at left master sink drain .

Master bathroom tub drained very slowly when tested

Have a licensed plumbing contractor further evaluate and make repairs .

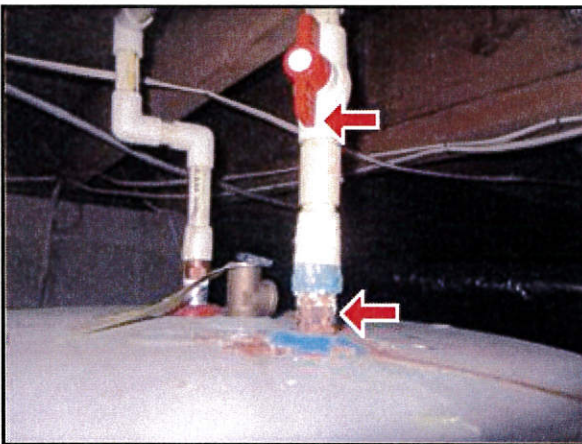


## 6.0 Picture 1 Leak noted at left master sink drain .

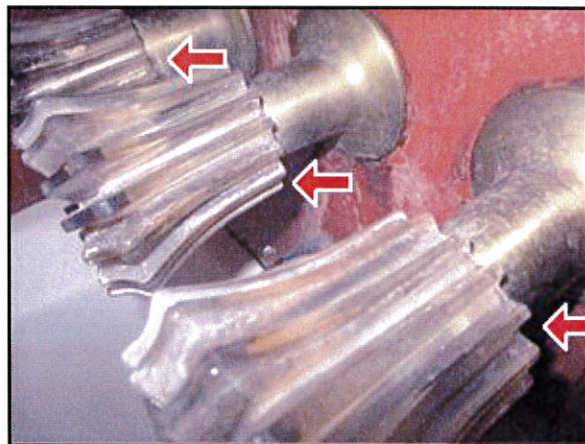
**6.1** Leak noted at water heater supply shut off valve .

Tub valves at downstairs guest bathroom leaked while running water at tub .

Have a licensed plumbing contractor make repairs .



6.1 Picture 1 Leak noted at water heater supply shut off valve .



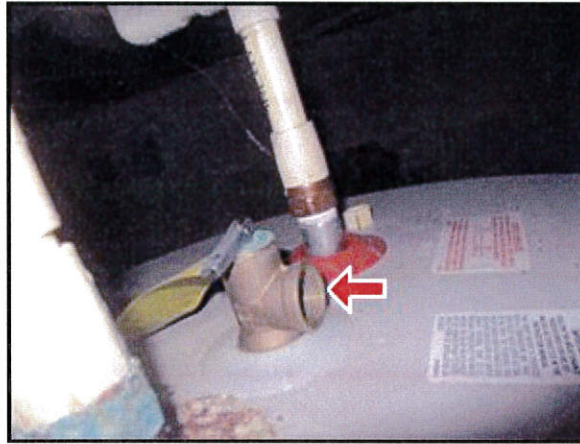
6.1 Picture 2 Tub valves at downstairs guest bathroom leaked while running water at tub .

**6.2** Required thermal expansion tank was not installed when water heater was replaced. Water heater was manufactured 2010. Thermal expansion tanks have been required since 1998 .

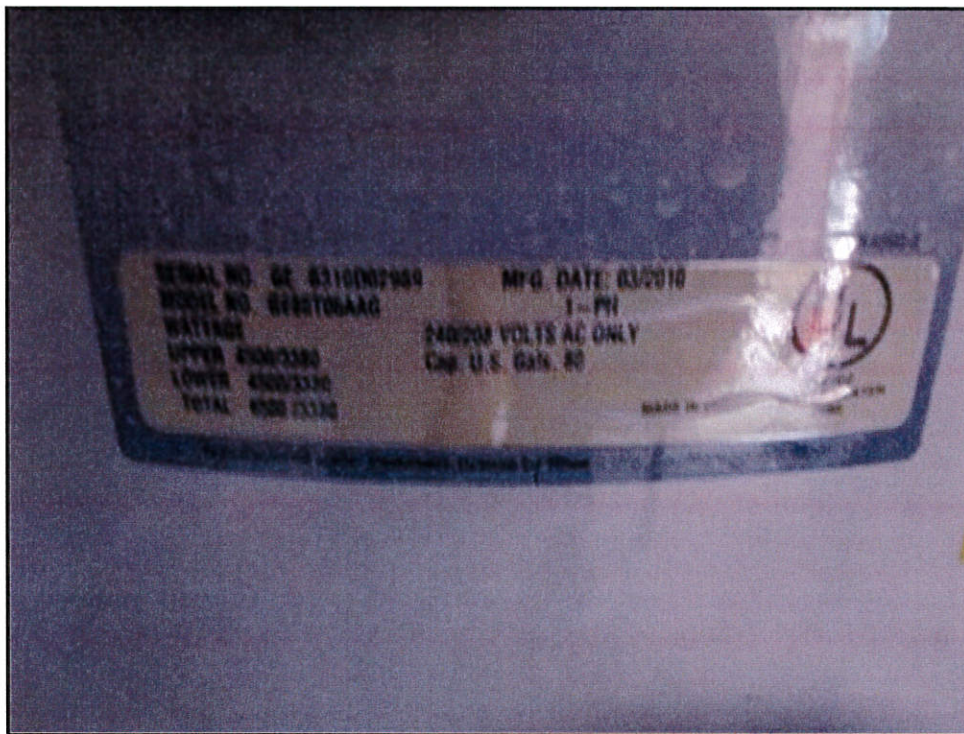
Required water heater temperature pressure relief over flow drain was not installed .

Have a licensed plumbing contractor make repairs .

NOTE : Water heater was manufactured in 2010 . Typical useful life is 10-12 years. Water heater is near the end of it's useful service life .

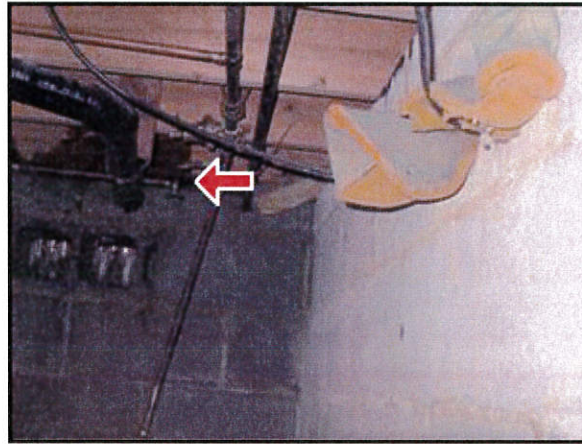


6.2 Picture 1 Required water heater temperature pressure relief over flow drain was not installed .



6.2 Picture 2 Water heater manufacturers data plate

6.3 Main water shut off valve is located in crawl space below utility room



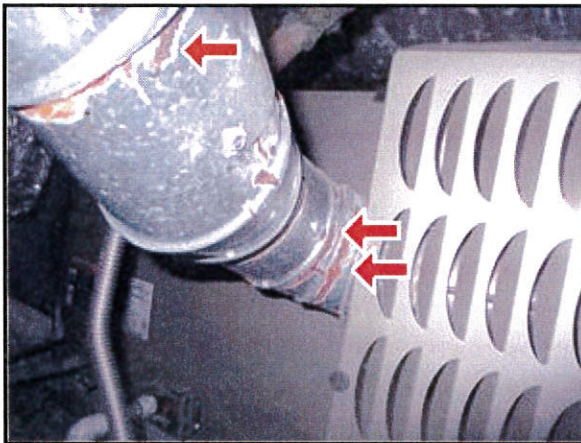
6.3 Picture 1 Main water shut off valve is located in crawl space below utility room

**6.4** Rust and corrosion noted on furnace flue in crawl space . Rust and corrosion on furnace flue could indicate furnace is not venting properly . There was an abandoned water heater flue pipe connected to the furnace flue . Abandoned flue was not capped off and can allow furnace flue gases to escape into the crawl space .

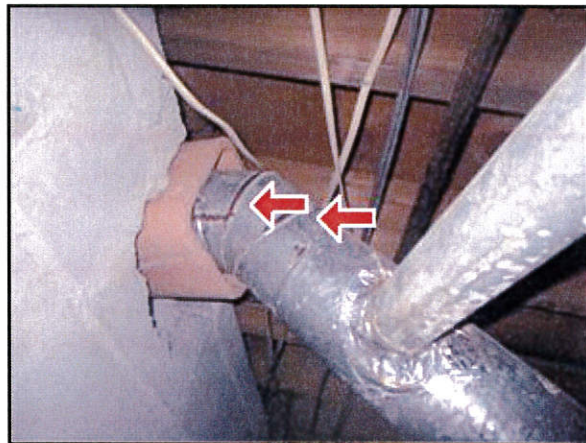
Flexible gas connector was installed through the gas furnace cabinet at unit in the crawl space which is not permitted and can damage the flexible gas connector .

Required sediment trap was not installed at furnace gas supply piping ( at furnace in crawl space )

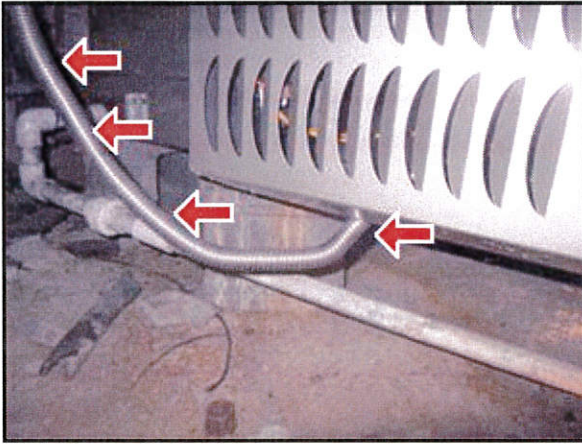
Have a licensed mechanical contractor further evaluate and make repairs .



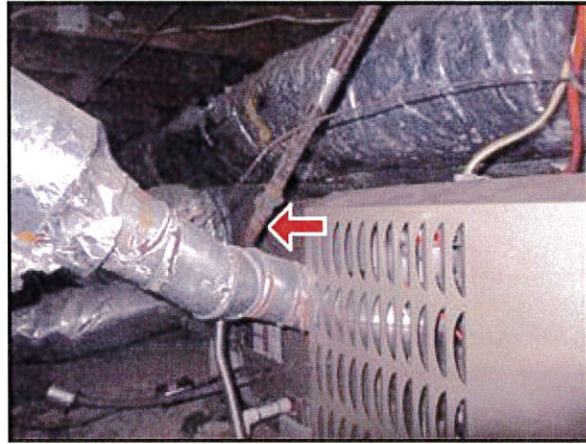
6.4 Picture 1 Rust and corrosion noted on furnace flue in crawl space .



6.4 Picture 2 Rust on furnace flue in crawl space .



6.4 Picture 3 Flexible gas connector was installed into furnace cabinet in the crawl space .



6.4 Picture 4 Required sediment trap was not installed at furnace gas supply piping ( at furnace in crawl space )

**6.5 Main gas shut off valve is located at gas meter near street .**

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.

## 7. Electrical System

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.

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				X
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				X
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				X
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X	
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
7.7	SMOKE DETECTORS		X		
7.8	CARBON MONOXIDE DETECTORS			X	

IN NI NP RR

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

### Comments:

7.1 Sub panel at detached shop building was not grounded as required .

There were missing wire bushings inside the main electrical panel . All wire bushings are required to be installed .

Openings noted in dead front cover of the main electrical panel . All openings in dead front cover are required to be properly sealed for safety .

Have a licensed electrical contractor make repairs .

### Styles & Materials

#### Electrical Service Conductors:

Below ground  
Aluminum  
220 volts

#### Panel capacity:

200 AMP

#### Panel Type:

Circuit breakers

#### Electric Panel Manufacturer:

GENERAL ELECTRIC

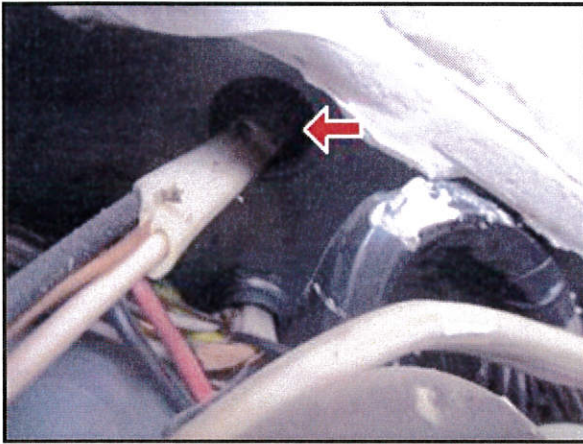
#### Branch wire 15 and 20 AMP:

Copper

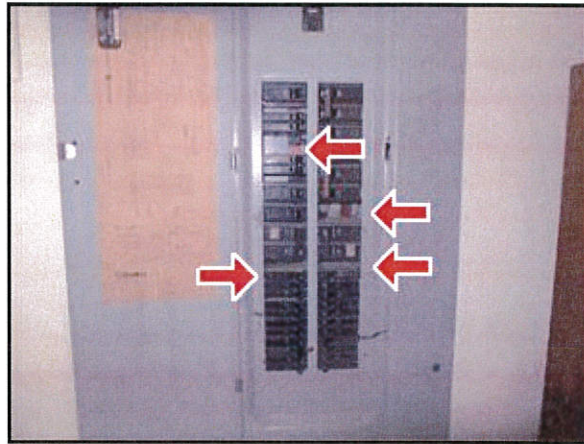
#### Wiring Methods:

Non Metallic



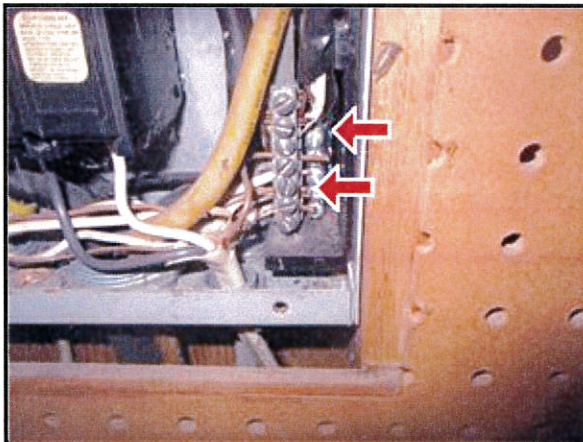


7.1 Picture 1 Missing wire bushing noted inside main panel .

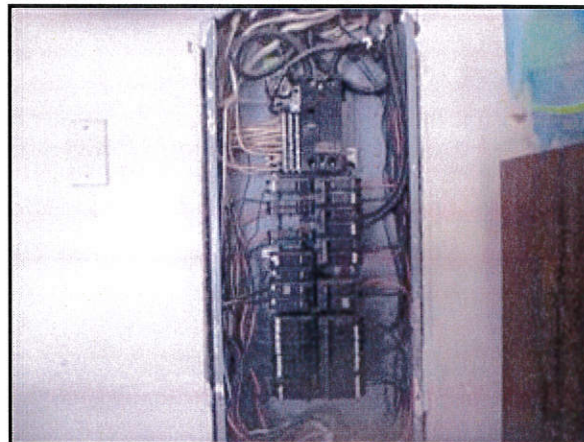


7.1 Picture 2 Unused openings in main electrical panel cover were not sealed as required .

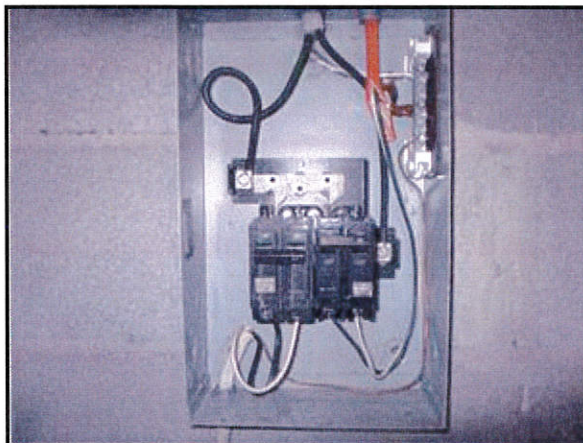
7.2 Ground wires and neutral wires were bonded together in the sub panel located in the detached shop building . Ground wires and neutral wires are required to be isolated from each other in sub panels . Ground wires are required to be bonded to the sub panel . Have a licensed electrical contractor correct .



7.2 Picture 1 Ground and neutral wires were bonded together at the sub panel located at the detached shop



7.2 Picture 2 Main panel with cover removed



7.2 Picture 3 Sub panel in the crawl space with the cover removed



7.2 Picture 4 Sub panel in the detached shop building with cover removed

7.3 Open splices were noted in crawl space . All splices are required to be installed inside proper enclosures .

Electrical box covers were missing at several locations in the crawl space . All box covers are required to be installed .

Electrical box at upstairs hallway was not properly secured inside wall as required .

Ceiling fan and fan light located in sunroom were not properly secured and can create a safety hazard .

One of the light fixtures located inside the detached shop building was inoperable .

Three prong receptacle located on rear wall at patio tested open ground .

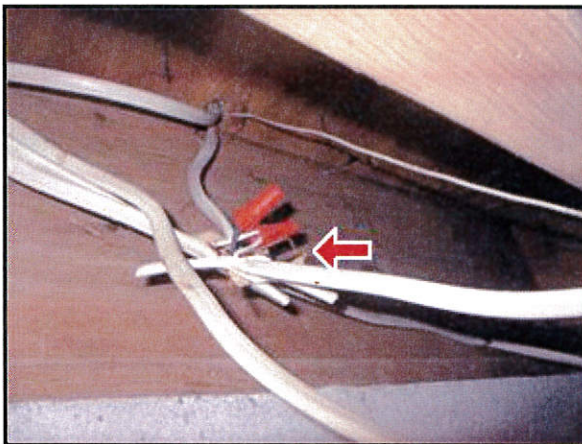
Receptacle located at ground level at end of retaining wall in rear yard was not operable .

Electrical wire terminations were exposed at front exterior wall ( right side ) . Wire terminations are required to be inside a proper enclosure .

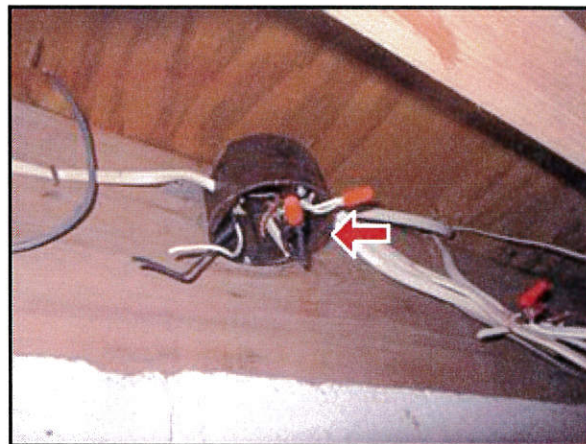
Three way dimmer/ light switch at foyer was improperly wired .

Have a licensed electrical contractor make repairs .

Eye ball light in front of fireplace at living room was not operable . Replace bulb and retest .



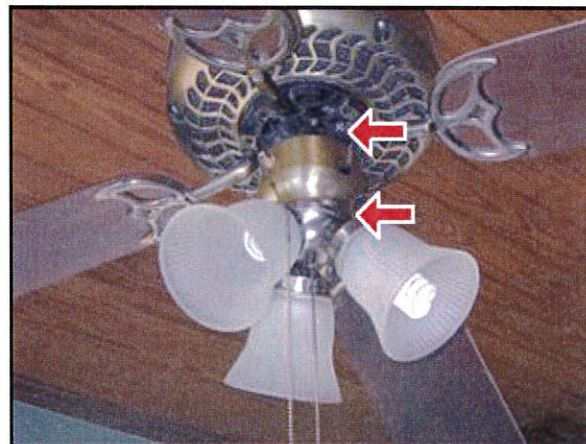
7.3 Picture 1 Open electrical splices noted in the crawl space



7.3 Picture 2 Missing electrical box covers noted in the crawl space



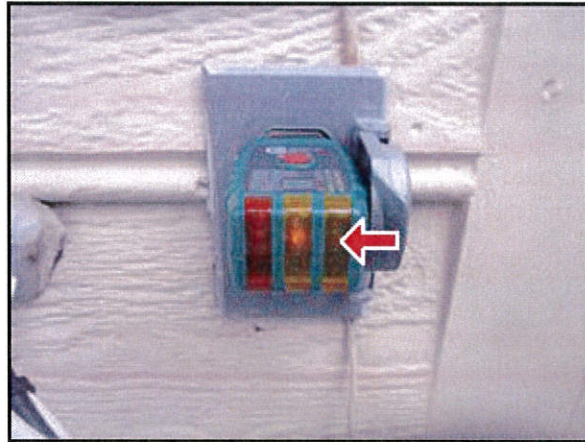
7.3 Picture 3 Electrical box at upstairs hallway was not properly secured inside wall as required .



7.3 Picture 4 Ceiling fan and fan light located in sunroom were not properly secured



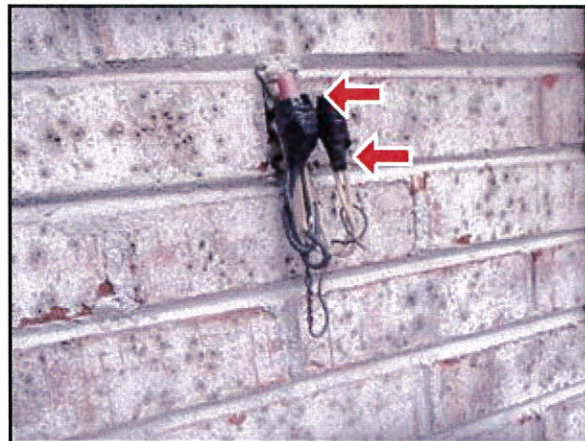
7.3 Picture 5 One of the light fixtures located inside the detached shop building was inoperable .



7.3 Picture 6 Three prong receptacle located on rear wall at patio tested open ground .



7.3 Picture 7 Receptacle located at ground level at end of retaining wall in rear yard was not operable .



7.3 Picture 8 Electrical wire terminations were exposed at front exterior wall ( right side ) .

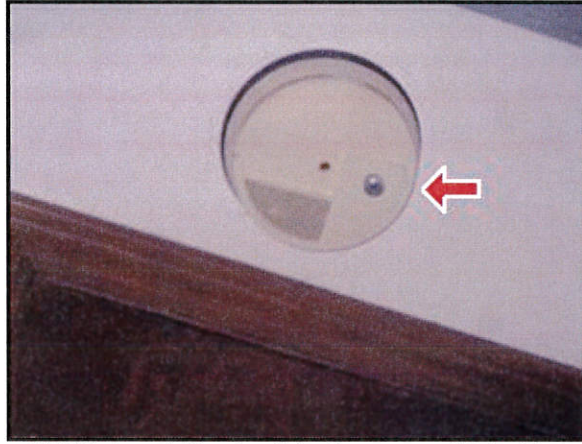
7.4 See summary page .

7.5 Recommend having a licensed electrical contractor provide GFCI protection for receptacles at all " wet locations" ( kitchen counter , bathroom counters , exterior , garage and detached shop building ) for enhanced safety feature .

7.7 Smoke detectors were not tested .Replace all smoke detector batteries and test all smoke detectors before moving into home .

Recommend installing smoke detectors inside all bedrooms as a safety upgrade .

NOTE : Smoke detectors appeared to be original equipment . Typical service life for smoke detectors is 10 years . Recommend installing updated smoke detectors for safety .



7.7 Picture 1 Smoke detectors are outdated by today's standards and at the end of their useful service life

**7.8 Recommend installing carbon monoxide detectors for enhanced safety . \***

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 8. Heating / Central Air Conditioning

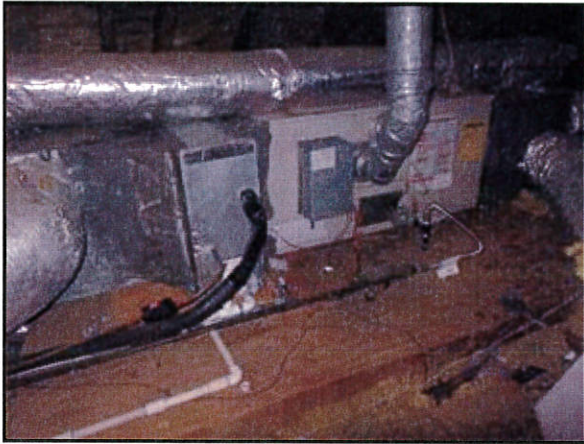
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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.

		IN	NI	NP	RR	
8.0	HEATING EQUIPMENT	X				<b>Styles &amp; Materials</b> <b>Heat Type:</b> Forced Air
8.1	NORMAL OPERATING CONTROLS	X				<b>Energy Source:</b> Natural gas
8.2	AUTOMATIC SAFETY CONTROLS	X				<b>Number of Heat Systems (excluding wood):</b> Two
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				X	<b>Heat System Brand:</b> UNKNOWN CARRIER
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				<b>Ductwork:</b> Insulated Not properly sealed
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				X	<b>Filter Type:</b> Disposable High Efficiency
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X				<b>Types of Fireplaces:</b> Solid Fuel Decorative Gas Logs
8.7	GAS/LP FIRELOGS AND FIREPLACES		X			<b>Operable Fireplaces:</b> Four
8.8	COOLING AND AIR HANDLER EQUIPMENT		X			<b>Number of Woodstoves:</b> None
8.9	NORMAL OPERATING CONTROLS		X			<b>Cooling Equipment Type:</b> Central Air
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				<b>Cooling Equipment Energy Source:</b> Electricity

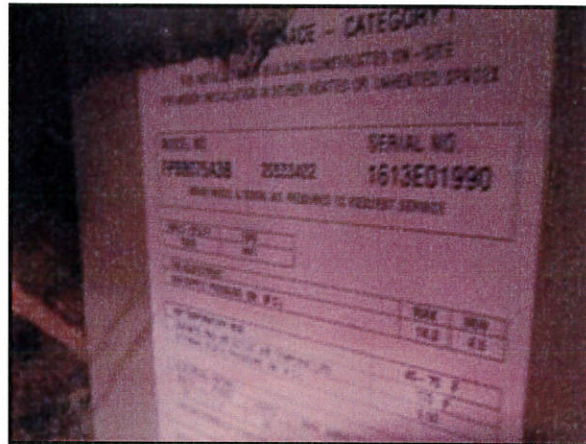
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

8.0



8.0 Picture 1 Furnace located in the attic



8.0 Picture 2 Furnace manufacturers data plate

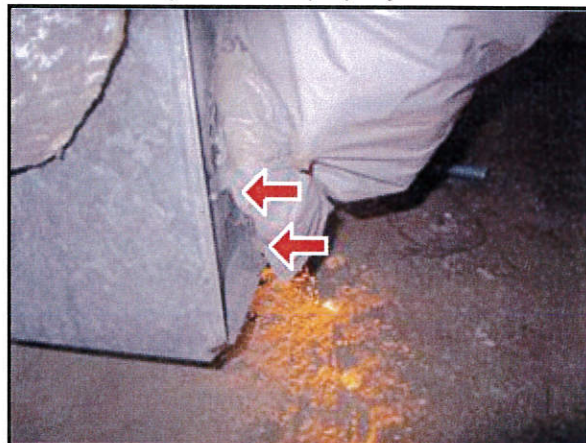


8.0 Picture 3 Furnace / air handler located in crawl space

**8.3** Duct work was not properly sealed with mastic to transition boots and air handler plenum . Conditioned air was being lost in the attic . Have a licensed heating and air conditioning contractor properly seal all duct work .

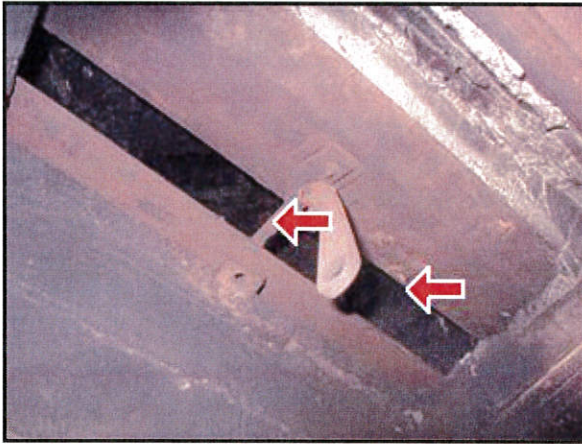


8.3 Picture 1 HVAC duct work was not properly sealed to air handler plenums

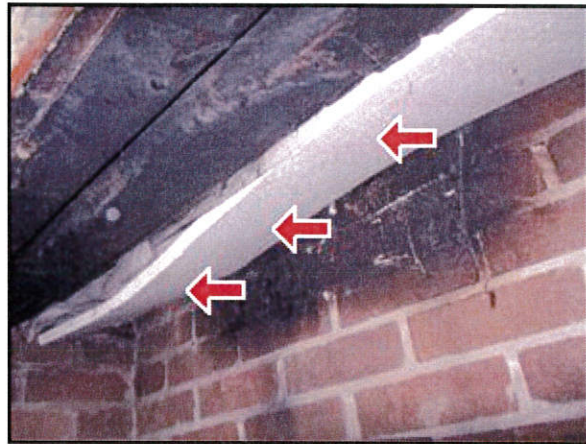


8.3 Picture 2 Duct work not properly sealed to plenum

**8.5** Fireplace dampers were damaged at fireplaces located in breakfast area and front living room . Fireplace chimney flue at fireplace located in sun room was sealed closed . Damper at master bedroom fireplace was stuck closed . Chimney flues were not visible and could not be inspected . Have a licensed chimney sweep make repairs and fully inspect and evaluate all fire place chimney flues .



8.5 Picture 1 Fireplace dampers were damaged at fireplaces located in breakfast area and front living room .

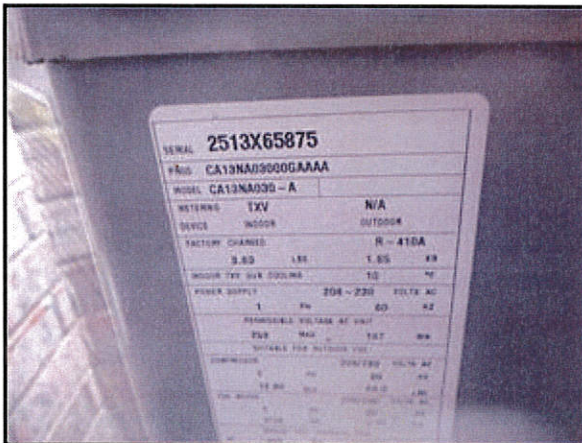


8.5 Picture 2 Fireplace chimney flue at fireplace located in sun room was sealed closed .

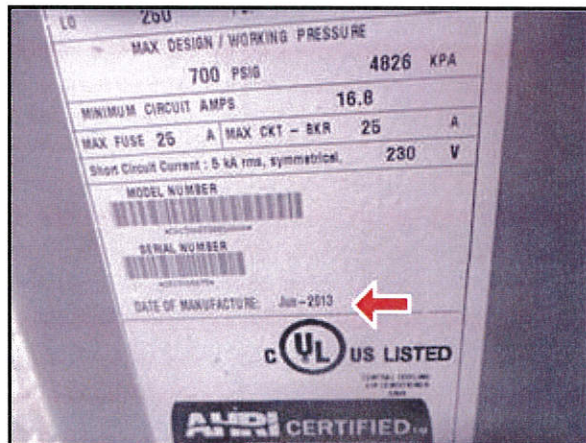
8.7 Gas logs were not tested . Inspector does not light pilot lights or fires due to liability .

8.8 Air conditioning systems were not tested in the cooling mode due to outdoor temperature in the low 50s . Running units when outdoor temperature is below 65 degrees could damage the compressors.

Evaporator unit catch pan located in the attic was rusted which indicates a previous condensate drain blockage . Unable to run air conditioning units due to outdoor temperatures in the 50s . Unable to test condensate drains .



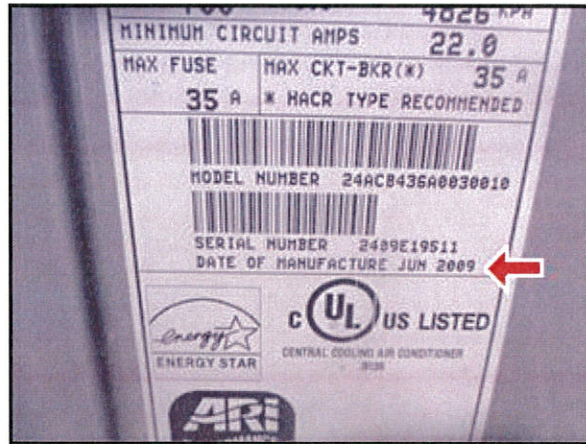
8.8 Picture 1 Air conditioning manufacturers data plate



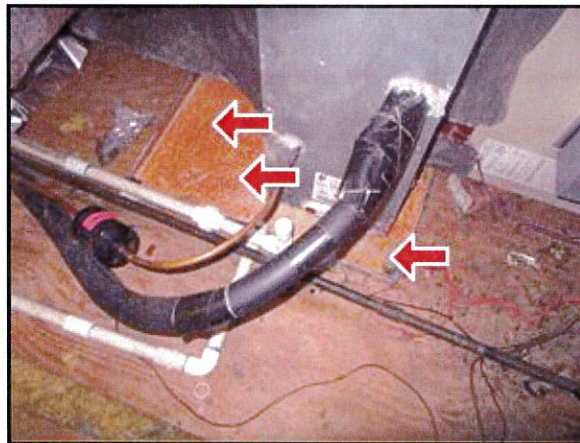
8.8 Picture 2 Air conditioning manufacturers date



8.8 Picture 3 Air conditioning manufacturers data plate



8.8 Picture 4 Air conditioning manufacturers date plate



8.8 Picture 5 Evaporator unit catch pan located in the attic was rusted .

The heating and cooling 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.



### 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	
9.0	INSULATION IN ATTIC	X				<b>Styles &amp; Materials</b> <b>Attic Insulation:</b> Blown Fiberglass <b>Ventilation:</b> Ridge vents Soffit Vents Passive <b>Exhaust Fans:</b> Fan only <b>Dryer Power Source:</b> 220 Electric Gas Connection Both (your choice) <b>Dryer Vent:</b> Metal <b>Floor System Insulation:</b> NONE
9.1	INSULATION UNDER FLOOR SYSTEM			X		
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)				X	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)				X	
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		
		IN	NI	NP	RR	

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

**Comments:**

**9.0**



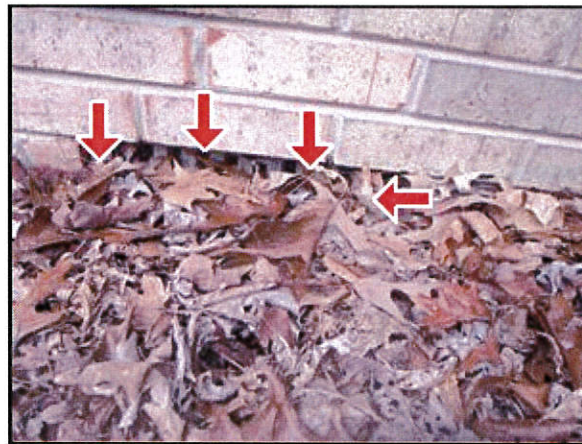
9.0 Picture 1 View of attic insulation

**9.2** Cellulose debris noted in the crawl space . There was no plastic vapor barrier installed . Have all cellulose debris removed . Have a proper 6 mil plastic vapor barrier installed .



9.2 Picture 1 Cellulose debris in crawl space . No vapor barrier installed .

**9.3** Foundation vent located at front of home ( left of front entry ) was below grade level . Have a reputable contractor install a proper vent well .



9.3 Picture 1 Foundation vent located at front of home ( left of front entry ) was below grade level .

**9.4** Required ventilation was not provided in upstairs guest bathroom . Ventilation fan that is vented outdoors or an openable window is required in bathrooms . Recommend having a licensed mechanical contractor install ventilation fan .

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The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 10. Built-In Kitchen Appliances

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.

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS				X
10.2	RANGE HOOD			X	
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER			X	
10.5	MICROWAVE COOKING EQUIPMENT	X			

IN NI NP RR

**Styles & Materials**

Dishwasher Brand:  
WHIRLPOOL

Disposer Brand:  
NONE

Exhaust/Range hood:  
NONE

Range/Oven:  
FRIGIDAIRE  
GENERAL ELECTRIC

Built in Microwave:  
PANASONIC

Trash Compactors:  
NONE

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

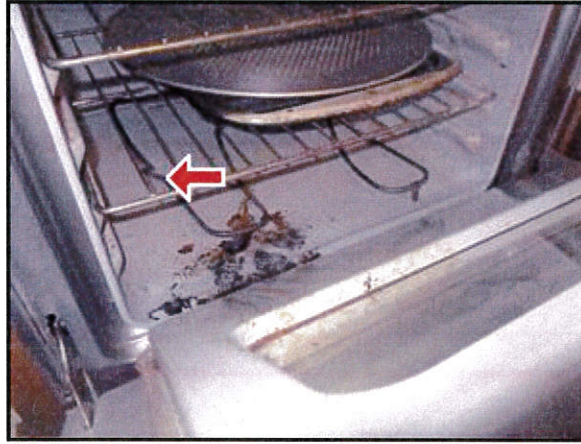
**Comments:**

**10.0** Dishwasher was not properly secured to the counter top . Have a reputable contractor properly secure dishwasher .



10.0 Picture 1 Dishwasher not secured to cabinet

**10.1** Bottom oven element at upper oven was damaged and inoperable . Have a reputable , qualified appliance repair technician replace damaged element and retest.



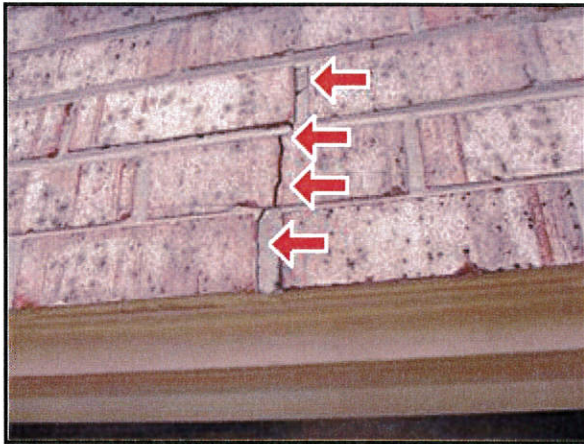
10.1 Picture 1 Bottom oven element at upper oven was damaged and inoperable .

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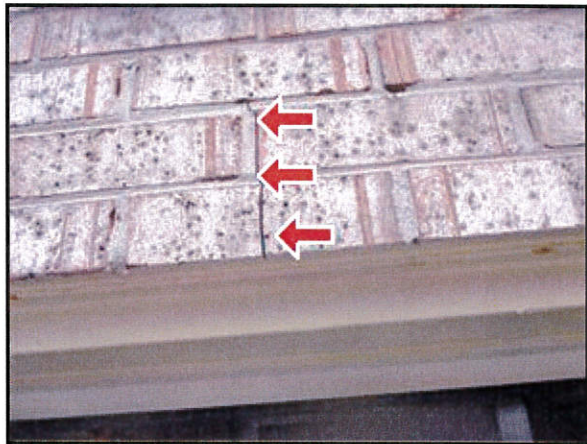
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report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

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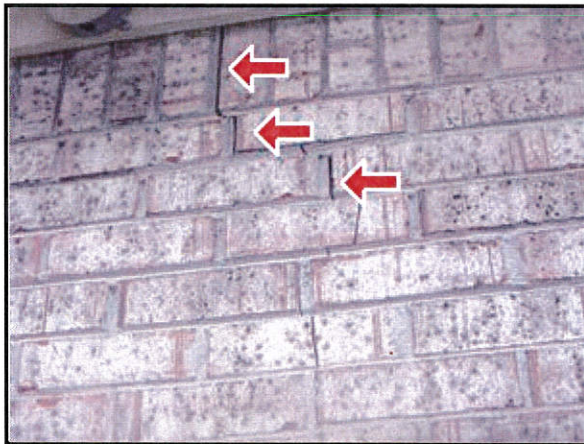
**2. Exterior**



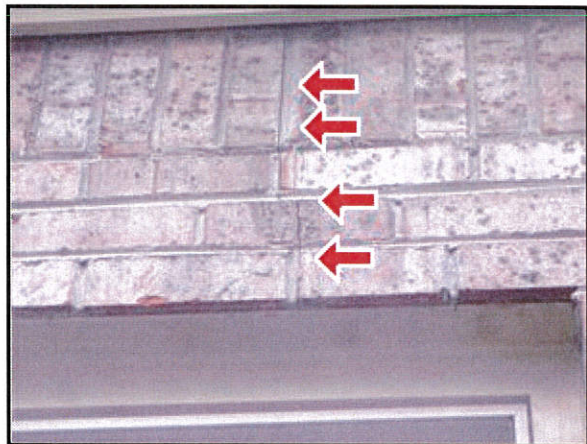
2.0 Picture 1 Cracks noted in brick and brick mortar over the garage door , left of the garage door and above rear window at utility room .



2.0 Picture 2 Crack in brick / mortar above garage door



2.0 Picture 3 Stair step crack in brick mortar left of garage door



2.0 Picture 4 Veryical crack in brick mortar over utility room window



2.0 Picture 5 Pipe and wire penetrations through exterior walls were not sealed .

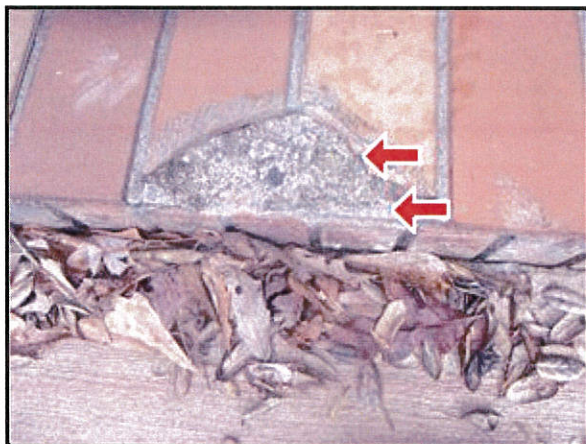
**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

## 2. Exterior

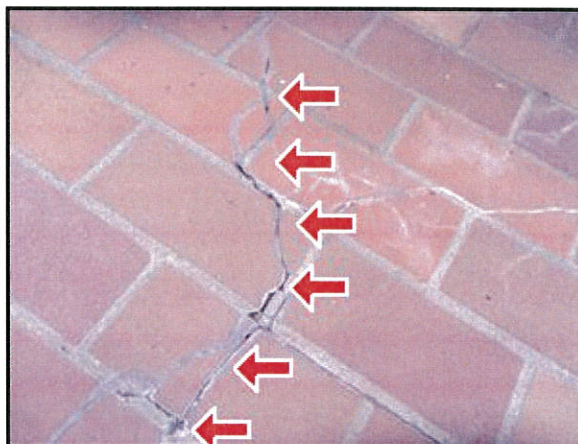
### Repair or Replace

Stair tread paver at front entry steps was damaged . Cracks noted in brick pavers and paver mortar at front entry porch . Previous patching and slightly raised edges noted at front porch brick paver floor . Have a reputable brick mason make repairs and re-point cracked brick mortar .

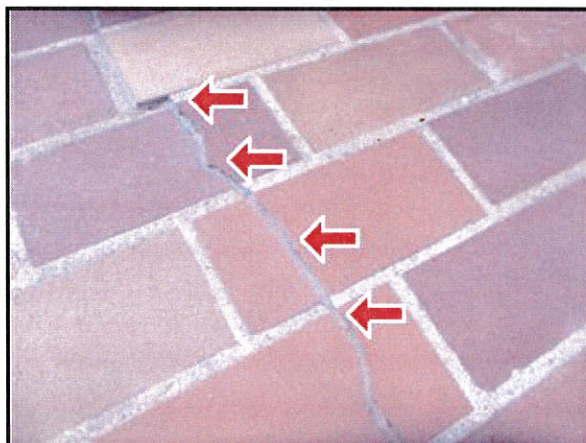
There was no guard or handrailing installed at rear exterior steps . There was no guard railing installed at rear patio / retaining wall . Recommend having proper guard and handrailing installed for safety .



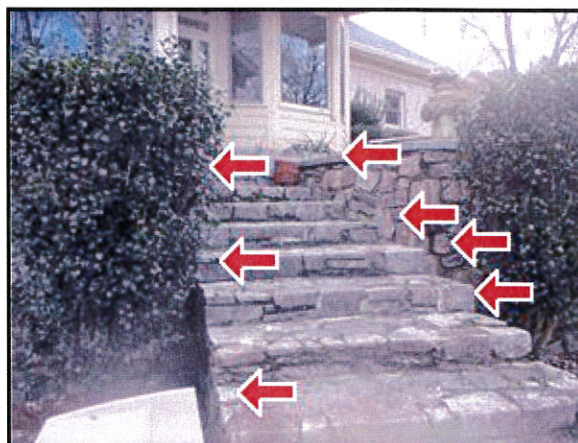
2.3 Picture 1 Stair tread paver at front entry steps was damaged .



2.3 Picture 2 Cracks noted in brick pavers and paver mortar at front entry porch .



2.3 Picture 3 Previous patching and slightly raised edges noted at front porch brick paver floor .



2.3 Picture 4 There was no guard or handrailing installed at rear exterior steps .

## 2. Exterior

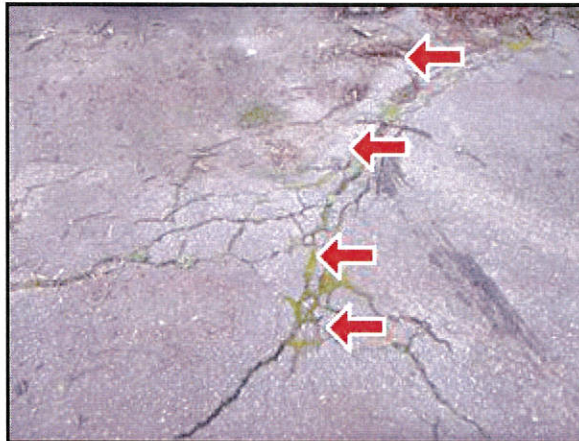


2.3 Picture 5 There was no guard railing installed at rear patio / retaining wall .

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

Cracks and raised edges noted on driveway at various locations . Deteriorated driveway noted at various locations . Raised edges create trip hazards . Have a reputable paving contractor inspect , make repairs and eliminate all raised edges .



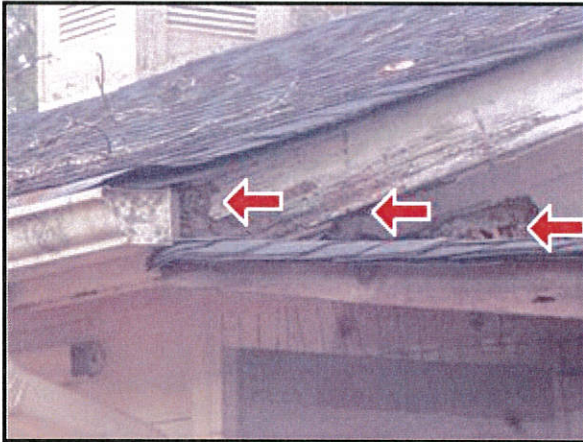
2.4 Picture 1 Cracks and raised edges noted on driveway at various locations .

### 2.6 ADDITIONAL BUILDINGS ON PROPERTY

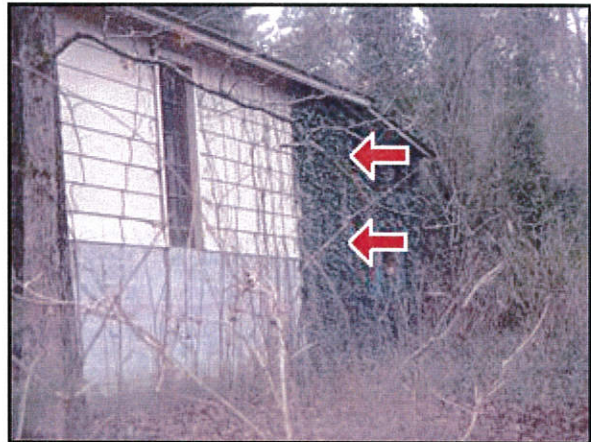
#### Repair or Replace

Fascias and soffits were water damaged and deteriorated at various locations around the detached shop building . Exterior walls at detached building were not fully visible due to vegetation growing on exterior walls . Have all vegetation removed from exterior walls . Have a reputable contractor inspect and replace all deteriorated fascia and soffit and finish with a quality exterior caulk and paint .

2. Exterior



2.6 Picture 1 Fascias and soffits were water damaged and deteriorated at various locations around the detached shop building .



2.6 Picture 2 Exterior walls at detached building were not fully visible due to vegetation growing on exterior walls .



2.6 Picture 3 Detached shop



2.6 Picture 4 Interior of detached shop



2.6 Picture 5 Interior of detached shop



2.6 Picture 6 Interior of detached shop



## 2. Exterior



2.6 Picture 7 Interior of detached shop

## 4. Interiors

### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Repair or Replace

Guard railing in sun room was very loose and can create safety hazard . Have a reputable contractor properly secure railing .



4.3 Picture 1 Guard railing in sun room was very loose

### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

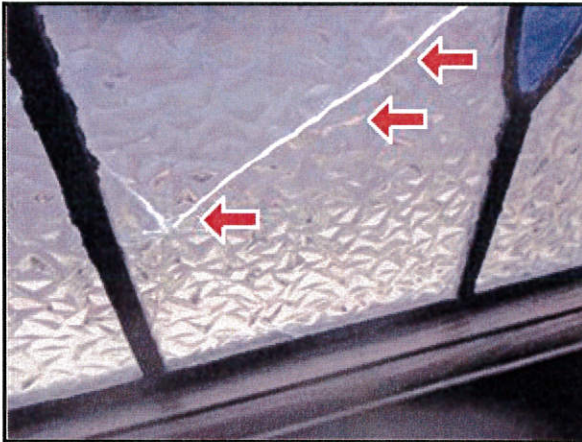
#### Inspected

Many of the roll out windows were stuck closed . Make all windows open , close and lock easily .

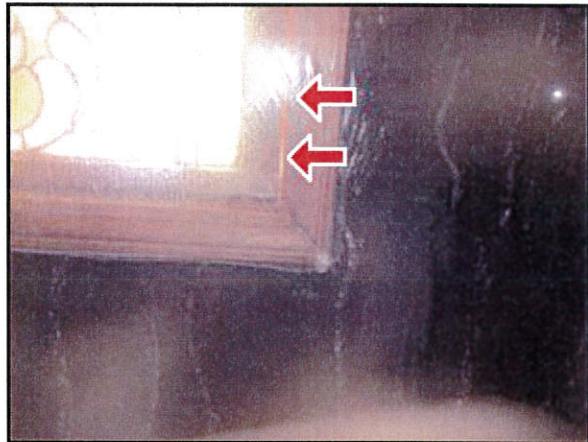
Cracks noted in stained glass windows located upstairs at various areas .

Air gaps noted around window at upstairs guest bathroom . Window was covered with plastic .

**4. Interiors**



4.6 Picture 1 Cracks noted in stained glass windows located upstairs at various areas .



4.6 Picture 2 Air gaps noted around window at upstairs guest bathroom

**6. Plumbing System**

**6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Repair or Replace**

Leak noted at left master sink drain .

Master bathroom tub drained very slowly when tested

Have a licensed plumbing contractor further evaluate and make repairs .



6.0 Picture 1 Leak notec at left master sink drain .

**6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

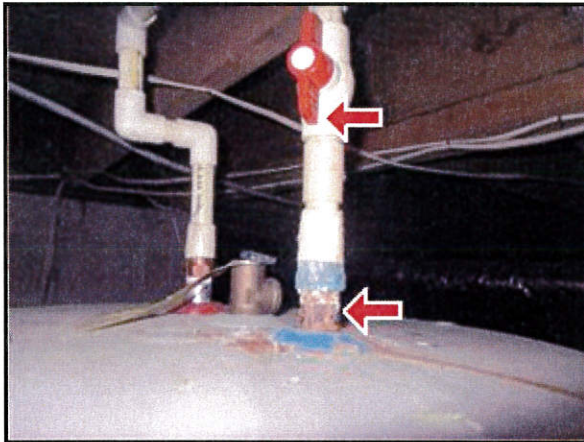
**Repair or Replace**

Leak noted at water heater supply shut off valve .

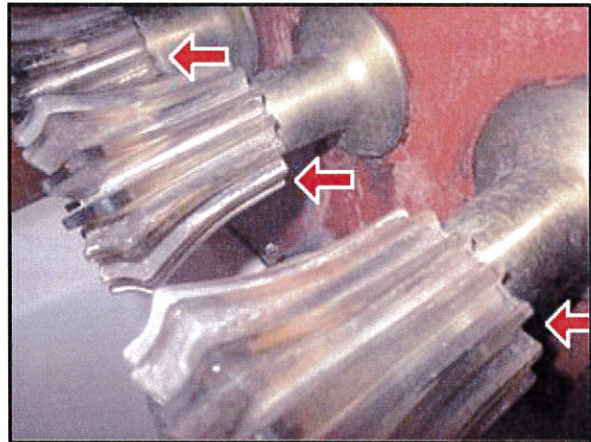
Tub valves at downstairs guest bathroom leaked while running water at tub .

Have a licensed plumbing contractor make repairs .

**6. Plumbing System**



6.1 Picture 1 Leak noted at water heater supply shut off valve .



6.1 Picture 2 Tub valves at downstairs guest bathroom leaked while running water at tub .

**6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

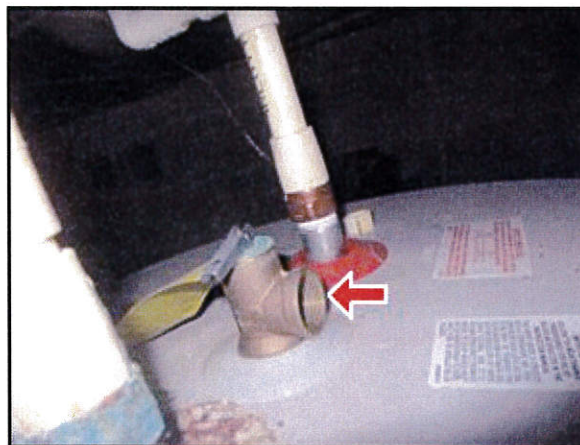
**Repair or Replace**

Required thermal expansion tank was not installed when water heater was replaced. Water heater was manufactured 2010. Thermal expansion tanks have been required since 1998 .

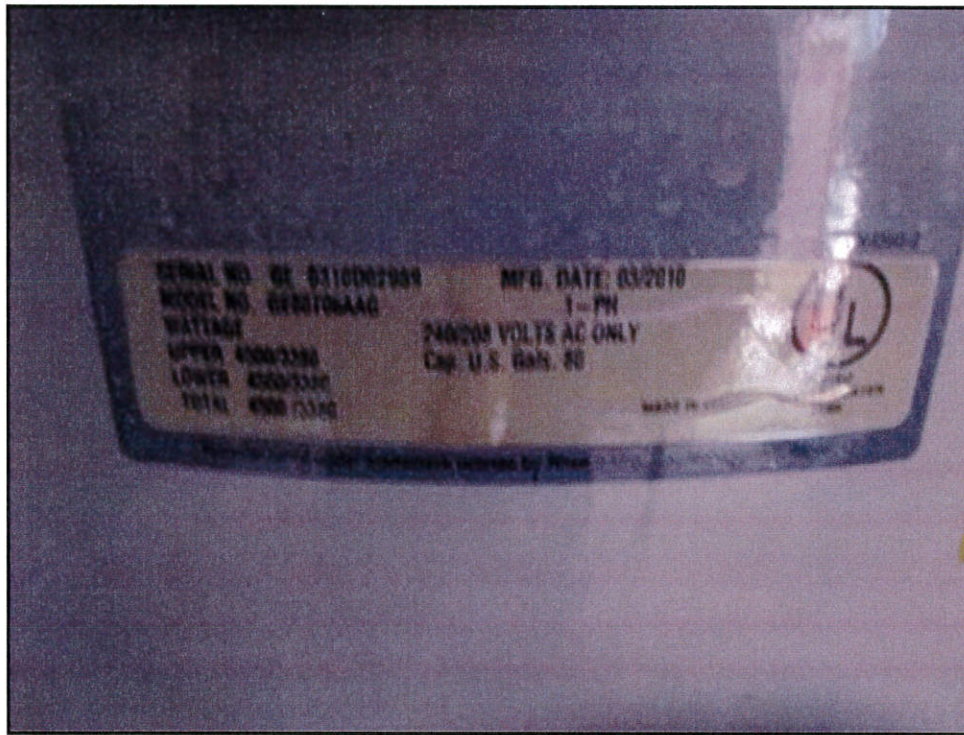
Required water heater temperature pressure relief over flow drain was not installed .

Have a licensed plumbing contractor make repairs .

NOTE : Water heater was manufactured in 2010 . Typical useful life is 10-12 years. Water heater is near the end of it's useful service life .



6.2 Picture 1 Required water heater temperature pressure relief over flow drain was not installed .

**6. Plumbing System**

6.2 Picture 2 Water heater manufacturers data plate

**6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)****Repair or Replace**

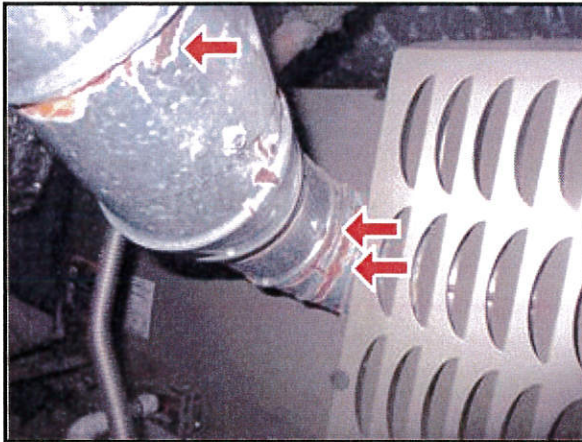
Rust and corrosion noted on furnace flue in crawl space . Rust and corrosion on furnace flue could indicate furnace is not venting properly . There was an abandoned water heater flue pipe connected to the furnace flue . Abandoned flue was not capped off and can allow furnace flue gases to escape into the crawl space .

Flexible gas connector was installed through the gas furnace cabinet at unit in the crawl space which is not permitted and can damage the flexible gas connector .

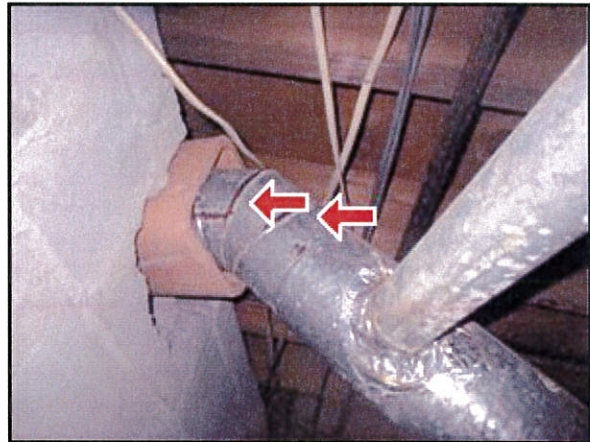
Required sediment trap was not installed at furnace gas supply piping ( at furnace in crawl space )

Have a licensed mechanical contractor further evaluate and make repairs .

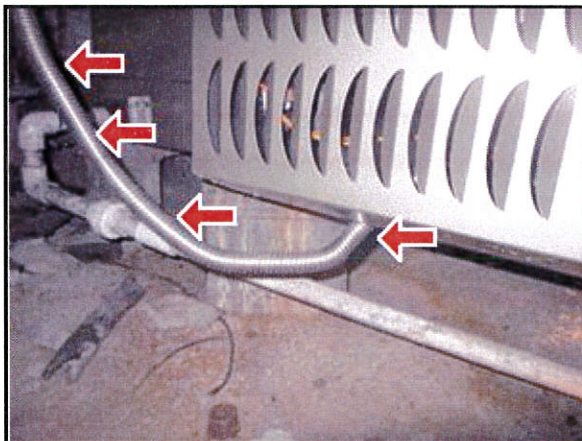
## 6. Plumbing System



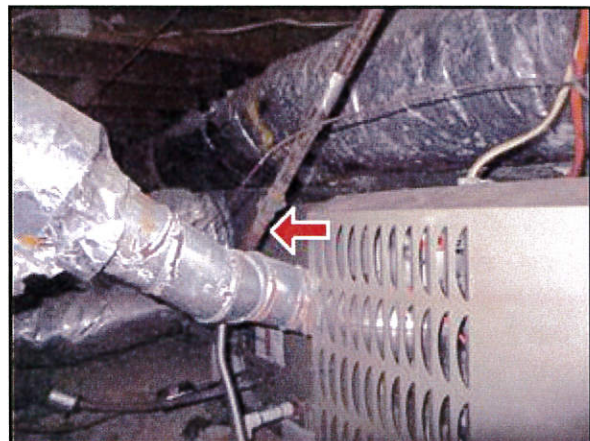
6.4 Picture 1 Rust and corrosion noted on furnace flue in crawl space .



6.4 Picture 2 Rust on furnace flue in crawl space .



6.4 Picture 3 Flexible gas connector was installed into furnace cabinet in the crawl space .



6.4 Picture 4 Required sediment trap was not installed at furnace gas supply piping ( at furnace in crawl space )

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Repair or Replace

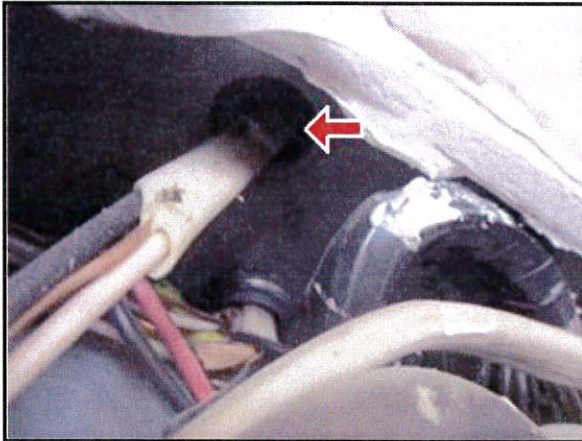
Sub panel at detached shop building was not grounded as required .

There were missing wire bushings inside the main electrical panel . All wire bushings are required to be installed .

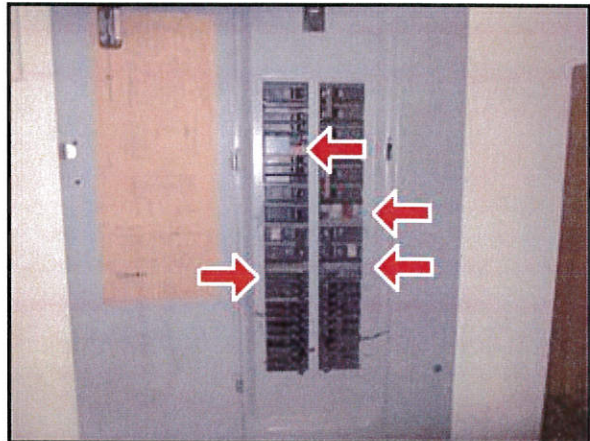
Openings noted in dead front cover of the main electrical panel . All openings in dead front cover are required to be properly sealed for safety .

Have a licensed electrical contractor make repairs .

**7. Electrical System**



7.1 Picture 1 Missing wire bushing noted inside main panel .

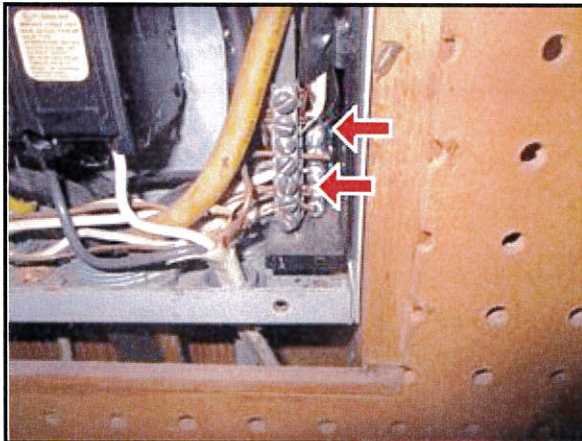


7.1 Picture 2 Unused openings in main electrical panel cover were not sealed as required .

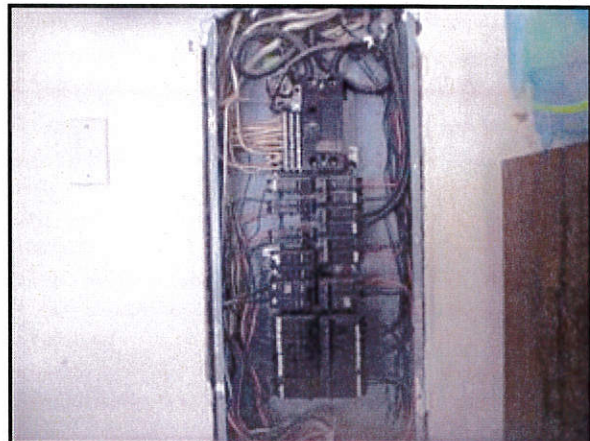
**7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Repair or Replace**

Ground wires and neutral wires were bonded together in the sub panel located in the detached shop building . Ground wires and neutral wires are required to be isolated from each other in sub panels . Ground wires are required to be bonded to the sub panel . Have a licensed electrical contractor correct .

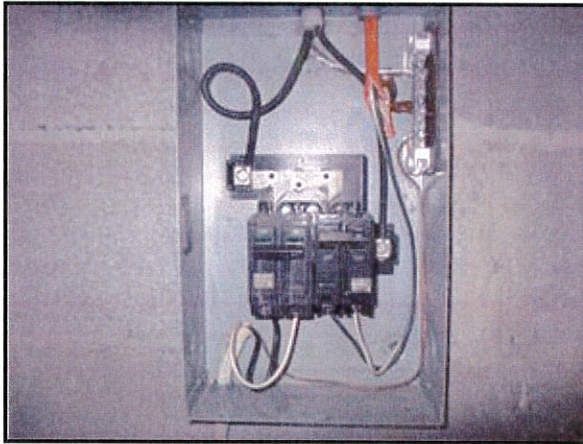


7.2 Picture 1 Ground and neutral wires were bonded together at the sub panel located at the detached shop



7.2 Picture 2 Main panel with cover removed

## 7. Electrical System



7.2 Picture 3 Sub panel in the crawl space with the cover removed



7.2 Picture 4 Sub panel in the detached shop building with cover removed

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Repair or Replace

Open splices were noted in crawl space . All splices are required to be installed inside proper enclosures .

Electrical box covers were missing at several locations in the crawl space . All box covers are required to be installed .

Electrical box at upstairs hallway was not properly secured inside wall as required .

Ceiling fan and fan light located in sunroom were not properly secured and can create a safety hazard .

One of the light fixtures located inside the detached shop building was inoperable .

Three prong receptacle located on rear wall at patio tested open ground .

Receptacle located at ground level at end of retaining wall in rear yard was not operable .

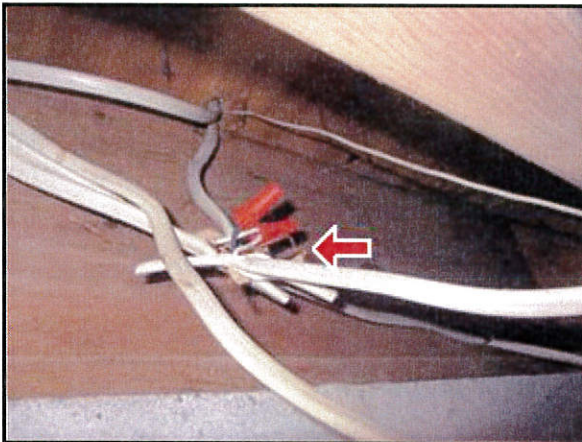
Electrical wire terminations were exposed at front exterior wall ( right side ) . Wire terminations are required to be inside a proper enclosure .

Three way dimmer/ light switch at foyer was improperly wired .

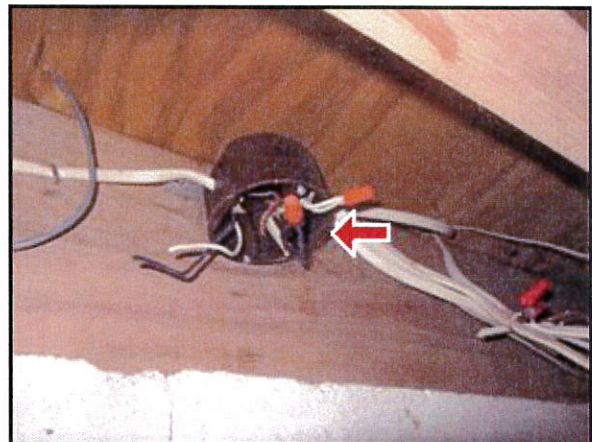
Have a licensed electrical contractor make repairs .

Eye ball light in front of fireplace at living room was not operable . Replace bulb and retest .

**7. Electrical System**



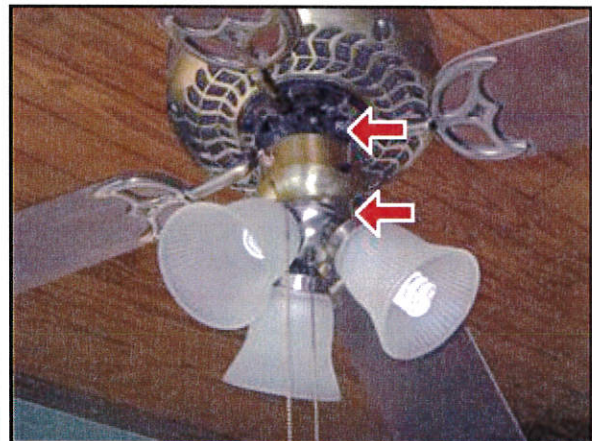
7.3 Picture 1 Open electrical splices noted in the crawl space



7.3 Picture 2 Missing electrical box covers noted in the crawl space



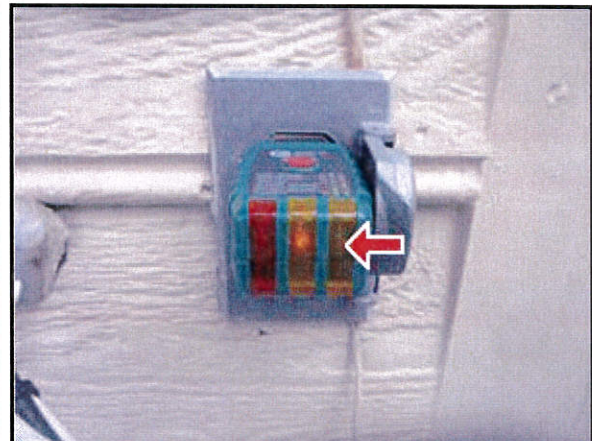
7.3 Picture 3 Electrical box at upstairs hallway was not properly secured inside wall as required .



7.3 Picture 4 Ceiling fan and fan light located in sunroom were not properly secured



7.3 Picture 5 One of the light fixtures located inside the detached shop building was inoperable .



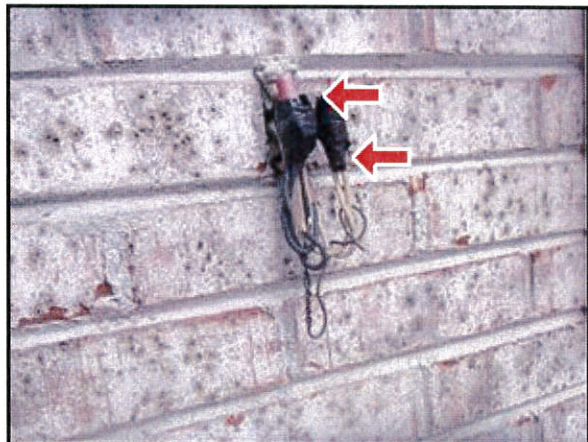
7.3 Picture 6 Three prong receptacle located on rear wall at patio tested open ground .



**7. Electrical System**



7.3 Picture 7 Receptacle located at ground level at end of retaining wall in rear yard was not operable .



7.3 Picture 8 Electrical wire terminations were exposed at front exterior wall ( right side ) .

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Not Present**

Recommend having a licensed electrical contractor provide GFCI protection for receptacles at all " wet locations" ( kitchen counter , bathroom counters , exterior , garage and detached shop building ) for enhanced safety feature .

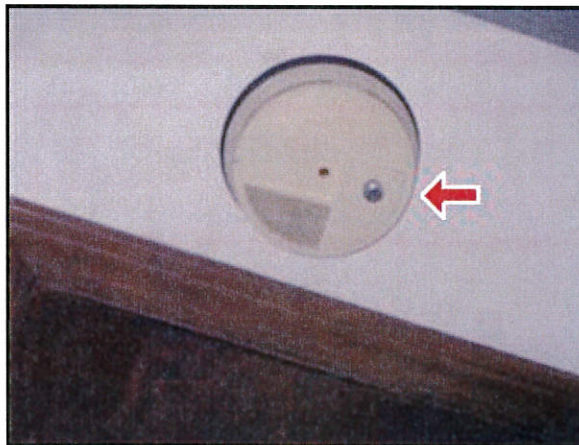
**7.7 SMOKE DETECTORS**

**Not Inspected**

Smoke detectors were not tested .Replace all smoke detector batteries and test all smoke detectors before moving into home .

Recommend installing smoke detectors inside all bedrooms as a safety upgrade .

NOTE : Smoke detectors appeared to be original equipment . Typical service life for smoke detectors is 10 years . Recommend installing updated smoke detectors for safety .



7.7 Picture 1 Smoke detectors are outdated by today's standards and at the end of their useful service life

**CARBON MONOXIDE DETECTORS**

**7. Electrical System**

7.8

**Not Present**

Recommend installing carbon monoxide detectors for enhanced safety . \*

**8. Heating / Central Air Conditioning**

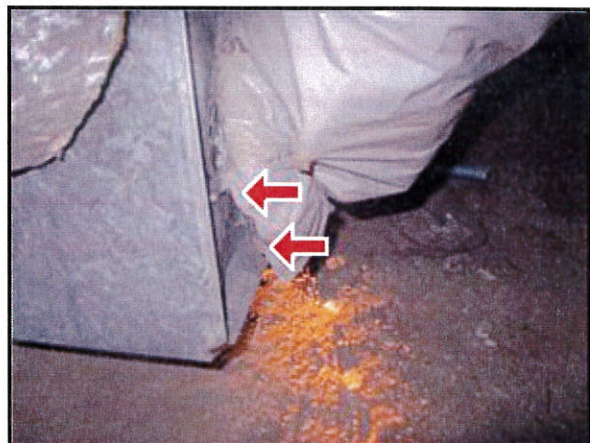
**8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Repair or Replace**

Duct work was not properly sealed with mastic to transition boots and air handler plenum . Conditioned air was being lost in the attic . Have a licensed heating and air conditioning contractor properly seal all duct work .



8.3 Picture 1 HVAC duct work was not properly sealed to air handler plenums

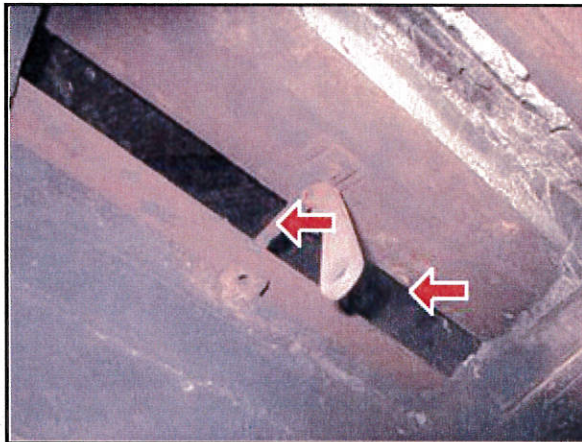


8.3 Picture 2 Duct work not properly sealed to plenum

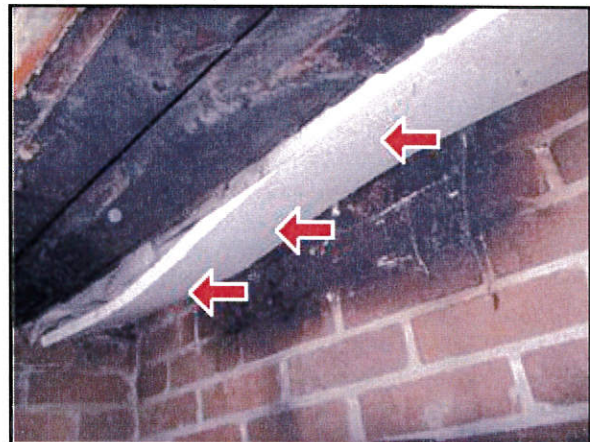
**8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Repair or Replace**

Fireplace dampers were damaged at fireplaces located in breakfast area and front living room . Fireplace chimney flue at fireplace located in sun room was sealed closed . Damper at master bedroom fireplace was stuck closed . Chimney flues were not visible and could not be inspected . Have a licensed chimney sweep make repairs and fully inspect and evaluate all fire place chimney flues .



8.5 Picture 1 Fireplace dampers were damaged at fireplaces located in breakfast area and front living



8.5 Picture 2 Fireplace chimney flue at fireplace located in sun room was sealed closed .

**8. Heating / Central Air Conditioning**

room .

**8.7 GAS/LP FIRELOGS AND FIREPLACES**

**Not Inspected**

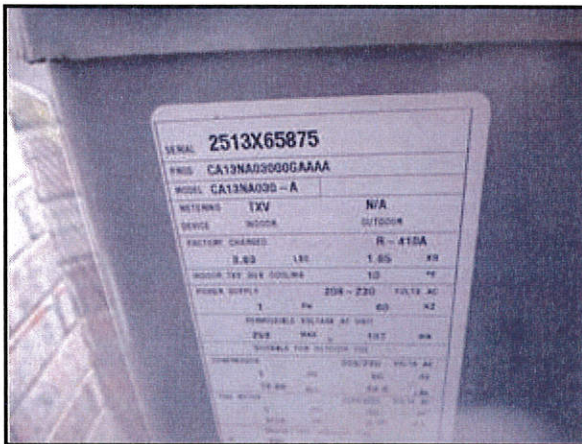
Gas logs were not tested . Inspector does not light pilot lights or fires due to liability .

**8.8 COOLING AND AIR HANDLER EQUIPMENT**

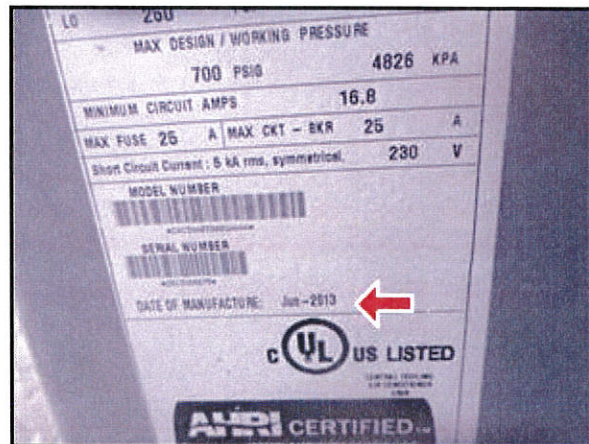
**Not Inspected**

Air conditioning systems were not tested in the cooling mode due to outdoor temperature in the low 50s . Running units when outdoor temperature is below 65 degrees could damage the compressors.

Evaporator unit catch pan located in the attic was rusted which indicates a previous condensate drain blockage . Unable to run air conditioning units due to outdoor temperatures in the 50s . Unable to test condensate drains .

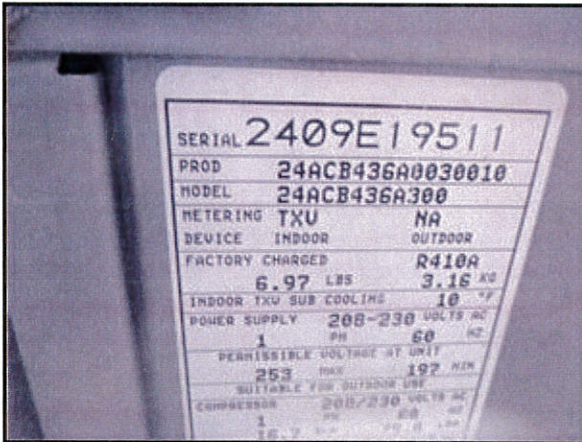


8.8 Picture 1 Air conditioning manufacturers data plate

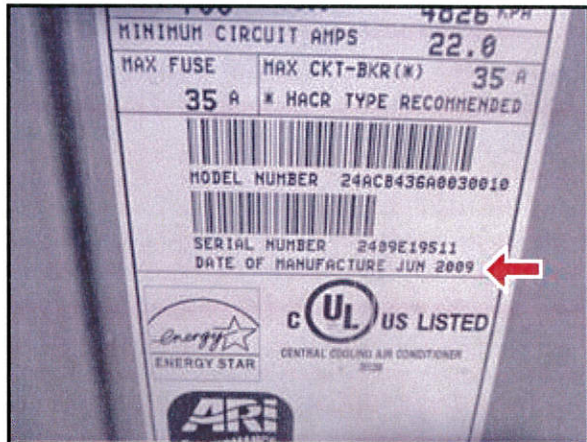


8.8 Picture 2 Air conditioning manufacturers date

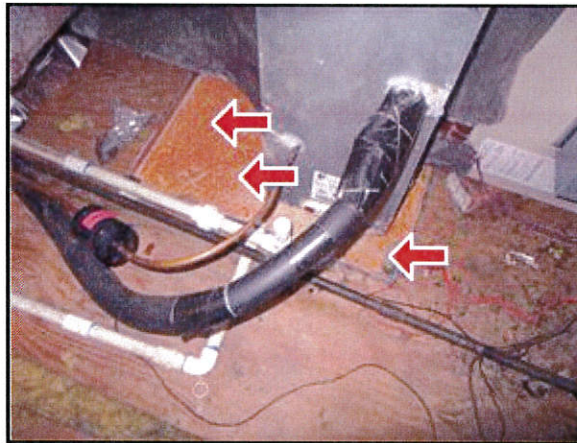
**8. Heating / Central Air Conditioning**



8.8 Picture 3 Air conditioning manufacturers data plate



8.8 Picture 4 Air conditioning manufacturers date



8.8 Picture 5 Evaporator unit catch pan located in the attic was rusted .

**9. Insulation and Ventilation**

**9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Repair or Replace**

Cellulose debris noted in the crawl space . There was no plastic vapor barrier installed . Have all cellulose debris removed . Have a proper 6 mil plastic vapor barrier installed .

## 9. Insulation and Ventilation

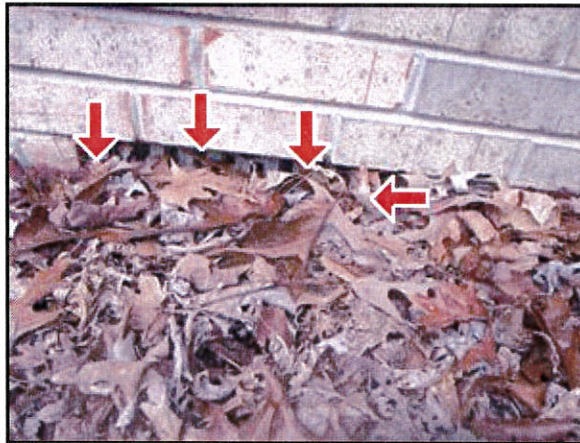


9.2 Picture 1 Cellulose debris in crawl space . No vapor barrier installed .

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Inspected

Foundation vent located at front of home ( left of front entry ) was below grade level . Have a reputable contractor install a proper vent well .



9.3 Picture 1 Foundation vent located at front of home ( left of front entry ) was below grade level .

### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

Required ventilation was not provided in upstairs guest bathroom . Ventilation fan that is vented outdoors or an openable window is required in bathrooms . Recommend having a licensed mechanical contractor install ventilation fan .

## 10. Built-In Kitchen Appliances

### 10.0 DISHWASHER

#### Inspected

Dishwasher was not properly secured to the counter top . Have a reputable contractor properly secure dishwasher .

## 10. Built-In Kitchen Appliances

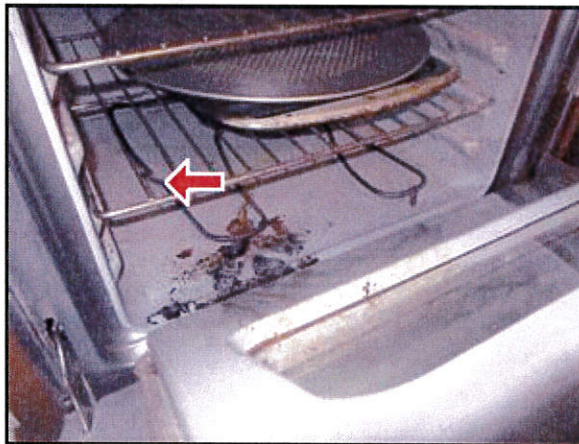


10.0 Picture 1 Dishwasher not secured to cabinet

### 10.1 RANGES/OVENS/COOKTOPS

#### Repair or Replace

Bottom oven element at upper oven was damaged and inoperable . Have a reputable , qualified appliance repair technician replace damaged element and retest.



10.1 Picture 1 Bottom oven element at upper oven was damaged and inoperable .

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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