



# Home Inspection Report



1785 Little Willeo Rd, Marietta, GA 30068

---

**Inspection Date:**

Tuesday, July 18, 2017

**Prepared For:**

[REDACTED]

**Prepared By:**

CA Home Inspections of Georgia, LLC

(404) 719-2899

[schedule@cainspections.net](mailto:schedule@cainspections.net)

**Report Number:**

20170719.1

**Inspector:**

Clinton Ashley

**Inspector Signature:**

A handwritten signature in black ink, appearing to read "CA", is written over a horizontal line.

# Report Summary

## Items Not Operating

- Hose bib on left side of house was not operating at time of inspection. Recommend evaluation and/or repair by licensed plumber.
- Front right range does not ignite by itself. Recommend repair and/or replacement by qualified contractor.
- Downstairs bathroom exhaust fan was not operating. Recommend repair/replacement.
- Receptacles on exterior and in downstairs closet inoperable. Recommend evaluation and/or repair by licensed electrician.
- Payne Furnace did not operate at time of inspection. Flame ignited and then went out, ended inspection due to safety concerns. Recommend evaluation and/or repair by qualified contractor.

## Concerns/Repair Items

- Master bedroom patio roof decking shows signs of organic growth and deteriorating wood. Monitor and have evaluated and/or repaired by qualified contractor as needed.
- Hose bib(s) leaking/dripping. Recommend licensed plumber repair.
- Gutters had some damage and had missing sections. Recommend repairing/replacing damaged/missing sections
- Siding had some damage and deteriorated wood, recommend evaluation and repairing/replacing damaged sections by qualified contractor.
- Multiple window door trims throughout the home showed signs of deterioration. Potential for insect and/or moisture penetration. Recommend evaluation and/or repair of damaged trim by a qualified contractor.
- Soffit is sagging, damaged, and showing signs of deterioration. Recommend evaluation and/or repair to maintain ventilation and insulation by qualified contractor.
- Fascia is loose/rotted/damaged. Recommend evaluation and/or repair by qualified contractor.
- Window sills/trim have some damage. Recommend repair and/or replacement by qualified contractor.
- Due to unevenness and slope of some floors, recommend structural engineer evaluate and repair in the future.
- Due to the following concerns, recommend evaluation and/or repair of exterior doors: missing hardware, deteriorating and/or damaged sill plates/frames, deteriorating door(s).
- Master Bath Tub faucet is loose. Recommend repair by qualified contractor.
- Evidence of leaking insulated glass through out the home. Recommend evaluation and repair/replacement of window by qualified contractor.
- Multiple doors through out home do not close/latch. Recommend adjustments be made by qualified contractor.
- Open ground in closet next to the security panel. Recommend evaluation and repair by qualified electrician.
- Insulation under flooring of dining room and spa/sauna is sagging and not installed properly. Potential for moisture being trapped. Recommend evaluation and/or repair by qualified contractor in near future.
- Exterior walls appear to have no paneling as visible from the attic. Recommend monitoring and evaluation and/or repair by qualified contractor if needed.
- Recommend improving the grade immediately adjacent to the perimeter of the homes foundation to improve drainage. The grade should slope away from the foundation approximately 1" per foot for the first 5'-6' to discourage moisture penetration into the foundation.
- Recommend caulking/sealing fascia to prevent moisture penetration.
- Recommend caulking around windows, doors, corners, utility penetrations.
- Caulking cracked/missing around most tub/showers throughout home, possible moisture penetration. Recommend repair by qualified contractor.
- Exterior caulking dried and/or cracked, recommend removing and replacing.
- Some screens are torn, damaged, or missing/not installed. Recommend repair and/or replacement.

## Potential Safety Hazards

- Gas smell on exterior building by gas meter, gas detector verified leak. Potential SAFETY HAZARD. Recommend evaluation and/or repair by proper authorities or contractor.
- Balusters throughout exterior and interior too far apart, for additional safety recommend balusters be a maximum of 4" apart- SAFETY CONCERN for small children.
- Loose steps on rear deck. Potential Safety Concern. Recommend repair by qualified contractor.
- Downstairs bedroom window has cracked glass. Recommend repair/replacement by qualified contractor.

### **Deferred Cost Items**

---

- Water heater over 5+ years old. Budget for replacement with in the next 5-7 years.
- Heat pump nearing its life expectancy recommend budgeting for replacement as needed.

### **Improvement Items**

---

- Front steps/porch wood shows signs of excessive wear and deterioration. Recommend painting/treating and/or repairing the wood on steps/porch.
- Fencing was in need of extensive repair and/or replacement.
- Both fence gates would not close. Recommend repair by qualified contractor.
- Short in light switch, must be in middle position to be "off". Recommend repair by licensed electrician.
- Recommend trimming back bushes and/or cleaning away organic debris from around the condenser unit as to maintain efficiency of unit.

### **Items To Monitor**

---

# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

## Main Entrance Faces

## State of Occupancy

Vacant

## Weather Conditions

91°F and Sunny

## Recent Rain

No

## Ground Cover

Dry

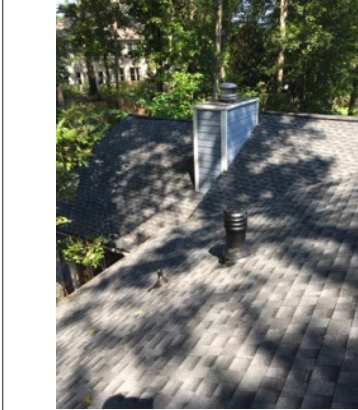
## Approximate Age

37 yrs old

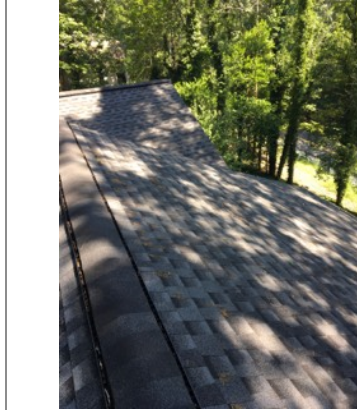
# Roof

## General

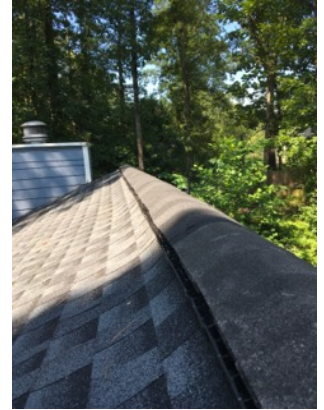
**Visibility** ☒ All  
**Inspected From** ☒ Roof  
**Photos**



Rear Roof



Front Roof



Bow in roof due to construction

## Style of Roof

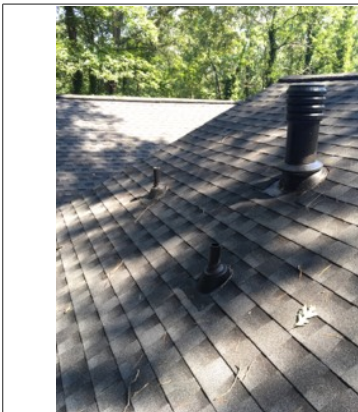
**Type** ☒ Gable ☒ Hip  
**Pitch** ☒ Medium  
**Roof #1** Type:  
 Asphalt  
 Layers:  
 2+ Layers  
 Age:  
 According to Sellers, new roof was installed approx. 8 months ago

## Ventilation System

**Type** ☒ Soffit ☒ Ridge ☒ Gable

## Flashing

**Material** ☒ Galv/Alum ☒ Rubber  
**Condition** ☒ Satisfactory  
**Photos**



## Valleys

**Material** ☒ Asphalt  
**Condition** ☒ Satisfactory

# Roof

## Condition of Roof Coverings

Roof #1 ☒ Satisfactory

## Skylights

Condition ☒ Satisfactory

Photos

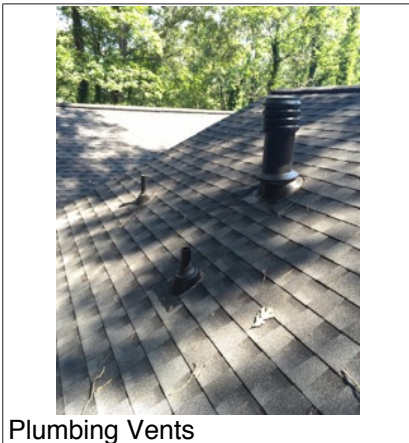


Skylights

## Plumbing Vents

Condition ☒ Satisfactory

Photos



Plumbing Vents

# Grounds

## Service Walks

☒ None

## Driveway/Parking

**Material** ☒ Concrete

**Condition** ☒ Marginal ☒ Fill cracks and seal

**Comments** •Driveway had some settlement, but usable. Recommend repair by qualified contractor as needed

## Photos



Expected settling cracks

## Porch

**Condition** ☒ Marginal

**Support Pier** ☒ Wood

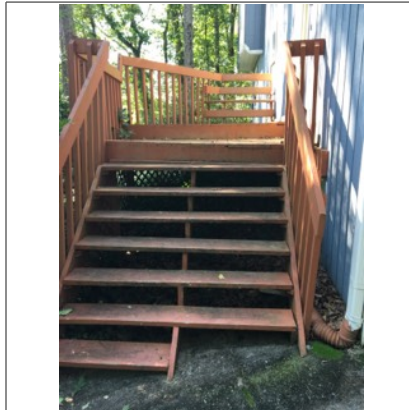
**Floor** ☒ Marginal

**Comments** •Front steps/porch wood shows signs of excessive wear and deterioration. Recommend painting/treating and/or repairing the wood on steps/porch.  
•Balusters too far apart, for additional safety recommend balusters be a maximum of 4" apart- SAFETY CONCERN for small children.

## Photos



Deteriorated Front Steps



## Patio

## Deck/Balcony

**Material** ☒ Wood

**Condition** ☒ Marginal

**Finish** ☒ Painted/Stained

**Comments** •Loose steps on rear deck. Potential Safety Concern. Recommend repair by qualified contractor.  
•Rear deck wood shows signs of excessive wear and deterioration. Recommend evaluation, painting/treating and/or repairing by qualified contractor as needed.



# Grounds

## Deck/Balcony cont.

### Photos



Loose step

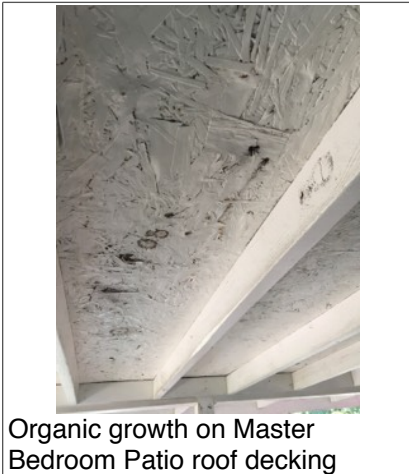
## Deck/Patio/Porch Covers

**Condition** ☒ Marginal ☒ Moisture/Insect damage

**Recommend** ☒ None

**Comments** •Master bedroom patio roof decking shows signs of organic growth and deteriorating wood. Monitor and have evaluated and/or repaired by qualified contractor as needed.

### Photos



Organic growth on Master Bedroom Patio roof decking

## Fence/Wall

**Type** ☒ Wood

**Condition** ☒ Marginal ☒ Typical cracks

**Gate** ☒ Poor Operable: ☒ No

**Comments** •Fencing was in need of extensive repair and/or replacement.  
•Both fence gates would not close. Recommend repair by qualified contractor.

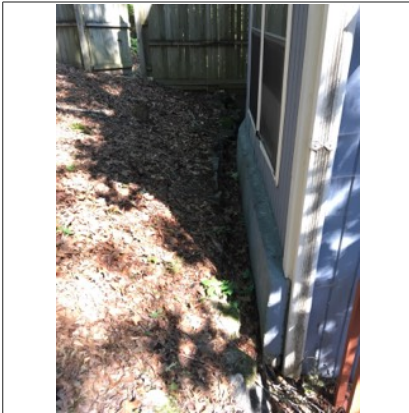


**Photos**

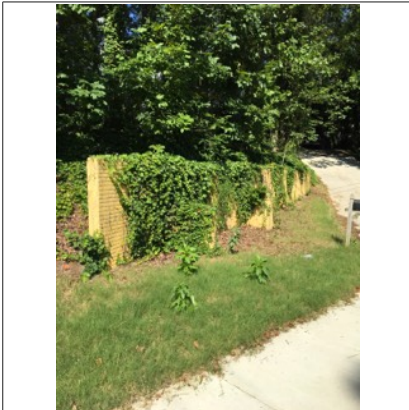
Fence gate not closing

**Landscaping affecting foundation****Comments**

- Recommend trimming and/or removal of vegetation away from home.
- Recommend improving the grade immediately adjacent to the perimeter of the homes foundation to improve drainage. The grade should slope away from the foundation approximately 1" per foot for the first 5'-6' to discourage moisture penetration into the foundation.

**Photos**

Ground negatively sloping towards house

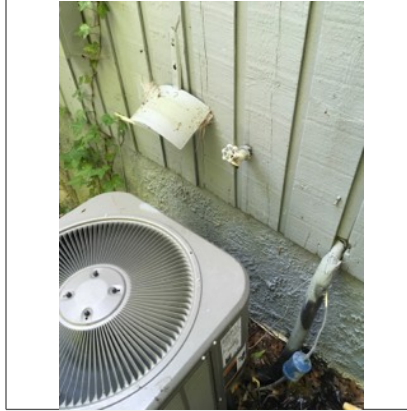
**Retaining wall****Material**☒ Concrete**Condition**☒ Satisfactory☒ Drainage holes recommended**Photos****Hose bibs****Condition**☒ Satisfactory☒ No anti-siphon valve☒ Recommend Anti-siphon valve**Operable**☒ No

# Grounds

## Hose bibs cont.

- Comments**
- Hose bib(s) leaking/dripping. Recommend licensed plumber repair.
  - Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device. Recommend installing.
  - Hose bib on left side of house was not operating at time of inspection. Recommend evaluation and/or repair by licensed plumber.

## Photos



# Exterior

## Chimney(s)

**Location(s)** Middle of Roof  
**Viewed From** ☒ Roof  
**Rain Cap/Spark Arrestor** ☒ Yes  
**Chase** ☒ Framed  
**Evidence of Flue** ☒ No apparent defects  
**Evidence of Condition** ☒ Satisfactory  
**Photos**



Chimney Chase

## Gutters/Scuppers/Eavestrough

**Condition** ☒ Marginal ☒ Recommend repair/replace  
**Material** ☒ Galvanized/Aluminum  
**Leaking** ☒ Hole in main run  
**Comments**

- Gutters had some damage and had missing sections. Recommend repairing/replacing damaged/missing sections.
- Insides of gutters are full of debris. Recommend cleaning.
- Recommend maintaining downspout discharge a minimum of 5-6' away from the house.

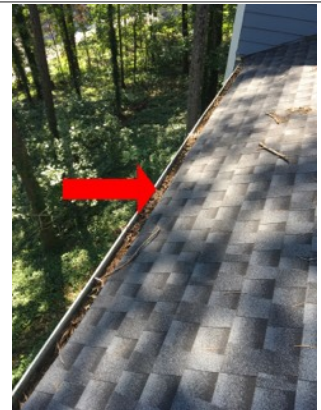
## Photos



Missing downspout discharge



Missing gutter extension



Gutter needs cleaning



### Siding

#### Material

☒ Wood ☒ Peeling paint ☒ Wood rot

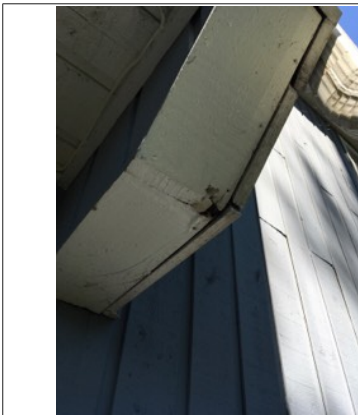
#### Condition

☒ Marginal ☒ Recommend repair/painting

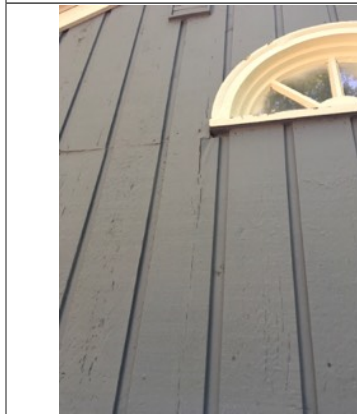
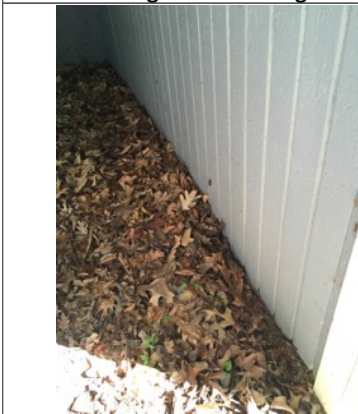
#### Comments

- Siding had some damage and deteriorated wood, recommend evaluation and repairing/replacing damaged sections by qualified contractor.
- Access panel on front of house not properly installed. Recommend repair by qualified contractor.
- Siding in contact with soil recommend keeping a clearance of 6-8" from bottom of siding to soil.

### Photos

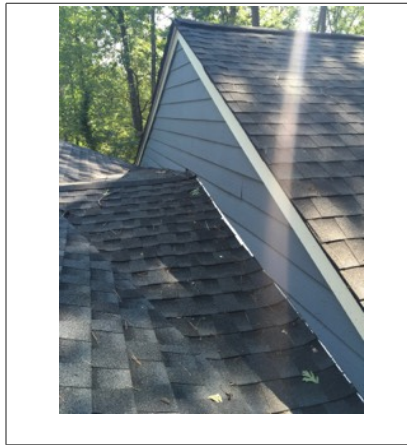
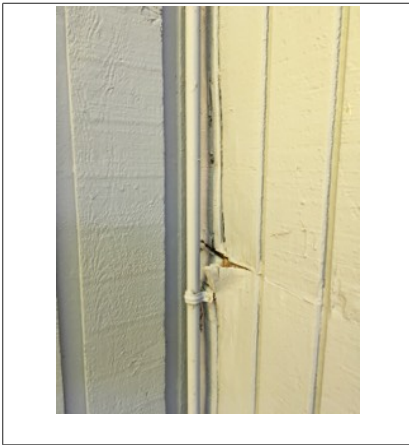


Deteriorating wood siding



Deteriorating wood





### Trim

**Material**

☒ Wood ☒ Recommend repair/painting ☒ Damaged wood

**Condition**

☒ **Poor**

**Comments**

•Multiple window door trims throughout the home showed signs of deterioration. Potential for insect and/or moisture penetration. Recommend evaluation and/or repair of damaged trim by a qualified contractor.

### Photos



Deteriorated trim and siding



Deteriorated trim



Deteriorated trim

### Soffit

**Material**

☒ Wood ☒ Damaged wood

**Condition**

☒ **Marginal**

**Comments**

•Soffit vents covered/painted over not functional, recommend repair and/or replacement.  
•Soffit is sagging, damaged, and showing signs of deterioration. Recommend evaluation and/or repair to maintain ventilation and insulation by qualified contractor.

### Photos



# Exterior

## Fascia

### Material

☒ Wood ☒ Damaged wood

### Condition

☒ Marginal

### Comments

- Fascia is loose/rotted/damaged. Recommend evaluation and/or repair by qualified contractor.
- Recommend caulking/sealing fascia to prevent moisture penetration.

### Photos



Recommend sealing

## Flashing

### Material

☒ Vinyl

### Condition

☒ Marginal

### Comments

- Flashing at multiple windows and doors improper. Recommend repair by qualified contractor.

## Caulking

### Condition

☒ Recommend around windows/doors/masonry ledges/corners/utility penetrations

### Comments

- Recommend caulking around windows, doors, corners, utility penetrations.
- Caulking dried and/or cracked, recommend removing and replacing.

## Windows/Screens

### Condition

☒ Marginal ☒ Recommend repair/replace damaged screens ☒ Failed/fogged insulated glass

### Material

☒ Wood ☒ Metal

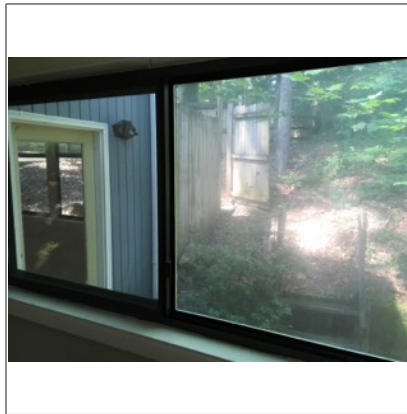
### Screens

☒ Torn ☒ Bent

### Comments

- Window sills/trim have some damage. Recommend repair and/or replacement by qualified contractor.
- Some screens are torn, damaged, or missing/not installed. Recommend repair and/or replacement.

### Photos





### Slab-On-Grade/Foundation

**Foundation Wall** ☒ Poured concrete

**Condition** ☒ Marginal

**Concrete Slab** ☒ Marginal

**Comments**

- Typical hairline cracks in slab.
- Due to unevenness and slope of some floors, recommend structural engineer evaluate and repair in the future.

### Building(s) Exterior Wall Construction

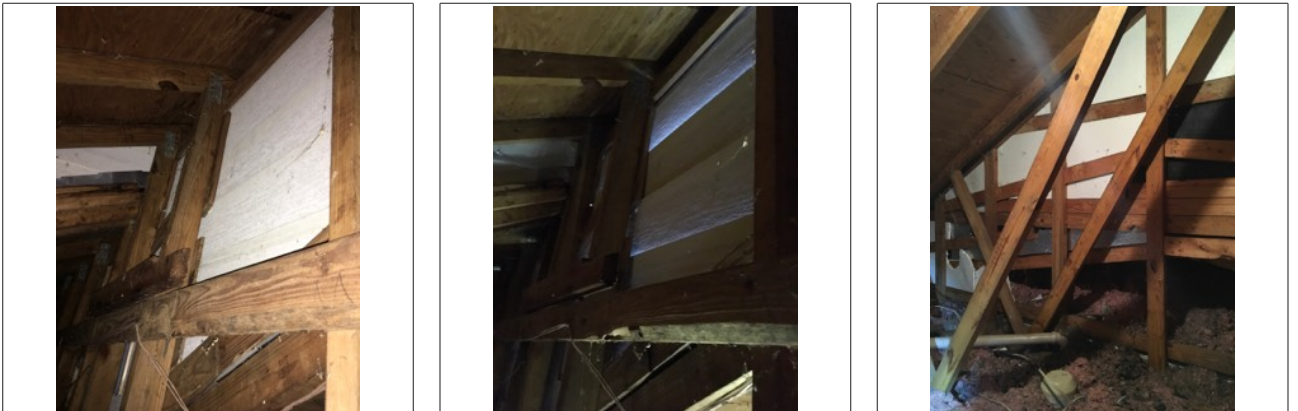
**Type** ☒ Framed

**Condition** ☒ Marginal

**Comments**

- Exterior walls appear to have no paneling. Recommend monitoring and evaluation and/or repair by qualified contractor if needed.

#### Photos



### Exterior Doors

**Main Entrance** Weatherstripping: ☒ Poor Door condition: ☒ Satisfactory

**Patio** Weatherstripping: ☒ Poor ☒ Replace Door condition: ☒ Marginal

**Rear door** Weatherstripping: ☒ Poor Door condition: ☒ Poor

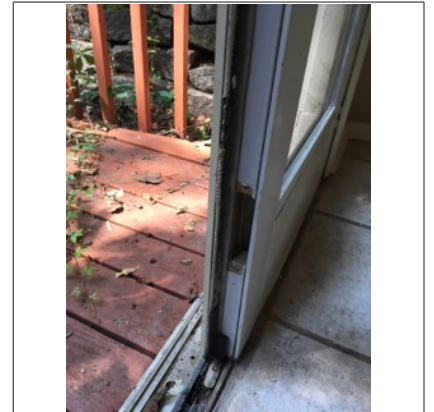
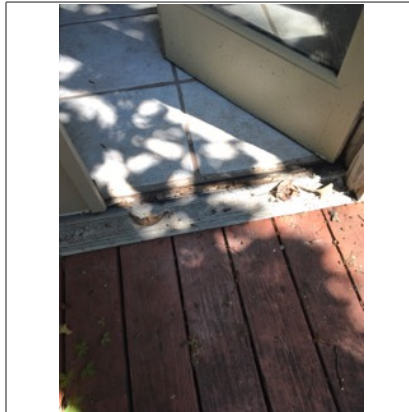
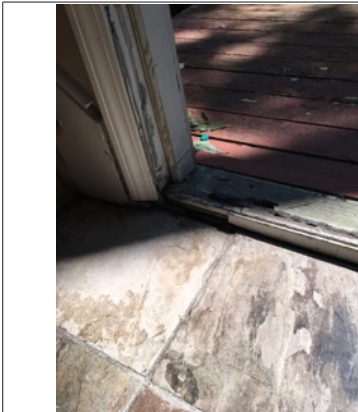
**Other door** Weatherstripping: ☒ Satisfactory Door condition: ☒ Satisfactory

**Comments**

- Rear door and sill show signs of deterioration. Recommend repair and/or replacement by qualified contractor.
- Patio door has missing hardware, would not open at time of inspection. Recommend repair in near future.
- Patio door sill plate deteriorating. Potential for moisture penetration. Recommend evaluation and repair/replacement by qualified contractor.
- Front door sill plate damaged/deteriorating. Recommend repair and/or replacement by qualified contractor.
- Missing and/or damaged weather stripping on most exterior doors. Recommend replacement by qualified contractor.



## Photos



Door and sill plate show major signs of deterioration

# Garage/Carport

## Type

Type ☒ Attached ☒ 2-Car

## Automatic Opener

Operation ☒ Operable

## Safety Reverse

Operation ☒ Operable ☒ Photo eyes and pressure reverse tested

## Sill Plates

Type ☒ None  
☒ Floor level

## Overhead Door(s)

Material ☒ Metal

Condition ☒ Satisfactory

Recommend Priming/Painting Inside & Edges ☒ No

## Exterior Service Door

Condition ☒ Satisfactory

## Electrical Receptacles

☒ No

## Fire Separation Walls & Ceiling

☒ N/A

# Kitchen

## Countertops

Condition ☒ Satisfactory

## Cabinets & Drawers

Condition ☒ Satisfactory

## Plumbing

Faucet Leaks ☒ No

Pipes leak/corroded ☒ No

Sink/Faucet ☒ Satisfactory

Functional drainage ☒ Satisfactory

Functional flow ☒ Satisfactory

## Photos



Sinks Plumbing

## Walls & Ceiling

Condition ☒ Satisfactory

Comments •Floors uneven due to remodel, but do not present a trip hazard

## Heating/Cooling Source

☒ Yes

## Photos

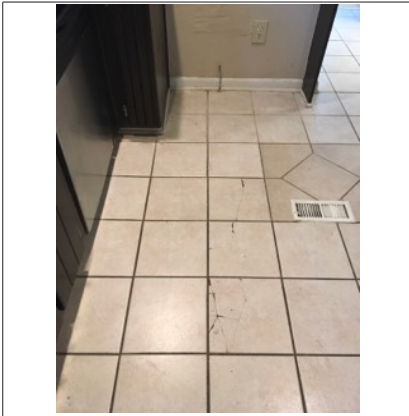


Cooling source in center of floor

## Floor

Condition ☒ Marginal

Comments •Kitchen tile floor cracked, but shows no signs of movement. Monitor and have evaluated and/or repaired by qualified contractor as needed.

**Photos**

Crack in tile

**Appliances**

**Disposal** Operable: ☒ Yes  
**Oven** Operable: ☒ Yes  
**Range** Operable: ☒ Yes  
**Dishwasher** Operable: ☒ Yes Airgap: ☒ No  
**Trash Compactor** ☒ N/A  
**Exhaust fan** Operable: ☒ Yes  
**Refrigerator** ☒ N/A  
**Microwave** ☒ N/A  
**Receptacles present** ☒ Yes Operable: ☒ Yes  
**GFCI** ☒ Yes Operable: ☒ Yes  
**Open ground/Reverse polarity:** ☒ No

**Comments** •Front right range does not ignite by itself. Recommend repair and/or replacement by qualified contractor.

# Laundry Room

## Laundry

Laundry sink ☒ N/A  
Pipes leak ☒ No  
Cross connections ☒ No  
Heat source present ☒ Yes  
Room vented ☒ No  
Dryer vented ☒ Wall  
Electrical Open ground/reverse polarity: ☒ No  
GFCI present ☒ No Operable: ☒ Yes  
Appliances ☒ Water heater ☒ Furnace/Boiler  
Washer hook-up lines/valves ☒ Satisfactory  
Gas shut-off valve ☒ Yes

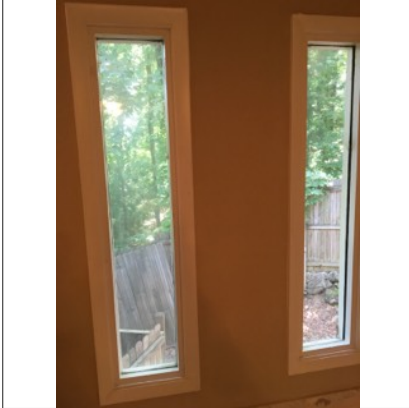
# Bathrooms

## Master Bath

**Location** Master Suite  
**Sinks** Faucet leaks: ☒ No Pipes leak: ☒ No  
**Tubs** Faucet leaks: ☒ No Pipes leak: ☒ Not Visible  
**Showers** Faucet leaks: ☒ No Pipes leak: ☒ Not Visible  
**Toilet** Bowl loose: ☒ No Operable: ☒ Yes  
**Whirlpool** ☒ No  
**Shower/Tub area** ☒ Ceramic/Plastic Condition: ☒ Satisfactory Caulk/Grouting needed: ☒ Yes  
 Where:  
 •Caulking cracked/missing around tub/shower, possible moisture penetration. Recommend repair by qualified contractor.  
**Drainage** ☒ Satisfactory  
**Water flow** ☒ Satisfactory  
**Moisture stains present** ☒ No  
**Doors** ☒ Satisfactory  
**Window** ☒ Marginal  
**Receptacles present** ☒ Yes Operable: ☒ Yes  
**GFCI** ☒ Yes Operable: ☒ Yes  
**Open ground/Reverse polarity** ☒ No  
**Heat source present** ☒ Yes  
**Exhaust fan** ☒ Yes Operable: ☒ Yes  
**Comments**

- Evidence of leaking insulated glass. Recommend repair/replacement of window
- Tub access panel sealed. Unable to inspect.
- Master Bath Tub faucet is loose. Recommend repair by qualified contractor.
- Sink stopper doesn't work. Recommend repair and/or replacement by qualified contractor.

## Photos



## Full Bath #2

**Location** Main hallway  
**Sinks** Faucet leaks: ☒ No Pipes leak: ☒ No  
**Tubs** Faucet leaks: ☒ No Pipes leak: ☒ Not Visible  
**Showers** Faucet leaks: ☒ No Pipes leak: ☒ No  
**Toilet** Bowl loose: ☒ No Operable: ☒ Yes  
**Shower/Tub area** ☒ Ceramic/Plastic Condition: ☒ Satisfactory Caulk/Grouting needed: ☒ Yes  
 Where:  
 •Caulking cracked/missing around tub/shower, possible moisture penetration. Recommend repair by qualified contractor.  
**Drainage** ☒ Satisfactory  
**Water flow** ☒ Satisfactory  
**Moisture stains present** ☒ Yes ☒ Ceilings  
**Doors** ☒ Satisfactory  
**Window** ☒ Satisfactory

# Bathrooms

## Full Bath #2 cont.

Receptacles present ☒ Yes Operable: ☒ Yes

GFCI ☒ Yes Operable: ☒ Yes

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes

Comments •Moisture stains present on ceiling, but no moisture detected with moisture meter.

## Downstairs Full Bath #3

Location Downstairs

Sinks Faucet leaks: ☒ No Pipes leak: ☒ No

Tubs Faucet leaks: ☒ No Pipes leak: ☒ Not Visible

Showers Faucet leaks: ☒ No Pipes leak: ☒ Not Visible

Toilet Bowl loose: ☒ No Operable: ☒ Yes

Shower/Tub area ☒ Ceramic/Plastic Condition: ☒ Satisfactory Caulk/Grouting needed: ☒ Yes

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Poor

Window ☒ None

Receptacles present ☒ Yes Operable: ☒ Yes

GFCI ☒ Yes

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ No

Comments •Door won't close. Recommend adjustment.  
•Not all switches worked at time of inspection. Recommend evaluation and/or repair by licensed electrician.  
•Downstairs bathroom exhaust fan was not operating. Recommend repair/replacement.

## Half Bath 1

Location Adjacent to kitchen

Sinks Faucet leaks: ☒ No Pipes leak: ☒ No

Toilet Bowl loose: ☒ No Operable: ☒ Yes

Drainage ☒ Marginal

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Marginal

Window ☒ None

Receptacles present ☒ Yes

GFCI ☒ Yes Operable: ☒ Yes

Open ground/Reverse polarity ☒ No

Heat source present ☒ Yes

Exhaust fan ☒ Yes Operable: ☒ Yes

Comments •Recommend venting exhaust fan to exterior.  
•Door doesn't not close. Recommend adjustment

## Spa/Sauna

Location Behind master bath

Sinks Pipes leak: ☒ Yes

Tubs Pipes leak: ☒ Not Visible

Drainage ☒ Poor

Water flow ☒ Poor

Moisture stains present ☒ Yes

Doors ☒ Marginal

Window ☒ None ☒ Satisfactory



# Bathrooms

## Spa/Sauna cont.

**Receptacles present** ☒ Yes Operable: ☒ Yes

**GFCI** ☒ Yes Operable: ☒ Yes

**Open ground/Reverse polarity** ☒ No

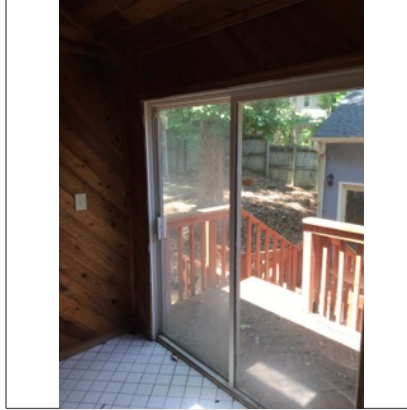
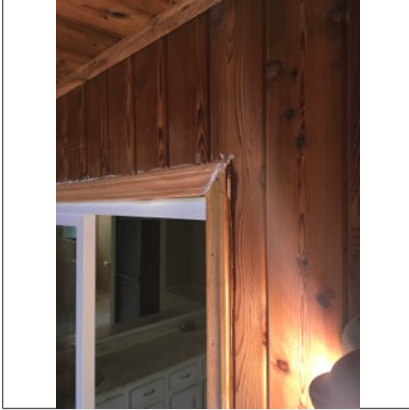
**Heat source present** ☒ No

**Exhaust fan** ☒ Yes Operable: ☒ Yes

**Comments**

- Waterline not attached to tub. Recommend evaluation and repair by licensed plumber.
- Door trim not properly installed. Recommend evaluation and/or repair by qualified contractor.
- fogged glass

## Photos

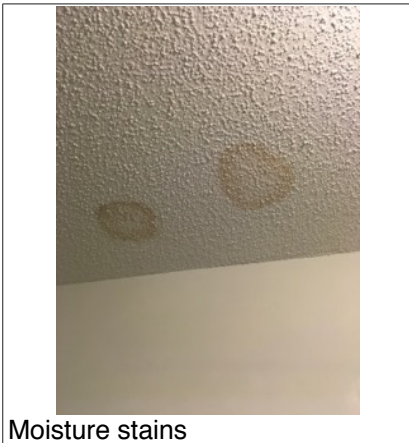


# Rooms

## Master Bedroom

**Door(s)** ☒ Satisfactory  
**Walls & Ceiling** ☒ Satisfactory ☐ Holes/Damage  
**Moisture Stains** ☒ Yes Where: ☐ Ceiling Moisture Level: ☒ No Moisture Detected  
**Floor** ☒ Satisfactory  
**Window(s)** ☒ Marginal ☐ Evidence of Leaking Insulated Glass  
**Bedroom Egress Restrictd** ☒ N/A  
**Electrical** Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes Open Ground/Reverse Polarity: ☒ No  
**Ceiling Fan** ☒ None  
**Heat Source** ☒ Yes  
**Comments** •Evidence of leaking insulated glass. Recommend repair/replacement of window by qualified contractor.  
 •Moisture stains on closet ceiling, but no moisture detected.

## Photos



Moisture stains

## Bedroom #2

**Door(s)** ☒ Satisfactory  
**Walls & Ceiling** ☒ Satisfactory ☐ Typical Cracks ☐ Holes/Damage  
**Moisture Stains** ☒ No  
**Floor** ☒ Satisfactory  
**Window(s)** ☒ Marginal ☐ Evidence of Leaking Insulated Glass  
**Bedroom Egress Restrictd** ☒ N/A  
**Electrical** Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes Open Ground/Reverse Polarity: ☒ No  
**Ceiling Fan** ☒ None  
**Heat Source** ☒ Yes

## Bedroom #3

**Door(s)** ☒ Satisfactory  
**Walls & Ceiling** ☒ Satisfactory  
**Moisture Stains** ☒ No  
**Floor** ☒ Satisfactory  
**Window(s)** ☒ Marginal ☐ Evidence of Leaking Insulated Glass  
**Bedroom Egress Restrictd** ☒ N/A  
**Electrical** Switches: ☒ Yes Receptacles: ☒ Yes Open Ground/Reverse Polarity: ☒ Yes ☒ No  
**Ceiling Fan** ☒ Satisfactory  
**Heat Source** ☒ Yes  
**Comments** •Open ground in closet next to the security panel. Recommend evaluation and repair by qualified electrician.

## Downstairs Bedroom #4

**Door(s)** ☒ Marginal ☐ Won't Close/Needs Adjustment  
**Walls & Ceiling** ☒ Satisfactory  
**Moisture Stains** ☒ No

# Rooms

## Downstairs Bedroom #4 cont.

**Floor** ☒ Satisfactory  
**Window(s)** ☒ Cracked Glass  
**Bedroom Egress Restrictd** ☒ N/A  
**Electrical** Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes Open Ground/Reverse Polarity: ☒ No  
**Ceiling Fan** ☒ Satisfactory  
**Heat Source** ☒ Yes  
**Comments** •Closet door missing hardware. Recommend replacement.

## Downstairs Bedroom #5

**Door(s)** ☒ Marginal ☒ Won't Close/Needs Adjustment  
**Walls & Ceiling** ☒ Satisfactory  
**Moisture Stains** ☒ No  
**Floor** ☒ Satisfactory  
**Window(s)** ☒ Poor ☒ Cracked Glass  
**Bedroom Egress Restrictd** ☒ N/A  
**Electrical** Switches: ☒ No ☒ Operable Receptacles: ☒ Yes  
**Ceiling Fan** ☒ Satisfactory  
**Heat Source** ☒ Yes  
**Comments** •Receptacles in closet inoperable. Recommend evaluation and/or repair by licensed electrician.  
 •Downstairs bedroom window has cracked glass. Recommend repair/replacement by qualified contractor.

# Interior

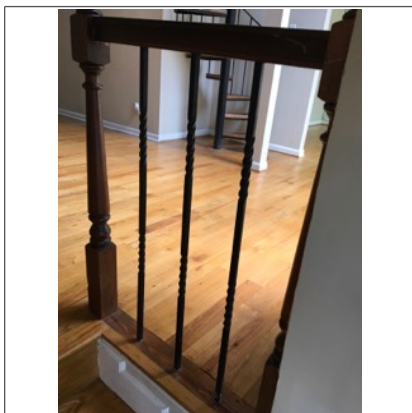
## Fireplace

**Location(s)** Living room  
**Type** ☒ Gas  
**Material** ☒ Masonry  
**Miscellaneous** Damper operable: ☒ Yes  
**Damper modified for gas operation** ☒ No  
**Hearth extension adequate** ☒ Yes  
**Mantel** ☒ Secure  
**Physical condition** ☒ Satisfactory

## Stairs/Steps/Balconies

**Condition** ☒ Satisfactory  
**Handrail** ☒ Satisfactory  
**Risers/Treads** ☒ Satisfactory  
**Comments** •Entry way baluster spacing wider than typical, may pose safety hazard for small children, use with caution. Temporary measures may want to be employed until children are large enough or old enough to not be injured.

## Photos



## Smoke/Carbon Monoxide detectors

**Smoke Detector** ☒ Present Operable: ☒ Yes ☒ Recommend additional  
**CO Detector** ☒ Not Present

## Attic/Structure/Framing/Insulation

**Access** ☒ Stairs ☒ Scuttlehole/Hatch  
 Access limited by:  
 Second attic above kitchen was not accessible.  
**Inspected from** ☒ In the attic  
**Flooring** ☒ Partial  
**Insulation** ☒ Fiberglass ☒ Loose Depth: various ☒ Damaged ☒ Missing  
**Installed in** ☒ Rafters/Trusses ☒ Between ceiling joists ☒ Underside of roof deck  
**Vapor barriers** ☒ Kraft/foil faced ☒ Improperly installed  
**Ventilation** ☒ Ventilation appears adequate  
**Fans exhausted to** Attic: ☒ Yes ☒ Recommend repair Outside: ☒ No  
**HVAC Duct** ☒ Satisfactory  
**Chimney chase** ☒ Satisfactory  
**Structural problems observed** ☒ No  
**Roof structure** ☒ Rafters ☒ Wood  
**Ceiling joists** ☒ Wood  
**Sheathing** ☒ Plywood ☒ OSB  
**Evidence of condensation** ☒ No  
**Evidence of moisture** ☒ No

# Interior

## Attic/Structure/Framing/Insulation cont.

**Evidence of leaking** ☒ No

**Firewall between units** ☒ N/A

**Electrical** ☒ No apparent defects

**Comments**

- Roof sheathing, examined from the attic, showed no major defects or moisture damage.
- Recommend extending bathroom vents to the exterior.
- Vapor barrier is installed improperly, recommend repair
- Insulation under flooring of dining room and spa/sauna is sagging and not installed properly. Potential for moisture being trapped. Recommend evaluation and/or repair by qualified contractor in near future.

## Photos



# Living Room

## Living Room

**Location** Front entry

**Walls & Ceiling** ☒ **Poor**

**Moisture stains** ☒ Yes

Where:

•Moisture staining around window framing and ceiling. Recommend evaluation and/or repair by qualified contractor.

**Floor** ☒ **Satisfactory**

**Ceiling fan** ☒ **Satisfactory**

**Electrical** Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes Open ground/Reverse polarity: ☒ No

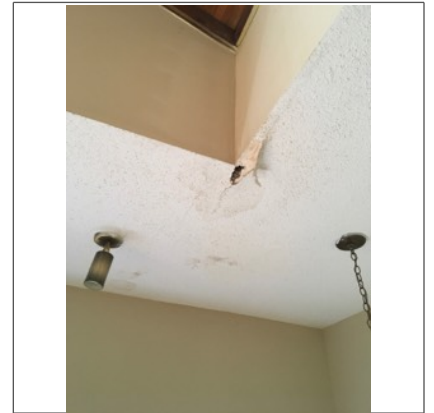
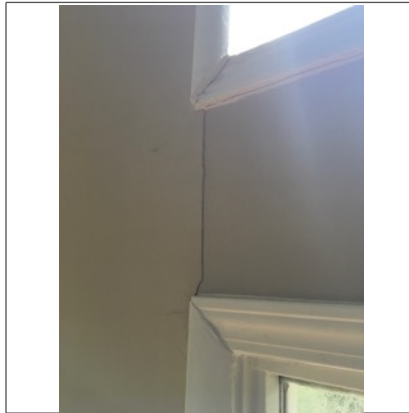
**Heating source present** ☒ Yes Holes: ☒ Walls ☒ Ceilings

**Doors** ☒ None

**Windows** ☒ **Poor** ☒ Evidence of leaking insulated glass

**Comments** •Evidence of leaking insulated glass. Recommend repair/replacement of window

**Photos**



## Living Room 2

**Location** Rear, next to kitchen

**Walls & Ceiling** ☒ **Marginal**

**Moisture stains** ☒ Yes

Where:

•Moisture staining on walls and ceiling. Recommend evaluation and/or repair by qualified contractor.

**Floor** ☒ **Marginal**

**Ceiling fan** ☒ **Satisfactory**

**Electrical** Switches: ☒ Yes Receptacles: ☒ Yes ☒ Operable Open ground/Reverse polarity: ☒ No

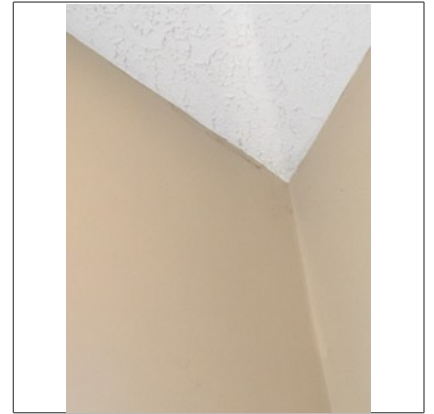
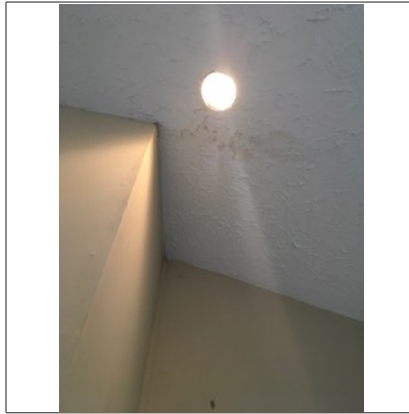
**Heating source present** ☒ Yes

**Doors** ☒ **Poor**

**Windows** ☒ **Satisfactory**

**Comments** •Tile floor is uneven. Recommend evaluation and/or repair by qualified contractor.  
•Patio door sill plates deteriorating. Recommend replacement by qualified contractor

## Photos





# Dining Room

## Dining Room

**Location** Adjacent to kitchen

**Walls & Ceiling** ☒ Satisfactory

**Moisture stains** ☒ No

**Floor** ☒ Satisfactory

**Ceiling fan** ☒ None

**Electrical** Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes Open ground/Reverse polarity: ☒ No

**Heating source present** ☒ Yes Holes: ☒ Walls

**Doors** ☒ None

**Windows** ☒ Poor ☒ Evidence of leaking insulated glass

**Comments** •Short in light switch, must be in middle position to be "off". Recommend repair by licensed electrician.  
•Tile floor is uneven. Recommend evaluation and/or repair by qualified contractor.

## Photos



## Dining Room 2

**Location** Adjacent to kitchen

**Walls & Ceiling** ☒ Satisfactory

**Moisture stains** ☒ No

**Floor** ☒ Satisfactory

**Ceiling fan** ☒ None

**Electrical** Switches: ☒ Yes ☒ Operable Receptacles: ☒ Yes Open ground/Reverse polarity: ☒ No

**Heating source present** ☒ Yes Holes: ☒ Walls

**Doors** ☒ None

**Windows** ☒ Poor ☒ Evidence of leaking insulated glass

**Comments** •Evidence of leaking insulated glass. Recommend repair/replacement of window

# Plumbing

## Water service

**Main shut-off location** Garage next to Electrical Panel

**Water entry piping** ☒ Copper/Galv.

**Lead other than solder joints** ☒ No

**Visible water distribution piping** ☒ Copper

**Condition** ☒ Satisfactory

**Flow** ☒ Satisfactory

**Pipes Supply/Drain** ☒ Satisfactory

**Drain/Waste/Vent pipe** ☒ PVC

**Condition** ☒ Satisfactory

**Support/Insulation** ☒ N/A

**Traps proper P-Type** ☒ Yes

**Drainage** ☒ Satisfactory

**Interior fuel storage system** ☒ N/A

**Fuel line** ☒ Black iron

**Condition** ☒ Satisfactory

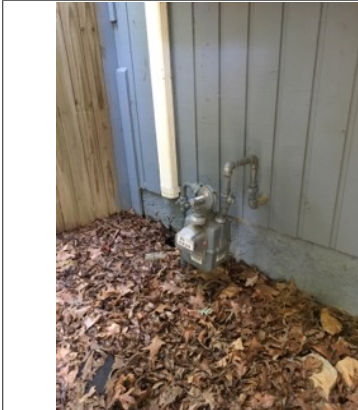
## Main fuel shut-off location

**Location** Left side of house

**Comments**

- Gas meter on exterior of home.
- Gas smell on exterior building by gas meter, gas detector verified leak. Potential SAFETY HAZARD. Recommend evaluation and/or repair by proper authorities or contractor.

## Photos



Main gas meter/shut off

## Water heater #1

### General

Brand Name:

GE

Serial #: GELN0307A20227

Capacity:

50 gal

Approx. age:

17 yrs old

**Type** ☒ Gas

**Combustion air venting present** ☒ Yes

**Seismic restraints needed** ☒ N/A

**Relief valve** ☒ Yes Extension proper: ☒ Yes

**Vent pipe** ☒ Satisfactory

**Condition** ☒ Satisfactory

**Comments** •Water heater over 5+ years old. Budget for replacement with in the next 5-7 years.

**Photos**

# Electric System

## Service Entry

**Location** ☒ Underground

**Condition** ☒ Satisfactory

**Exterior Receptacles** ☒ Yes Operable: ☒ No Condition: ☒ Poor

**GFCI Present** ☒ No

**Comments** New Value:

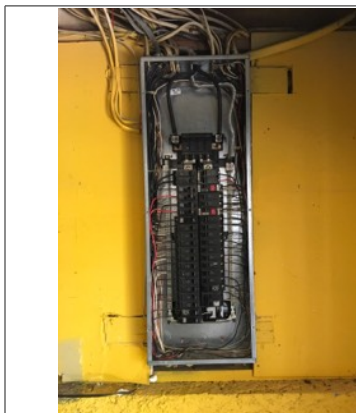
•Exterior outlets not operable or GFCI protected. Recommend evaluation and/or repair by licensed electrician.

•Exterior lights not installed properly. Recommend repair by qualified contractor.

## Photos



Not properly installed.



## Main Panel

**Location** Garage

**Condition** ☒ Satisfactory

**Adequate Clearance to Panel** ☒ Yes

**Amperage/Voltage** ☒ 200a ☒ 120v/240v

**Breakers/Fuses** ☒ Breakers

**Appears grounded** ☒ Yes

**GFCI breaker** ☒ Yes

**AFCI breaker** ☒ No

**Main wire** ☒ Aluminum

**Branch wire** ☒ Copper

**Branch wire condition** ☒ Satisfactory

**Comments** •Panel size appeared to be compatible to service size.

# HVAC/Heating System

## A/C- Heat Pump #1

**Unit Information** Location: Right Rear Brand: Goodman Serial #: 9908518369 Model #: CK24-1B

Date of Manufacturing: Aug. 1999 Approximate Age: 18 years old

**Condition** ☒ Poor ☒ Cabinet/Housing Rusty

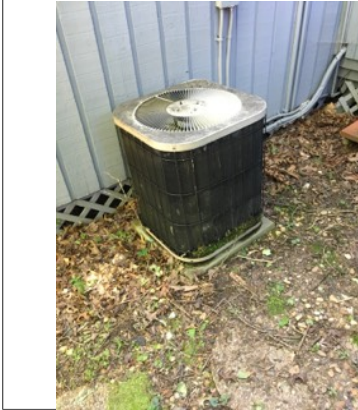
**Condenser Fins** ☒ Needs Cleaning

**Insulation On Condensing Line** ☒ Yes

**Improper Clearance (Air Flow)** ☒ No

**Comments** •Heat pump nearing its life expectancy recommend budgeting for new unit in near future.  
•Have the air conditioners condenser coils cleaned as part of preventive maintenance.

### Photos



## Heating System #1

**Unit #1** Brand name: Unk

**Comments** •Not accessible at time of inspection.

## A/C- Heat Pump #2

**Unit Information** Location: Right side Brand: rheem Serial #: 6950 M25005 06290 Model #: RAKB-02JAZ

Date of Manufacturing: 06/2005 Approximate Age: 12 years old

**Condition** ☒ Satisfactory

**Energy Source** ☒ Gas

**Unit Type** ☒ Heat Pump

**Outside Disconnect** ☒ Yes Maximum Fuse/Breaker Rating (amps): 25 amp

**Level** ☒ Yes

**Condenser Fins** ☒ Satisfactory

**Insulation On Condensing Line** ☒ Yes

**Improper Clearance (Air Flow)** ☒ No

**Comments** •Recommend trimming back bushes and/or cleaning away organic debris from around the condenser unit as to maintain efficiency of unit.

## Photos



Outdoor unit

## A/C- Heat Pump #3

**Unit Information** Location: Right Side Brand: Lennox Serial #: 1911B18185 Model #: 13ACX-030-230-13  
Date of Manufacturing: 02/2011 Approximate Age: 6 years

**Condition** ☒ Satisfactory

**Energy Source** ☒ Electric

**Unit Type** ☒ Heat Pump

**Outside Disconnect** ☒ Yes Maximum Fuse/Breaker Rating (amps): 30

**Level** ☒ Yes

**Condenser Fins** ☒ Satisfactory

**Insulation On Condensing Line** ☒ Yes

**Improper Clearance (Air Flow)** ☒ Yes

**Comments** •Recommend trimming back bushes and/or cleaning away organic debris from around the condenser unit as to maintain efficiency of unit.

## Photos



## Heating System #2

**Unit #1** Brand name: Payne Heating & Cooling Model #: PG8UAA042091 Serial #: 4998A05774  
Approximate Age: 19 years old Condition: ☒ Satisfactory ☒ Recommended HVAC technician examine

**Energy source** ☒ Gas

**Warm air system** ☒ Central system

**Heat exchanger** ☒ Flame distortion

**Carbon monoxide** ☒ Not tested

**Combustion air venting present** ☒ Yes

**Controls** Disconnect: ☒ Yes ☒ Normal operating and safety controls observed Gas shut off valve: ☒ Yes

**Distribution** ☒ Metal duct ☒ Insulated flex duct ☒ Cold air returns

**Flue piping** ☒ Satisfactory

**Filter** ☒ Standard

**When turned on by thermostat** ☒ Did not fire Proper operation: ☒ No

**Heat pump** ☒ Supplemental electric

# HVAC/Heating System

## Heating System #2 cont.

**Sub-slab ducts** ☒ N/A

**System not operated due to** ☒ N/A

**Comments** •Payne Furnace did not operate at time of inspection. Recommend evaluation and/or repair by qualified contractor.

## Heating System #3

**Unit #1** Brand name: Lenox Model #: ML180UH045P36A-01 Serial #: 5911B28453 Approximate Age: 6 years old  
Condition: ☒ Satisfactory

**Energy source** ☒ Gas

**Warm air system** ☒ Central system

**Carbon monoxide** ☒ Not tested

**Combustion air venting present** ☒ Yes

**Controls** Disconnect: ☒ Yes ☒ Normal operating and safety controls observed Gas shut off valve: ☒ Yes

**Distribution** ☒ Metal duct ☒ Insulated flex duct

**Flue piping** ☒ Satisfactory

**Filter** ☒ Standard

**When turned on by thermostat** ☒ Fired Proper operation: ☒ Yes

**Heat pump** ☒ Supplemental electric

**Sub-slab ducts** ☒ N/A

**System not operated due to** ☒ N/A

**Comments** •Furnace was in normal working order at the time of the inspection.