# Duffy

## HOME INSPECTION SERVICE, INC.

MEMBER

***YOUR INSPECTION REPORT***

***Phone (770) 381-9637***

***Website: www.DuffyInspections.com***

# DUFFY HOME INSPECTION SERVICE, INC

*30 Bentridge Court, Lawrenceville, GA 30043*
*Office: 770-633-6142 Web: www.duffyinspections.com*

*RESIDENTIAL COMBINATION INSPECTOR, CERTIFIED NO. 5186679-R5*
*ASHI MEMBER NO. 203616, GENERAL BUILDING CONTRACTOR NO. 663625*

## REPORT INFORMATION:

**This report is prepared for the sole, confidential, and exclusive use of the client indicated below, the inspector accepts no responsibility for use or misinterpretation by third parties. In our opinion the following items are in need of repair or further evaluation. These concerns are based on a visual inspection of the property using our current knowledge. Although we have inspected the property to the best of our ability, due to the complexity and quantity of items in any home there may be defects that were not detected in our visual inspection.**

## GENERAL DESCRIPTION:

Terms:

1. Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the front of the home from the street.
2. Although some maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.
3. I recommend that when repairs are needed that all repairs be performed by qualified, licensed contractors in their particular disciplines.
4. This company is not qualified to render an opinion about termite or pest infestation. However, if evidence of termite (or pest) damage or termite (or pest) trails are seen, it will be noted and you should consult with a termite (or pest) professional.
5. All CODE citations are taken (Unless Noted Otherwise) from the 2006 Edition of the One and Two Family Dwelling Code (International Residential Code for One and Two Family Dwellings) and the Georgia State Amendments to the One and Two Family Dwelling Code (2006 Edition). The purpose of the code is to provide minimum standards for the protection of life, limb, health, property, environment and for the safety and welfare of the consumer, general public, and the owners and occupants of residential buildings (see CODE R101.3). If your builder does not agree with an interpretation of the code(s) citation(s) below, contact the local municipality or the Georgia Department of Community Affairs at 404-651-8600 or 1-800-869-1123 for the official interpretation.
6. I recommend your builder provide warranty information on appliances and materials used in your home. This should included but not limited to manufactures warranties on windows, doors, wall claddings, and roof shingles.

## CLIENT & SITE INFORMATION:

| CLIENT NAME: | DATE OF INSPECTION: | TIME OF INSPECTION: | PHONE #: |
|---|---|---|---|
| Mr. New Home. | 3-00-0000. | 10:00 am. | 678-000-0000. |
| **E-MAIL ADDRESS:** | **INSPECTION LOCATION:** | **CITY, STATE, ZIP:** | |
| newhome@gmail.com. | 000 New Home Road. | Duluth, GA 30000. | |

HOME PHOTO:

## CLIMACTIC CONDITIONS:

WEATHER:
Clear.

SOIL CONDITIONS:
Damp.

OUTSIDE TEMP, TIME OF INSPECTION:
70 Degrees.

## BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE, BUILDING:
New home.

BUILDING TYPE:
1 family.

STORIES:
2.

SPACE BELOW GRADE:
Ground floor living area.

## UTILITY SERVICES:

WATER SOURCE:
Public.

SEWAGE DISPOSAL:
Public.

UTILITIES STATUS:
All utilities on (at end).

## OTHER INFORMATION:

HOME / BUILDING OCCUPIED?
No.

CLIENT PRESENT:
Yes.

PEOPLE PRESENT:
Builder, Listing agent, Purchasers fiancée, Purchaser agent.

TIME ALLOCATION:
2.5 hours travel time; 4 hours on site, and 2 hours on report.

## PAYMENT INFORMATION:

TOTAL FEE:
$470.

PAID BY:
Check, thank you.

# GROUNDS

## DRIVEWAY:

TYPE:
Concrete.

DRIVE CONDITION:

Cracks noted are typical, recommend monitoring all cracks in the future.

FOOTPATH TYPE:

Concrete.

FOOTPATH CONDITION:

Cracks noted are typical, recommend monitoring all cracks in the future.

LANDSCAPING CONDITION:

Maintained.

## GRADING:

LEFT & BACK GRADE:

The grade is flat next to the foundation. Final grade should have a downward slope away from the home along all sides of the foundation walls / slabs. The final grade should provide a minimum slope of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, the final grade should slope away from the foundation at a minimum slope of 5 percent and the water should be directed to drains or swales to ensure drainage away from the structure. Swales should be sloped a minimum of 2 percent when located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation should be sloped a minimum of 2 percent away from the building (see CODE R401.3, 2006 Edition).



## FRONT PATIO/PORCH:

TYPE:

Concrete.

PATIO/PORCH CON, CONDITION:

Cracks noted - typical, recommend monitoring of all cracks in the future.

PORCH VERTICAL SUPPORTS TYPE:

Wood.

VERTICAL SUPPORT CONDITION:

Appears serviceable.

## BACK PATIO/PORCH:

TYPE:

Concrete.

PATIO/PORCH CON, CONDITION:

Cracks noted - typical, recommend monitoring of all cracks in the future.

# EXTERIOR

## WALLS:

MATERIAL:

Vinyl siding, Cast-stone veneer (synthetic or cultured stone).

VINYL SIDING CONDITION:

(a). Remove all the excess house wrap around the home *(right wall, along the bottom).*
(b). In some areas the siding is not allowed to move. The electrical service entrance conductor *(conduit),* A/C service disconnect, outdoor faucet *(left wall),* gas lines *(left wall and back)* are attached to the siding with screws or nails *(no j-boxes).*
(c). Loose, warping or buckled sections of siding noted, front wall *(upper section outside the upper bathroom),* right wall *(along the bottom and top, see red tape),* back wall *(right side, along the bottom),* left wall *(along the bottom, check all areas around the home).* To permit expansion and contraction, panels should hang freely from the nails. This allows panels to move as the temperature changes. The nails should be driven until there is 1/8 to 1/16" of space between the nail head and the nailing flange.
(d). No j-boxes installed in some area *(see J-boxes around the light fixtures, outlets, vents and one of the outdoor faucets).* When trimming around outlets, light fixtures, electric-meter sockets and ventilation exhaust ports J-boxes should be used. Several manufacturers make special accessory boxes with integral J-channels or snap-on J-surrounds to make trimming the penetration faster, and more weather-resistant. Vinyl siding should be installed according to manufacturers installation instructions.
(e). Hole noted in the siding, left wall *(area below the T.P.R valve discharge line).* All exterior walls should be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces (see CODE R703.1, 2006 Edition).


STONE CONDITION:

*See termite comments.*

EXTERIOR PAINT:

Appears serviceable.

## TRIM:

MATERIAL:

Vinyl.

TRIM CONDITION:

Appears serviceable.

EAVES, SOFFITS, FACIA:

Appear serviceable.

## SCREENS:

SCREEN CONDITION:

Appears serviceable.

## FUEL SYSTEM'S:

METER/TANK
LOCATION-CONDITION:

The gas meter is located on the left side of the home.
(a). Corrosion / Rust noted on the gas piping, next to meter, and exterior gas pipe section for the fireplace, prime/paint as needed with a paint suitable for metal. Aboveground outside piping should be protected from physical damage / corrosion by coating or wrapping with an inert material (see 404.7, Standard Gas Code) .
***(b). Gas leak noted***. Immediately after the gas is turned on into a new system or into a system that has been initially restored after an interruption of service, the piping system shall be tested for leakage (see 406.6.3, Standard Gas Code). *Note: Item was being repaired at the time of the inspection.*


WATER METER LOCATION:

Front left side of driveway.
Standing water noted around the meter *(it may just be water runoff from the lot)*. However, I recommend having the meter and pipes connecting to the meter checked for leaks.


WATER PRESSURE /
CONDITION:

42 psi. Appears serviceable.

## TERMITE / PESTS

SUBTERRANEAN TERMITE
CONTROL:

I noted the wall cladding around the garage doors is in contact with the driveway (no 2" space). Clearance between exterior wall cladding (except masonry veneer) and the top of the finished grade should be at least 6 inches, and a 2 inch clear inspections space is recommended between the bottom of the wall cladding and the top of paved areas,

e.g. driveway, footpath, patio.


## ROOF SYSTEM

## ROOF SYSTEM:

STYLE:

Gable, Hip.

TYPE:

Asphalt Shingles.

# OF LAYERS:

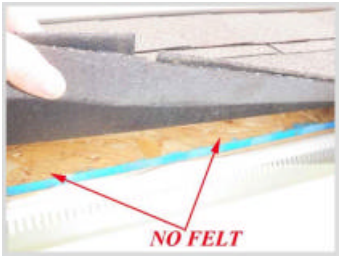
1 Layer.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

(a). Some of the shingle are buckled, left side *(above the garage).*
(b). Some of the shingle tabs are raised. This is an indication the fasteners used to secure the shingles in place are backing out, check the entire roof area for raised shingles. All nails / staples should be driven straight and flush with the shingle surface (see CODE R905.2.5 / R905.2.6, 2006 Edition or Manufacturer's printed instructions).
(c). Some nail holes have not been sealed / patched, right side above the garage *(check all areas).* Holes in the roof shingles could turn into a roof leak. All shingles with holes should be replaced or sealed with asphalt plastic cement. Since the entire roof was not inspected, the builder should verify all holes have been sealed / patched. Roof shingles should provide a barrier against the weather to protect its supporting elements and structure beneath (see CODE R903.1, 2006 Edition).
(d). No drip edge installed along the eaves *(large gap between the facia and roof sheathing).* A drip edge should be installed along the rakes and the eaves for efficient watershedding at the roof's edges (see CODE R903.7, 2006 or Manufacturer's printed instructions). *Note: A adequate drip edge will also prevent rodents from entering into the attic area.*
(e). No felt installed under some of the shingles ***(small roof area front of home, spot checked only)***. The felt is to protect the roof sheathing. Slopes of 4 in 12 or greater, one layer of felt is required over all of the roof sheathing (see CODE R905.2.7, 2006 Edition).



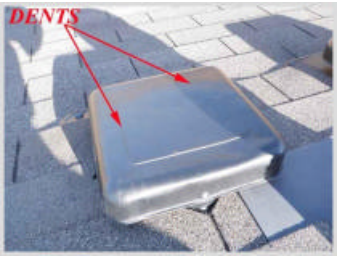

## EXPOSED FLASHING:

FLASHING TYPE:

Metal, Composition, Rubber.

FLASHING CONDITION:

(a). The back "left" lower boot is raised above the shingles *(visible from the ground).*
(b). The flashing around some of the plumbing vents was installed on top of the shingles, should be under the shingles along the sides *(check all)*. Flashing against vertical front walls, as well as soil stack, vent pipe and chimney flashing, shall be applied according to asphalt shingle manufacturer's printed instructions (see CODE R905.2.8.5 or the shingle Manufacturer's printed instructions).
(c). The roof vents are dented. This is a good indication that the dents were caused by a hailstorm. I recommend consulting with the a licensed roofing contractor or the builder should contact his insurance agent to evaluate the conditions viewed.






## GUTTERS & DOWNSPOUTS:

TYPE:

Full, Aluminum.

GUTTER CONDITION:

Appears serviceable.

## KITCHEN - APPLIANCES

## KITCHEN:

SINK TYPE:

Stainless Steel.

SINK CONDITION:

Appears serviceable.

FAUCET CONDITION:
Low water volume noted, have the strainer checked for debris.

SPRAY WAND CONDITION:
Spray wand is serviceable.

PLUMBING UNDER SINK:
Not completely finished at the time of the inspection *(see dishwasher comments).*

GARBAGE DISPOSAL CONDITION:
Appears serviceable.

DISPOSAL WIRING:
Wiring appears serviceable.

STOVE / OVEN, TYPE / CONDITION:
The stove was not installed at the time of the inspection *(could not inspect, have checked before closing).*

VENTILATION TYPE AND CONDITION:
Not installed at the time of the inspection *(could not inspect, have checked before closing).*

REFRIGERATOR TYPE AND CONDITION:
Not installed at the time of the inspection *(could not inspect, have checked before closing).*

DISHWASHER CONDITION:
Not installed at the time of the inspection *(could not inspect, have checked before closing).*

COUNTER AND CABINET CONDITION:
Appear serviceable.

FLOOR TYPE CONDITION:
Floor covering is vinyl/linoleum, General condition appears serviceable.

SWITCHES/FIXTURES/OUTLETS:
GFCI's, Appear serviceable (see page 43 in the Home Maintenance book).

## OTHER BUILT-INS:

MICROWAVE:
Not installed at the time of the inspection *(could not inspect, have checked before closing).*

# LAUNDRY

## LAUNDRY:

LOCATION:
Service area main floor.

PIPING (WATER AND WASTE):
Visible portion(s) appear serviceable.

ELECTRICAL OUTLETS:
Appear serviceable.

GAS PIPING:

No gas service viewed.

DRYER VENTING:

Dryer venting is provided, visible portion appear serviceable. ***NOTE:*** *Lint can built-up in the dryer vent over time, recommend it be cleaned on a yearly basis.*

CATCH PAN:

*No pan provided for under the washing machine, its not required only recommended.*

FLOOR TYPE CONDITION:

Floor covering is vinyl/linoleum, General condition appears serviceable.

LAUNDRY DOOR:

Adjustments needed to the hardware, laundry room door, repair as needed.

## BATHROOMS

## BATHROOM AREA:

BATH LOCATION:

Half bath first floor.

CONDITION OF SINK:

Appears serviceable.

FAUCET CONDITION:

Faucet is serviceable.

DRAIN LINE:

Leak noted at the drain line *(half bathroom)*, repair as needed.


CONDITION OF TOILET:

Appears serviceable.

FIXTURES AND OUTLETS:

GFCI's Appear serviceable (see page 43 in the Home Maintenance book).

BATH VENTILATION:

Visible portion, appears serviceable.

FLOOR TYPE CONDITION:

Wood.

Hollow section noted *(half bathroom)*, repair as needed.

## BATHROOM AREA:

BATH LOCATION:
Hall, Upstairs.

CONDITION OF SINK:
Appears serviceable.

FAUCET CONDITION:
Faucet is serviceable.

DRAIN LINE:
Drain appear serviceable.

CONDITION OF TOILET:
Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:
The shower head is missing / not installed at the time of the inspection *(upstairs hall bathroom)*, install as needed.

TUB/SHOWER AND WALLS:
Tub and shower areas appear serviceable (Refer to page 23 in the Home Maintenance book).

FIXTURES AND OUTLETS:
GFCI's Appear serviceable (see page 43 in the Home Maintenance book).

BATH VENTILATION:
Visible portion, appears serviceable.

FLOOR TYPE CONDITION:
Vinyl, General condition appears serviceable.

## BATHROOM AREA:

BATH LOCATION:
Master bedroom.

CONDITION OF SINK:
Appears serviceable.

FAUCET CONDITION:
Faucet is serviceable.

DRAIN LINE:
Drain appear serviceable.

CONDITION OF TOILET:
Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:
The builder stated at the time of the inspection the shower valve was damaged, leaked and had to be replaced. It appeared serviceable at the time of the inspection.

TUB/SHOWER AND WALLS:
(a). Area around the shower door frame is not sealed.
(b). Adjustments needed to the shower door *(not properly aligned)*, repair as needed.


GLAZING IN HAZARDOUS LOCATIONS:

Appears serviceable.

FIXTURES AND OUTLETS:

GFCI's Appear serviceable (see page 43 in the Home Maintenance book).

BATH VENTILATION:

Visible portion, appears serviceable.

FLOOR TYPE CONDITION:

Vinyl, General condition appears serviceable.

# INTERIOR

## EXTERIOR / INTERIOR DOORS:

MAIN ENTRY DOOR:

Adjustments needed *(area around the hardware)*, repair as needed.

OTHER EXTERIOR DOORS:

Appears serviceable.

GLAZING IN HAZARDOUS LOCATIONS:

Appears serviceable.

INTERIOR DOORS:

Adjustment needed to hardware, pantry door, repair as needed.

## WINDOWS:

TYPE:

Vinyl, Insulated glass, Single hung.

WINDOW CONDITION:

A representative sampling was taken, windows as a group are generally operational.

## STORM DOORS & WINDOWS:

DOOR & WINDOW CONDITION:

None installed.

## INTERIOR WALLS:

MATERIAL TYPE:

Drywall.

WALL CONDITION:

1. Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
2. Some interior walls need to be touched up / finished *(see, red stickers that were applied by client).*

## INTERIOR CEILINGS:

MATERIAL TYPE:

Drywall.

CEILING CONDITION:

(a). Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
(b). Some ceiling areas need to be touched up / finished *(see, red stickers that were applied by client).*
(c). The builder stated at the time of the inspection the master shower valve leaked and damaged the drywall in the breakfast / family room areas. The drywall was reinstalled before the inspection, there were no moisture stains at the time of the inspection. I recommend the builder verify the areas that got wet were dried out adequately, before the new drywall was installed.

CEILING FAN(S):

Ceiling fan(s) is (are) operational.

## FLOORS:

FLOOR TYPE:

Carpet, Wood.

FLOOR CONDITION:

Some sections of the carpet had to be removed because of the master shower valve leak *(not reinstalled at the time of the inspection, unable to inspect, check before closing).*

## STAIRS & HANDRAILS/GUARDRAILS:

STAIR CONDITION:

No handrail(s) installed *(bottom area).* All stairs that are 30 inches or more in height should have a handrail(s) installed, at least on one side of the stairs. Handrails should be installed with a minimum and maximum heights of 30 inches and 38 inches respectively, measured vertically from the nosing of the treads (see CODE R311.5.6.1, R311.5.6.2, 2006 Edition and GA Amendments).


## FIREPLACE/WOOD BURNING DEVICES:

FIREPLACE LOCATION(S):

Family room.

FIREPLACE TYPE:

Prefabricated metal with gas logs.

FIREPLACE CONDITION:

The "bottom" access panel is difficult to remove, adjust as needed.

## SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to test button operation.

HOME SAFETY RECOMMENDATIONS:

1. Test all smoke detectors on a monthly bases, replace batteries every six months.
2. Recommend having a fire extinguisher on each level of the home, one in the Kitchen and one in the Garage.
3. Test the pressure and temperature relief valve(s) on the water heater(s) once or twice a year.

## CARBON MONOXIDE ALARM:

COMMENTS:

None Installed. Carbon monoxide alarms should be installed in the general vicinity of **each** sleeping area. All single- or multiple-station carbon monoxide alarms should be listed in accordance with ANSI/UL 2034 or CSA 6.19 and installed in accordance with the manufacturer's installation instructions. Carbon Monoxide detectors may be powered by battery power alone and are not required to be interconnected. Listed combination smoke and carbon monoxide alarms shall be acceptable (see CODE R313.4, R313.4.1, GA State Amendments). *Effective January 1, 2009.*

# ELECTRICAL SYSTEM

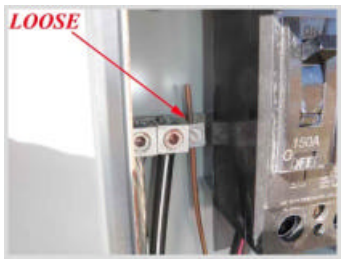
## ELECTRICAL SERVICE:

TYPE:

Underground, 120/240 Volt.

SERVICE CONDITION:

Loose ground wire noted *(behind cover)*, repair as needed.




MAIN DISCONNECT BREAKER LOCATION:

Right side next to meter.

PANEL RATING:

150 Amps.

GROUND TYPE / CONDITION:

Grounding system is present connected to a section of rebar in the garage, appears serviceable.

SUBPANEL #1 LOCATION:

Garage.

BRANCH CIRCUIT PROTECTION TYPE:

Circuit breakers (see pages 41, 42, 43 in the Home Maintenance book).

SUB PANEL INSPECTION NOTES:

(a). Some of the breakers were in the off position at the time of the inspection. Have reason verified by a licensed electrician
(b). The breaker(s), is oversized for the Air Conditioning unit(s), 40 amp installed, should be 30 amp max. Heating and cooling equipment should be installed in accordance with the manufacturer's installation instructions (see Standard Mechanical Code 304.1).



CONDUCTOR / ENTRANCE CABLE TYPE:

Aluminum- OK.

CONDUCTOR BRANCH WIRING TYPE:

Copper.

CONDUCTOR BRANCH WIRING CONDITION:

Visible cables appear serviceable.

SWITCHES & OUTLETS CONDITION:

A representative sampling of switches, and outlets were tested. As a whole, outlets and switches on the first / second floors appear to be in a serviceable condition.

LIGHT FIXTURES CONDITION:

Appears serviceable.

DOORBELL CONDITION:

Doorbell operational.

EXTERIOR OUTLET CONDITION:

GFCI's, Appears serviceable (see page 43 in the Home Maintenance book).

## PLUMBING

## MAIN LINE, SUPPLY LINES:

MATERIAL:

Plastic, *however the entire line is not visible.*

MAIN LINE CONDITION:

Appears serviceable, *however the entire line is not visible.*

SHUTOFF VALVE LOCATION:

Located next to the water heater.

SHUT OFF VALVE CONDITION:

No leakage noted, but monitor in the future.

SUPPLY LINE MATERIAL:

Plastic.

SUPPLY LINE CONDITION:

No insulation installed on the water lines in the garage *(water heater area).* During the winter months the garage could get cold enough to freeze the pipes.

WASTE LINE MATERIAL:

Plastic.

WASTE LINE CONDITION:

Appears serviceable, *however the entire lines are not visible.*

PLUMBING VENTS:

Appears serviceable, *however all vents are not fully visible*.

HOSE FAUCET OPERATION:

No vacuum breakers installed on the outdoor faucets. Sillcocks, hose bibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure -type vacuum breaker or a permanently attached hose connection vacuum breaker (see Standard Plumbing Code, 608.15.2).


HOSE FAUCET SHUT OFF VALVE LOCATION:

The garden hose faucets shutoff valves are located, under the kitchen sink, and under the upstairs hall bathroom sink.

## WATER HEATER:

WATER HEATER LOCATION:
Garage.

WATER HEATER MODEL(S):
State Water Heater.

WATER HEATER(S) AGE:
Approximate age, 2008.

BTU's / WATTS:
Approximate Watts, upper element 5500 and lower element 5500.

TYPE:
Electric.

WATER HEATER SIZE:
50 Gallons.

WATER HEATER SHUTOFF VALVE:
A water shutoff valve is installed but not tested.

WATER HEATER CONDITION:
Appears serviceable.

TEMPERATURE AND PRESSURE RELIEF VALVE CONDITION:
Visible sections appear serviceable.

# HEATING

## HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT/ UNITS:
Attic.

MODEL(s):
Lennox.

APPROXIMATE AGE / YEAR:
Approximate age, 2008.

SYSTEM TYPE:
Forced Air.

CAPACITY OF UNIT:
Approximate BTU's, 66,000.

FUEL TYPE:
Natural Gas.

## HEATING SYSTEM CONDITION:

UNIT/UNITS HEATING NOTES:
Appears operational.

BURNERS/HEAT EXCHANGERS:
Closed System - Unable to visually inspect the heat exchanger.

PUMP/BLOWER FAN:
Appears serviceable.

COMBUSTION AIR:
Appears serviceable.

FURNACE VENTING:
The exterior section of the vent terminates about 10 to 12 inches above the roof. Depending on the **pitch** of the roof the vent should terminate between 1 foot to 8 feet (see Standard Gas Code, 503.6.6, or Figure 503.6.4, 2006 Edition). Have the vent checked to make sure it is adequately installed above the roof.

AIR PLENUM:
Appears serviceable.

AIR FILTERS TYPE / CONDITION:
Disposable.
(a). The filter is dirty, change as needed. **Note:** *Clogged / Dirty filter(s) impede the flow of air through the furnace.*

(b). Gaps noted around the filter cover. Cover(s) should be installed to prevent unfiltered air from going around the filter.


AIR FILTER LOCATION(S):
In the return plenum next to the furnace.

AIR FILTER SIZE:
16x25x1.

NORMAL CONTROLS:
Appear serviceable.

GENERAL SUGGESTIONS:
I recommend having your system service annually (indoor / outdoor units) by a licensed Heating and Air Conditioning contractor - change filter(s) every 30 to 60 days. For more information on filters (see page 28, in the Home Maintenance book).

## AIR CONDITIONING

## AIR CONDITIONING:

LOCATION(S):
Left side.

MODEL:
Lennox.

TYPE:
Central, Electric.

APPROXIMATE AGE / YEAR:
Approximate age, 2008.

CAPACITY OF UNIT:
3 Ton.

A/C CONDITION:
The unit responded. However, the indoor air temperature was too cold to check for a adequate air temperature drop.
*Note: The difference between inlet and outlet temperature should be 14-21 Degrees.*

POWER SOURCE:
240 Volt.

ELECTRICAL DISCONNECT TYPE / CONDITION:
Electrical disconnect present, pull fuse, appears serviceable.

REFRIGERANT LINE(S) CONDITION:
Appears serviceable, however entire lines are not visible.

CONDENSATE LINE(S):
Appears serviceable, however not fully visible.

## DUCTWORK:

DUCTWORK TYPE:

Flexible Round.

DUCTWORK CONDITION:

Appears serviceable *(however not all lines are visible).*

REGISTERS / AIR SUPPLY:

(a). Some of the register were not installed at the time of the inspection *(breakfast / family room area).*
(b). No return air register installed in the front "left" bedroom ***(installed in all the other bedrooms).*** The return air system must establish a low resistance return air path between every room and the return side of the blower cabinet. If these paths are not established, the air flow through some or all of the supply air outlets will be affected. For example, if a bedroom door and a thick carpet isolates one or more rooms from a central return air opening, the isolated rooms will be pressurized and the flow of supply air into these rooms will be inadequate. In this case, the doors perform the same function as balancing dampers, shutting off the flow of air to the remaining rooms. The net result is that the system is thrown out of balance, some rooms get too much air and other rooms get too little. The ultimate return system would consist of a ducted return for every room that is isolated from the rest of the house. This would guarantee adequate air flow even if the interior doors are closed. This condition should be monitored after you move into the home.

## ATTIC AND INSULATION

## ATTIC & INSULATION:

ATTIC ENTRANCE
LOCATION:

Garage, Hallway, upstairs.

ACCESSIBILITY:

Scuddle hole (garage), Pull down stairs.

METHOD USED TO OBSERVE:

Entered Accessible areas, attic insulation restricted viewing.

ATTIC FRAMING TYPE:

Truss, 2X4 @ 24" O/C.

TRUSS CONDITION:

(a). The gable truss above the garage was cut to allow the window to be installed.
(b). Cracked truss member noted in the main attic *(left side of the furnace, see red tape).* Trusses should not be damaged / cut or altered in any way, without the approval of a registered design professional (see CODE R802.10.4). I recommend further evaluation of the entire truss system by a truss engineer ***(be sure to get a copy of the sealed Engineers report / recommendations for your records. A sealed repair drawing is required for proper remediation)***. After the repairs have been performed the Engineer will need to reevaluate the truss to insure that the repairs were performed correctly.


ROOF SHEATHING:

Appears serviceable.

FIRE STOPPING:

Visible areas appear serviceable.

## ATTIC VENTILATION / INSULATION:

VENT TYPE:

Soffit vent, Roof ventilator.

VENT CONDITION:

No vents provided in the upper portion of the attic above the garage. The total net free ventilating area should not be less than 1 to 150 of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilation area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents (see CODE R806.2, 2006 Edition).


INSULATION TYPE :

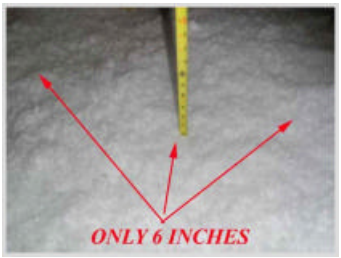
Fiberglass batts, Fiberglass- Blown.

DEPTH:

0 to 12 inches.

INSULATION CONDITION:

(a). Some areas with no or inadequate insulation.
(b). Only 6 to 7 inches of insulation installed in some areas. The insulation certification card call's for 12 inches for R-30. The card is to verify that the attic has the proper amount of insulation. The insulation installer shall provide a signed and dated certification for the insulation installed, listing the type of insulation, the manufacturer and the R-value (see International Energy Conservation Code 102.5.1, 601.3.1 with Georgia Supplements and Amendments).





# GARAGE - CARPORT

## GARAGE/CARPORT:

TYPE/LOCATION:
Attached, Two car (see page 58 in the Home Maintenance book).

FLOOR CONDITION:
Appears serviceable.

CEILING TYPE & CONDITION:
Drywall, General condition appears serviceable.

WALL TYPE & CONDITION:
Drywall, Appears serviceable.

OUTLETS:
Appear serviceable.

DOOR TO LIVING SPACE:
Appears serviceable.

VEHICLE DOOR:
Appears serviceable.

AUTOMATIC OPENER:
Automatic door opener(s)- not installed at the time of the inspection.

## GARAGE GIRDERS/BEAMS MEMBERS:

GIRDERS/BEAM TYPE:
Not Visible.

TOP PLATES:
Not Visible.

SILL PLATE ANCHORS:
Not Visible.

HEADER TYPE:
Not Visible.

VERTICAL SUPPORTS TYPE:
Not Visible.

FOUNDATION WALLS: TYPE:
Concrete.

FOUNDATION WALLS: CONDITION:
Appears serviceable.

OTHER OBSERVATIONS:
Spider activity *(black window)* noted in the garage, left wall *(behind the ground cover plate)*, have area treated or sprayed.

## GARAGE MOISTURE:

GARAGE MOISTURE CONDITION:

There was no moisture noted at time of inspection.

# FOUNDATION

## SLAB ON GRADE:

SLAB CONDITION:

Slab is not visible due to carpet / floor covering - no readily visible problem are noted.

FOUNDATION PERIMETER CONDITION:

Visible areas appears serviceable.

November 9, 0000 New Home

# ***REPORT SUMMARY***

This report summary is provided as a tool to aid the client in reviewing some findings of the home inspection. This summary is not meant to provide detailed findings from the actual report. This summarized list is not presented in any priority of significance for acceptable or unacceptable findings noticed during the inspection. It is not a stand alone document and should only be viewed in the context for which it was written - to summarize some findings of the home inspection. This report summary should always be accompanied by the full home inspection report.

## NUMBER ONE PRIORITY ITEMS:

*(ITEMS THAT NEED ATTENTION / CORRECTION).*

**GROUNDS**

GRADING:

LEFT & BACK GRADE:

1. The grade is flat next to the foundation. Final grade should have a downward slope away from the home along all sides of the foundation walls / slabs. The final grade should provide a minimum slope of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, the final grade should slope away from the foundation at a minimum slope of 5 percent and the water should be directed to drains or swales to ensure drainage away from the structure. Swales should be sloped a minimum of 2 percent when located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation should be sloped a minimum of 2 percent away from the building (see CODE R401.3, 2006 Edition).

**EXTERIOR**

WALLS:

VINYL SIDING CONDITION:

2. (a). Remove all the excess house wrap around the home *(right wall, along the bottom).*
(b). In some areas the siding is not allowed to move. The electrical service entrance conductor *(conduit),* A/C service disconnect, outdoor faucet *(left wall),* gas lines *(left wall and back)* are attached to the siding with screws or nails *(no j-boxes).*

(c). Loose, warping or buckled sections of siding noted, front wall *(upper section outside the upper bathroom),* right wall *(along the bottom and top, see red tape),* back wall *(right side, along the bottom),* left wall *(along the bottom, check all areas around the home).* To permit expansion and contraction, panels should hang freely from the nails. This allows panels to move as the temperature changes. The nails should be driven until there is 1/8 to 1/16" of space between the nail head and the nailing flange.
(d). No j-boxes installed in some area *(see J-boxes around the light fixtures, outlets, vents and one of the outdoor faucets).* When trimming around outlets, light fixtures, electric-meter sockets and ventilation exhaust ports J-boxes should be used. Several manufacturers make special accessory boxes with integral J-channels or snap-on J-surrounds to make trimming the penetration faster, and more weather-resistant. Vinyl siding should be installed according to manufacturers installation instructions.
(e). Hole noted in the siding, left wall *(area below the T.P.R valve discharge line).* All exterior walls should be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces (see CODE R703.1, 2006 Edition).

FUEL SYSTEM'S:

METER/TANK LOCATION-CONDITION:

3. (a). Corrosion / Rust noted on the gas piping, next to meter, and exterior gas pipe section for the fireplace, prime/paint as needed with a paint suitable for metal. Aboveground outside piping should be protected from physical damage / corrosion by coating or wrapping with an inert material (see 404.7, Standard Gas Code) .
***(b). Gas leak noted***. Immediately after the gas is turned on into a new system or into a system that has been initially restored after an interruption of service, the piping system shall be tested for leakage (see 406.6.3, Standard Gas Code). *Note: Item was being repaired at the time of the inspection.*

WATER METER LOCATION:

4.Standing water noted around the meter *(it may just be water runoff from the lot)*. However, I recommend having the meter and pipes connecting to the meter checked for leaks.

## ROOF SYSTEM

ROOF COVERING STATUS:

5. (a). Some of the shingle are buckled, left side *(above the garage)*.
(b). Some of the shingle tabs are raised. This is an indication the fasteners used to secure the shingles in place are backing out, check the entire roof area for raised shingles. All nails / staples should be driven straight and flush with the shingle surface (see CODE R905.2.5 / R905.2.6, 2006 Edition or Manufacturer's printed instructions).
(c). Some nail holes have not been sealed / patched, right side above the garage *(check all areas)*. Holes in the roof shingles could turn into a roof leak. All shingles with holes should be replaced or sealed with asphalt plastic cement. Since the entire roof was not inspected, the builder should verify all holes have been sealed / patched. Roof shingles should provide a barrier against the weather to protect its supporting elements and structure beneath (see CODE R903.1, 2006 Edition).
(d). No drip edge installed along the eaves *(large gap between the facia and roof sheathing)*. A drip edge should be installed along the rakes and the eaves for efficient watershedding at the roof's edges (see CODE R903.7, 2006 or Manufacturer's printed instructions). *Note: A adequate drip edge will also prevent rodents from entering into the attic area.*
(e). No felt installed under some of the shingles ***(small roof area front of home, spot checked only)***. The felt is to protect the roof sheathing. Slopes of 4 in 12 or greater, one layer of felt is required over all of the roof sheathing (see CODE R905.2.7, 2006 Edition).

EXPOSED FLASHING:
FLASHING CONDITION:

6. (a). The back "left" lower boot is raised above the shingles *(visible from the ground)*.
(b). The flashing around some of the plumbing vents was installed on top of the shingles, should be under the shingles along the sides *(check all)*. Flashing against vertical front walls, as well as soil stack, vent pipe and chimney flashing, shall be applied according to asphalt shingle manufacturer's printed instructions (see CODE R905.2.8.5 or the shingle Manufacturer's printed instructions).
(c). The roof vents are dented. This is a good indication that the dents were caused by a hailstorm. I recommend consulting with the a licensed roofing contractor or the builder should contact his insurance agent to evaluate the conditions viewed.

## KITCHEN - APPLIANCES

KITCHEN:
FAUCET CONDITION:

7. Low water volume noted, have the strainer checked for debris.

## LAUNDRY

LAUNDRY:
LAUNDRY DOOR:

8. Adjustments needed to the hardware, laundry room door, repair as needed.

## BATHROOMS

BATHROOM AREA:
DRAIN LINE:

9. Leak noted at the drain line *(half bathroom)*, repair as needed.

FLOOR TYPE CONDITION:

10. Wood.
Hollow section noted *(half bathroom)*, repair as needed.

BATHROOM AREA:
TUB/SHOWER PLUMBING FIXTURES:

11. The shower head is missing / not installed at the time of the inspection *(upstairs hall bathroom)*, install as needed.

BATHROOM AREA:
TUB/SHOWER AND WALLS:
12. (a). Area around the shower door frame is not sealed.
(b). Adjustments needed to the shower door *(not properly aligned)*, repair as needed.

## INTERIOR

EXTERIOR / INTERIOR DOORS:
MAIN ENTRY DOOR:
13. Adjustments needed *(area around the hardware)*, repair as needed.

INTERIOR DOORS:
14. Adjustment needed to hardware, pantry door, repair as needed.

INTERIOR WALLS:
WALL CONDITION:
15. 1. Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
2. Some interior walls need to be touched up / finished *(see, red stickers that were applied by client)*.

INTERIOR CEILINGS:
CEILING CONDITION:
16. (a). Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
(b). Some ceiling areas need to be touched up / finished *(see, red stickers that were applied by client)*.
(c). The builder stated at the time of the inspection the master shower valve leaked and damaged the drywall in the breakfast / family room areas. The drywall was reinstalled before the inspection, there were no moisture stains at the time of the inspection. I recommend the builder verify the areas that got wet were dried out adequately, before the new drywall was installed.

STAIRS & HANDRAILS/GUARDRAILS:
STAIR CONDITION:
17. No handrail(s) installed *(bottom area)*. All stairs that are 30 inches or more in height should have a handrail(s) installed, at least on one side of the stairs. Handrails should be installed with a minimum and maximum heights of 30 inches and 38 inches respectively, measured vertically from the nosing of the treads (see CODE R311.5.6.1, R311.5.6.2, 2006 Edition and GA Amendments).

FIREPLACE/WOOD BURNING DEVICES:
FIREPLACE CONDITION:
18. The "bottom" access panel is difficult to remove, adjust as needed.

CARBON MONOXIDE ALARM:
COMMENTS:
19. None Installed. Carbon monoxide alarms should be installed in the general vicinity of **each** sleeping area. All single- or multiple-station carbon monoxide alarms should be listed in accordance with ANSI/UL 2034 or CSA 6.19 and installed in accordance with the manufacturer's installation instructions. Carbon Monoxide detectors may be powered by battery power alone and are not required to be interconnected. Listed combination smoke and carbon monoxide alarms shall be acceptable (see CODE R313.4, R313.4.1, GA State Amendments). *Effective January 1, 2009.*

## ELECTRICAL SYSTEM

ELECTRICAL SERVICE:
SERVICE CONDITION:
20. Loose ground wire noted *(behind cover)*, repair as needed.

SUB PANEL INSPECTION NOTES:
21. (a). Some of the breakers were in the off position at the time of the inspection. Have reason verified by a licensed

electrician
(b). The breaker(s), is oversized for the Air Conditioning unit(s), 40 amp installed, should be 30 amp max. Heating and cooling equipment should be installed in accordance with the manufacturer's installation instructions (see Standard Mechanical Code 304.1).

**PLUMBING**

MAIN LINE, SUPPLY LINES:
HOSE FAUCET OPERATION:
22. No vacuum breakers installed on the outdoor faucets. Sillcocks, hose bibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure -type vacuum breaker or a permanently attached hose connection vacuum breaker (see Standard Plumbing Code, 608.15.2).

**HEATING**

HEATING SYSTEM CONDITION:
FURNACE VENTING:
23. The exterior section of the vent terminates about 10 to 12 inches above the roof. Depending on the **pitch** of the roof the vent should terminate between 1 foot to 8 feet (see Standard Gas Code, 503.6.6, or Figure 503.6.4, 2006 Edition). Have the vent checked to make sure it is adequately installed above the roof.

AIR FILTERS TYPE / CONDITION:
24. (a). The filter is dirty, change as needed. **Note:** *Clogged / Dirty filter(s) impede the flow of air through the furnace.*
(b). Gaps noted around the filter cover. Cover(s) should be installed to prevent unfiltered air from going around the filter.

**ATTIC AND INSULATION**

ATTIC & INSULATION:
TRUSS CONDITION:
25. (a). The gable truss above the garage was cut to allow the window to be installed.
(b). Cracked truss member noted in the main attic *(left side of the furnace, see red tape).* Trusses should not be damaged / cut or altered in any way, without the approval of a registered design professional (see CODE R802.10.4). I recommend further evaluation of the entire truss system by a truss engineer ***(be sure to get a copy of the sealed Engineers report / recommendations for your records. A sealed repair drawing is required for proper remediation)***. After the repairs have been performed the Engineer will need to reevaluate the truss to insure that the repairs were performed correctly.

ATTIC VENTILATION / INSULATION:
VENT CONDITION:
26. No vents provided in the upper portion of the attic above the garage. The total net free ventilating area should not be less than 1 to 150 of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilation area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents (see CODE R806.2, 2006 Edition).

INSULATION CONDITION:
27. (a). Some areas with no or inadequate insulation.
(b). Only 6 to 7 inches of insulation installed in some areas. The insulation certification card call's for 12 inches for R-30. The card is to verify that the attic has the proper amount of insulation. The insulation installer shall provide a signed and dated certification for the insulation installed, listing the type of insulation, the manufacturer and the R-value (see International Energy Conservation Code 102.5.1, 601.3.1 with Georgia Supplements and Amendments).

**GARAGE - CARPORT**

GARAGE GIRDERS/BEAMS MEMBERS:
OTHER OBSERVATIONS:
28. Spider activity *(black window)* noted in the garage, left wall *(behind the ground cover plate)*, have area treated or sprayed.

## SUPPLEMENTARY ITEMS:

*(ADDITIONAL OBSERVATIONS).*

**EXTERIOR**

TERMITE / PESTS
SUBTERRANEAN TERMITE CONTROL:
1. I noted the wall cladding around the garage doors is in contact with the driveway (no 2" space). Clearance between exterior wall cladding (except masonry veneer) and the top of the finished grade should be at least 6 inches, and a 2 inch clear inspections space is recommended between the bottom of the wall cladding and the top of paved areas, e.g. driveway, footpath, patio.

**KITCHEN - APPLIANCES**

KITCHEN:
PLUMBING UNDER SINK:
2. Not completely finished at the time of the inspection *(see dishwasher comments).*

STOVE / OVEN, TYPE / CONDITION:
3. The stove was not installed at the time of the inspection *(could not inspect, have checked before closing).*

VENTILATION TYPE AND CONDITION:
4. Not installed at the time of the inspection *(could not inspect, have checked before closing).*

REFRIGERATOR TYPE AND CONDITION:
5. Not installed at the time of the inspection *(could not inspect, have checked before closing).*

DISHWASHER CONDITION:
6. Not installed at the time of the inspection *(could not inspect, have checked before closing).*

OTHER BUILT-INS:
MICROWAVE:
7. Not installed at the time of the inspection *(could not inspect, have checked before closing).*

**LAUNDRY**

LAUNDRY:
DRYER VENTING:
8. Dryer venting is provided, visible portion appear serviceable. ***NOTE:*** *Lint can built-up in the dryer vent over time, recommend it be cleaned on a yearly basis.*

**INTERIOR**

FLOORS:
FLOOR CONDITION:
9. Some sections of the carpet had to be removed because of the master shower valve leak *(not reinstalled at the time of the inspection, unable to inspect, check before closing).*

**PLUMBING**

MAIN LINE, SUPPLY LINES:
SUPPLY LINE CONDITION:
10. No insulation installed on the water lines in the garage *(water heater area).* During the winter months the garage could get cold enough to freeze the pipes.

**AIR CONDITIONING**

DUCTWORK:
REGISTERS / AIR SUPPLY:
11. (a). Some of the register were not installed at the time of the inspection *(breakfast / family room area).*
(b). No return air register installed in the front "left" bedroom ***(installed in all the other bedrooms).*** The return air system must establish a low resistance return air path between every room and the return side of the blower cabinet. If these paths are not established, the air flow through some or all of the supply air outlets will be affected. For example, if a bedroom door and a thick carpet isolates one or more rooms from a central return air opening, the isolated rooms will be pressurized and the

flow of supply air into these rooms will be inadequate. In this case, the doors perform the same function as balancing dampers, shutting off the flow of air to the remaining rooms. The net result is that the system is thrown out of balance, some rooms get too much air and other rooms get too little. The ultimate return system would consist of a ducted return for every room that is isolated from the rest of the house. This would guarantee adequate air flow even if the interior doors are closed. This condition should be monitored after you move into the home.

I recommend that all repairs be performed by qualified, licensed contractors in their particular disciplines.
I would like to thank you for choosing my Home Inspection Service to perform the inspection on your new home. I hope that the enclosed information is helpful to you. And I would also like to wish you happiness, peace and joy in your new home.

If there are any questions regarding the report or if I can be of any assistance, please feel free to call me.

Sincerely,

Eugene Duffy
Duffy Home Inspection Service, Inc
Office: 770-381-9637
Cell: 770-633-6142
www.DuffyInspections.com
DuffyInspect@gmail.com

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