

# Duffy

HOME INSPECTION SERVICE, INC.



***YOUR INSPECTION REPORT***

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

## REPORT INFORMATION:

### 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. The Life expectancy of major components of a home varies with the component. Depending on the age of your home, please refer to the first few pages about the life expectancy of your new home's major components. This will provide valuable details and definitions that each homeowner needs to be aware of. If a major component is approaching the end of its life cycle, then consideration needs to be given for that component's replacement.
5. 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.

### CLIENT & SITE INFORMATION:

<b>CLIENT NAME:</b> Older Home Report.	<b>CELL PHONE #:</b> 000-333-3333.	<b>E-MAIL ADDRESS:</b> <a href="mailto:olderhome@gmail.com">olderhome@gmail.com</a> .	<b>EVALUATION ADDRESS:</b> 333 City Court.
<b>CITY, STATE, ZIP:</b> Cumming, GA 30022.	<b>DATE OF INSPECTION:</b> 00-00-2011.	<b>TIME OF INSPECTION:</b> 10:00 am.	<b>HOME / BUILDING OCCUPIED?</b> No.
<b>SOIL CONDITIONS:</b> Dry.	<b>APPROX OUTSIDE TEMP, T.O.I:</b> 50 Degrees.	<b>EST AGE OF HOUSE, BUILDING:</b> 2006.	

#### HOME PHOTO:



**BUILDING CHARACTERISTICS:**

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**BUILDING TYPE:** 1 family.  
**STORIES:** 2 story with basement.

**OTHER INFO:**

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**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** Purchasers spouse, Purchasers children.  
**TIME ALLOCATION:** 1.5 hours travel time; 4.5 hours on site, and 2 hours on report.

**UTILITY SERVICES:**

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**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

**PAYMENT INFORMATION:**

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**TOTAL FEE:** 00000.  
**PAID BY:** Check, thank you.

**GROUND**

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**DRIVEWAY:**

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**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.

**GRADING:**

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**ENTIRE PERIMETER, GRADE:** The grade at the foundation is serviceable.

**FOUNDATION DRAINAGE CONDITION:** The visible drain line end(s) are sloped upwards and therefore will not allow it to drain by gravity. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.



**FRONT PATIO/PORCH:**

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**TYPE:**

Brick.

**PATIO/PORCH CON,  
CONDITION:**

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

**PORCH VERTICAL SUPPORTS**

**TYPE:**

Stone, Composite material.

**VERTICAL SUPPORT**

**CONDITION:**

Appears serviceable.

**PORCH STAIRS, TYPE:**

Brick.

**PORCH , STAIR(S)**

**CONDITION:**

The steps are not consistent in height. The different step heights could be a trip hazard. The maximum riser height should not be more than 7 3/4". Risers (heights) and treads (widths) should not vary more than 3/8".



**DECKS:**

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**TYPE:**

Wood.

**DECK CONDITION:**

I recommend the deck surface be maintained for longer life span.

**DECK RAILING TYPE:**

Wood.

**RAILING CONDITION:**

- (a). Some of the guardrail(s) members are warped / twisted, replace as needed.
- (b). Some sections of the guardrail and handrails are loose. All railing should be able to withstand 200 pounds per square foot in any direction at any point along the top, repair / replacement are recommended for safety enhancement.



**DECK FLASHING:**

Inadequate flashing installed (not overhanging deck ledger). Approved corrosion-resistive flashing should be installed when exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction (see Deck Detail).



**DECK BOLTS:**

- (a). No washers / nuts installed on some of the bolts and some of the bolts are not adequately attached (visible from the basement).
- (b). The bolts are attached to sections of 2x10 installed behind the open web floor joist in the basement. Where supported by attachment to an exterior wall, decks should be **positively** anchored to the primary structure and designed for both vertical and lateral loads as applicable. The deck should be bolted with 1/2" hex thru-bolts with flat washers on both sides and spaced 12" to 24" O/C. I recommend adding adequate vertical support with adequate footings directly below the deck where it is attached to the cantilevered joists (this way the deck will be structurally independent from the home).



**GIRDERS/BEAM TYPE:**

Wood.

**BEAM CONDITION:**

Appears serviceable.

**DECK VERTICAL SUPPORTS**

**TYPE:**

Wood, 6x6.

**VERTICAL SUPPORT**

**CONDITION:**

Appears serviceable. However, see deck bolt comments above.

**DECK STAIRS, TYPE:**

Wood.

**DECK STAIR(S) CONDITION:**

Loose step(s) observed (nails backing-out), re-nailing / re-screw as needed, repair as needed.



**EXTERIOR**

**WALLS:**

**MATERIAL:**

Fiber Cement siding, Fiber Cement shingles, Brick Veneer, Stacked-stone.

**FIBER CEMENT SIDING**

**CONDITION:**

Appears serviceable.

**STONE CONDITION:**

- (a). Gap observed between the stone and the foyer window sill (along bottom).
- (b). Large gaps observed between the stone and the corner boards (front center, exposed wall sheathing), repair as needed.



**BRICK CONDITION:**

Appears serviceable.

**EXTERIOR PAINT:**

- (a). Sealing needed, back wall (flashing on top of brick ledge).
- (b). Some of the penetrations, through the exterior siding, need sealing. All corner boards, vents, wires, pipes, electrical boxes, ext; should be sealed to prevent moisture entry and air leakage.
- (c). Open joints observed in the trim around the windows and corner boards, which will allow moisture to enter and will cause deterioration over time. Proper caulking is needed at all joints.
- (d). The paint finish is peeling off some sections of the trim. The trim may not have been properly primed before the finish coat was installed. Proper caulking and painting is needed. All exterior wall should be covered with approved materials designed and installed to provide a barrier against the weather.





**TRIM:**

**MATERIAL:**

Wood.

**TRIM CONDITION:**

- (a). Some of the trim is deteriorated, back wall (bay window, trim along the bottom), replace as needed.
- (b). Loose section of trim observed, front wall (trim above front right bedroom window), repair as needed.



**EAVES, SOFFITS, FACIA:**

Appear serviceable.

**SCREENS:**

**SCREEN CONDITION:**

Some of the screen(s) are missing, install as needed.

**FLASHING DOORS/WINDOWS:**

**FLASHING CONDITION:**

- (a). No corrosion-resistant flashing installed over the some of the windows, front wall (foyer window).
- (b). There is no corrosion-resistant flashing installed over the trim on the front wall (above the windows). Approved corrosion-resistant flashing should be installed and continuous above all **projection wood trim**.



**FUEL SYSTEM'S:**

**METER/TANK**

**LOCATION-CONDITION:**

The gas meter is located on the left side of the home, appears serviceable (however not all lines are fully visible).

**WATER METER LOCATION:**

Front right side of driveway.

**WATER PRESSURE /  
CONDITION:**

50 psi. Appears serviceable.

**ROOF SYSTEM**

**ROOF SYSTEM:**

**STYLE:**

Gable.

**TYPE:**

Asphalt Shingles, Metal.

**# OF LAYERS:**

1 Layer.

**ROOF ACCESS:**

Walked on roof.

**ROOF COVERING STATUS:**

- (a). No felt installed under the shingles, small roof sections (above back bay window). Slopes of 4 in 12 or greater, one layer of felt is required over all of the roof sheathing.
- (b). Incorrect nailing observed (*exposed nails heads*). Some of the nail(s) are not being protected / covered by the upper adjacent course of shingles. A minimum of four nails per shingle is recommended. Two of the nails should be placed approximately 1" in from each end; the other two should be placed directly (5/8") above the center of each cut-out. I recommend the entire roof area be checked for incorrect nailing of the shingles.
- (c). Damage shingles observed, main roof (front right, left side). Damaged shingles could turn into a roof leak. All damaged shingles should be replaced. Roof shingles should provide a barrier against the weather to protect its supporting elements and structure beneath.





**EXPOSED FLASHING:**

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**FLASHING TYPE:**

Metal, Composition, Rubber.

**FLASHING CONDITION:**

Nails noted in the exposed areas of the flashing, roof vent(s), furnace vent(s), plumbing vent(s). Nails should not be used in the exposed areas of the flashing. If and when nails are used, the nail heads should have asphalt plastic cement applied over them. Flashing against vertical walls, as well as soil stack, vent pipe and chimney flashing, should be applied according to asphalt shingle manufacturer's printed instructions.



**GUTTERS & DOWNSPOUTS:**

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**TYPE:**

Full, Aluminum.

**GUTTER CONDITION:**

Debris in gutter(s), recommend having the gutters cleaned.



**KITCHEN - APPLIANCES**

**KITCHEN:**

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**SINK TYPE:**

Stainless Steel.

**SINK CONDITION:**

Appears serviceable.

**FAUCET CONDITION:**

Faucet is serviceable.

**SPRAY WAND CONDITION:**

Spray wand is serviceable.

**PLUMBING UNDER SINK:**

Plumbing under the sink is serviceable.

GARBAGE DISPOSAL

CONDITION:

Appears serviceable.

DISPOSAL WIRING:

Wiring appears serviceable.

COOK TOP TYPE /

CONDITION:

Gas, Appears serviceable.

STOVE / OVEN, TYPE /

CONDITION:

Electric, Appears serviceable.

VENTILATION TYPE AND

CONDITION:

Downdraft, visible sections appear serviceable.

REFRIGERATOR TYPE AND

CONDITION:

Not installed at the time of the inspection.

DISHWASHER CONDITION:

Appears serviceable.

COUNTER AND CABINET

CONDITION:

Appear serviceable.

SWITCHES/FIXTURES/OUTLE

TS:

GFCI's, Appear serviceable.

**OTHER BUILT-INS:**

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MICROWAVE:

Appears serviceable.

**LAUNDRY**

**LAUNDRY:**

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LOCATION:

2nd. floor area.

PIPING (WATER AND

WASTE):

Visible portion(s) appear serviceable.

ELECTRICAL OUTLETS:

The outlet installed for the washer is a GFCI outlet. Be aware if the circuit trips "OFF", the washer will not function.

GAS PIPING:

Appear serviceable.

DRYER VENTING:

The dryer vent is disconnected in the attic. The vent needs to be connected and cleaned. *NOTE: Lint can built-up in the dryer vent over time, it should be cleaned on a yearly basis.*



**LAUNDRY SINK:**

Appear serviceable.

**FAUCET:**

Appears serviceable.

**DRAIN LINE:**

Drain appear serviceable.

**CATCH PAN:**

Appear serviceable.

**FLOOR TYPE CONDITION:**

Floor covering tile, General condition appears serviceable.

**LAUNDRY DOOR:**

Adjustments needed, laundry room door(s), repair as needed.

**BATHROOMS**

**BATHROOM AREA:**

**NUMBER OF BATHROOMS:**

Guest bathroom.

**CONDITION OF SINK:**

Appears serviceable.

**FAUCET CONDITION:**

Faucet is serviceable.

**DRAIN LINE:**

Drain appear serviceable.

**CONDITION OF TOILET:**

The toilet seat is missing (guest bathroom), install as needed.

**TUB/SHOWER PLUMBING**

**FIXTURES:**

No hot water (cold only) when tested (guest bathroom), repair as needed.



**TUB/SHOWER AND WALLS:**

The caulking in the corners is not matching the tile (guest bathroom).



**FIXTURES AND OUTLETS:**

GFCI's Appear serviceable.

**BATH VENTILATION:**

Visible portion, appears serviceable.

**FLOOR TYPE CONDITION:**

Tile, General condition appears serviceable.

**BATHROOM AREA:**

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**NUMBER OF BATHROOMS:**

Half bath first floor.

**CONDITION OF SINK:**

Appears serviceable.

**FAUCET CONDITION:**

Faucet is serviceable.

**DRAIN LINE:**

Drain appear serviceable.

**CONDITION OF TOILET:**

Appears serviceable.

**FIXTURES AND OUTLETS:**

GFCI's Appear serviceable.

**BATH VENTILATION:**

Visible portion, appears serviceable.

**FLOOR TYPE CONDITION:**

Wood, General condition appears serviceable.

**BATHROOM AREA:**

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**NUMBER OF BATHROOMS:**

Jack / Jill.

**CONDITION OF SINK:**

Appears serviceable.

**FAUCET CONDITION:**

Faucet is serviceable.

**DRAIN LINE:**

Drain appear serviceable.

**CONDITION OF TOILET:**

Appears serviceable. However, see mold comments / recommendations.

**TUB/SHOWER PLUMBING**

**FIXTURES:**

Appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable.

**FIXTURES AND OUTLETS:**

GFCI's Appear serviceable.

**BATH VENTILATION:**

Visible portion, appears serviceable.

**FLOOR TYPE CONDITION:**

Tile, General condition appears serviceable.

**BATHROOM AREA:**

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**NUMBER OF BATHROOMS:**

Front, right bedroom.

**CONDITION OF SINK:**

Appears serviceable.

**FAUCET CONDITION:**

Faucet is serviceable.

**DRAIN LINE:**

Drain appear serviceable.

**CONDITION OF TOILET:**

The seat is missing (front right bathroom), install as needed.

**TUB/SHOWER PLUMBING**

**FIXTURES:**

Appears serviceable.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable.

**FIXTURES AND OUTLETS:**

GFCI's Appear serviceable.

**BATH VENTILATION:**

Visible portion, appears serviceable.

**FLOOR TYPE CONDITION:**

Tile, General condition appears serviceable.

**BATHROOM AREA:**

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**NUMBER OF BATHROOMS:**

Master bedroom.

**CONDITION OF SINK:**

Appears serviceable.

**FAUCET CONDITION:**

Faucet is serviceable.



**DRAIN LINE:**

The drainage is a bit slower than normal, front sink (master), clean as needed.

**CONDITION OF TOILET:**

Appears serviceable.

**TUB/SHOWER PLUMBING**

**FIXTURES:**

The master shower drain line needs to be cleaned.

**TUB/SHOWER AND WALLS:**

Tub and shower areas appear serviceable.

**WHIRLPOOL TUB:**

(a). No mortar / plaster installed under tub. To ensure additional support and drainage of the tub, most manufacturers recommend a bed of mortar or plaster, covered with a 2mil polyethylene sheet, be applied under the base at the time of final setting in an amount sufficient only to level the tub and not to raise it. The floor area under the tub must be capable of supporting at least 50 lb/ft and requires a 4"x12" cutout for the waste connection. The rim of the tub should not carry any weight, but should be supported.

(b). Whirlpool jets pipes and motor are in need of cleaning. NOTE: Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly. For more information on cleaning visit [www.us.kohler.com/tech/careamdcleaning/specialconsiderations.jsp](http://www.us.kohler.com/tech/careamdcleaning/specialconsiderations.jsp).



**GLAZING IN HAZARDOUS LOCATIONS:**

Appears serviceable.

**FIXTURES AND OUTLETS:**

GFCI's Appear serviceable.

**BATH VENTILATION:**

Visible portion, appears serviceable.

**FLOOR TYPE CONDITION:**

Tile, General condition appears serviceable.

**INTERIOR**

**EXTERIOR / INTERIOR DOORS:**

**MAIN ENTRY DOOR:**

Gaps / Daylight noted in the weather stripping. Adjustments needed to prevent Air Penetration.



**OTHER EXTERIOR DOORS:**

- (a). Door damaged around dead bolt (door to basement).
- (b). The hardware is damaged, back door (breakfast area), repair / replace as needed.



**GLAZING IN HAZARDOUS LOCATIONS:**

Appears serviceable.

**INTERIOR DOORS:**

Adjustments needed, master closet (right door to attic / storage area), back left bedroom (closet door), repair as needed.

**DOOR TO BASEMENT:**

No weather stripping installed. Unconditioned air can enter the conditioned space. Any opening from a conditioned space to a non-conditioned space should be weather-stripped or sealed.

**WINDOWS:**

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**TYPE:**

Wood, Insulated glass, Double hung.

**WINDOW CONDITION:**

Some windows are hard to operate or painted shut, have the paint removed from the weather-stripping or vinyl tracks and make sure all windows open easily.

**STORM DOORS & WINDOWS:**

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**DOOR & WINDOW CONDITION:**

None installed.

**INTERIOR WALLS:**

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**MATERIAL TYPE:**

Drywall.

**WALL CONDITION:**

- (a). Nail pops noted, repair as needed.
- (b). Some interior walls need to be touched up / finished.

## INTERIOR CEILINGS:

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### MATERIAL TYPE:

Drywall.

### CEILING CONDITION:

- (a). Nail pops noted, repair as needed.
- (b). Some ceiling areas need to be touched up / finished.

### CEILING FAN(S):

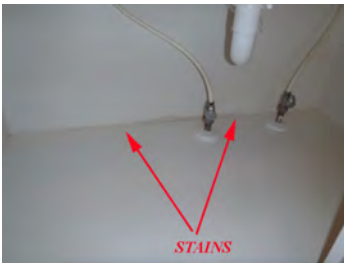
Ceiling fan(s) is (are) operational.

## STAINS/WATER DAMAGE:

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### STAIN MASTER BATHROOM:

Moisture stains observed under the back sink of the master bathroom. These stains tested dry at the time of the inspection. However, I recommend you monitor these areas in the future.



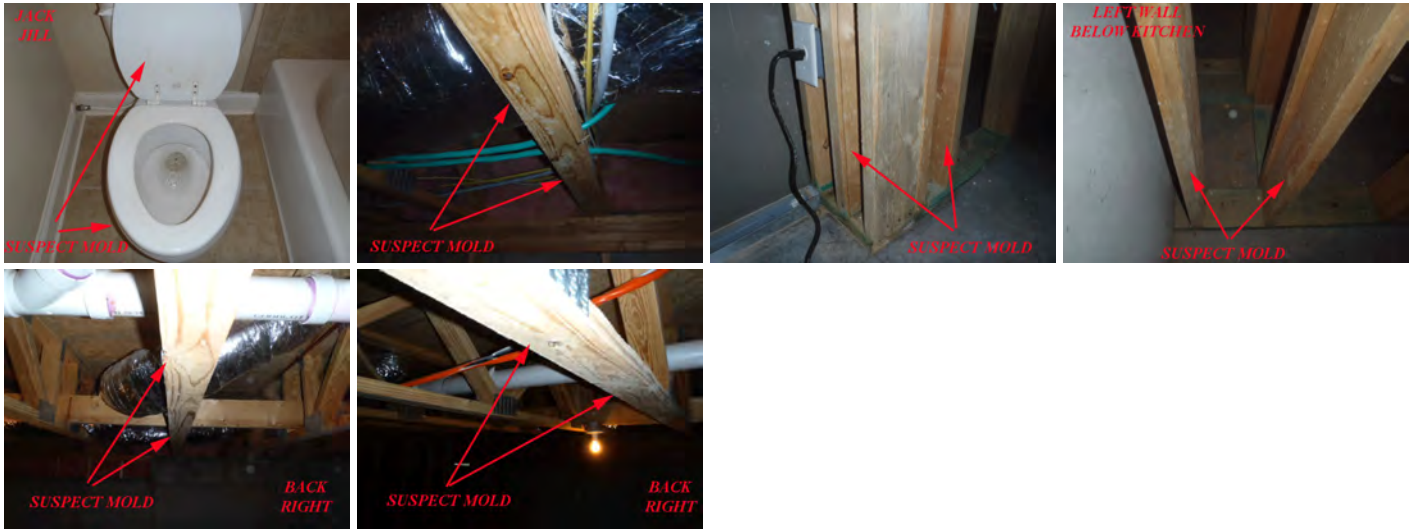
### STAIN ATTIC:

Moisture stains observed, right attic / storage area off the master closet (floor and right wall). These areas tested dry at the time of the inspection. The stains are an indication that there was a leak at some point in the past. There has not been any heavy rain in quite some time, so its possible that active leaks are present.



### MOLD / MILDEW:

Suspect mold / mildew observed, Jack / Jill bathroom (toilet seat), basement area below the dining room (floor joist and some of the walls studs next to the furnace), basement area below the guest bedroom (bottom of some of the floor joist and some of the wall studs, left wall front area), basement center area (floor joist below the family room, check all areas). Some people are sensitive to mold / mildew and experience headaches, runny noses, skin rashes, nausea, sinus problems. The U.S Environmental Protection Agency has created a publication to provide information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth. The publication is titled Brief Guide to Mold, Moisture and Your Home and can be found on the Web site at [www.epa.gov/iaq/molds/moldguide.html](http://www.epa.gov/iaq/molds/moldguide.html). Due to the health hazards relating to mold / mildew, I recommend it be tested by a Certified Mold Inspector to determine the type of mold and the hazards relating to it (Mold / Mildew testing is beyond the scope of this inspection). After testing appropriate steps should be taken to correct the mold / mildew condition within the home. Note: The first floor furnace is located in the basement area, I recommend it also be checked for mold activity.



## FLOORS:

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### FLOOR TYPE:

Carpet, Wood.

### FLOOR CONDITION:

General condition appears serviceable.

## STAIRS & HANDRAILS/GUARDRAILS:

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### STAIR CONDITION:

Some of the balusters are loose, repair as needed.

### BASEMENT STAIRS:

Appears serviceable.

## FIREPLACE/WOOD BURNING DEVICES:

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### FIREPLACE LOCATION(S):

Family room.

### FIREPLACE TYPE:

Prefabricated metal with gas logs. **Note:** *Un-vented gas logs installed, see carbon monoxide detector comments.*

### FIREPLACE CONDITION:

Appears serviceable.

## SMOKE / FIRE DETECTOR:

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### 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.

## ELECTRICAL SYSTEM

### ELECTRICAL SERVICE:

**TYPE:**

Underground, 120/240 Volt.

**SERVICE CONDITION:**

Appears serviceable, *however service line is not fully visible.*

**MAIN DISCONNECT**

**BREAKER LOCATION:**

Left side next to meter.

**PANEL RATING:**

200 Amps.

**GROUND TYPE / CONDITION:**

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

**SUBPANEL #1 LOCATION:**

Basement.

**BRANCH CIRCUIT**

**PROTECTION TYPE:**

Circuit breakers.

**SUB PANEL INSPECTION**

**NOTES:**

One of the Arc-Fault breakers would not respond to the test button. All branch circuits that supply 125-volt, single-phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms should be protected by an arc-fault circuit interrupter listed to provide protection of the *entire branch circuit*. **Definition:** *An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.* Have a licensed electrician make further evaluation and corrections as needed.



**BONDING JUMPER(S)**

**CONDITION:**

Appear serviceable.

**CONDUCTOR / ENTRANCE**

**CABLE TYPE:**

Aluminum- OK.

**CONDUCTOR BRANCH**

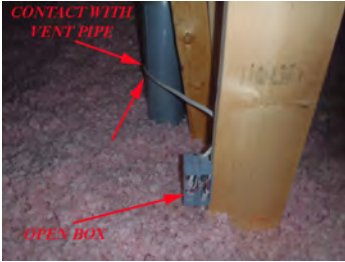
**WIRING TYPE:**

Copper, Aluminum (220 volt OK).



**CONDUCTOR BRANCH  
WIRING CONDITION:**

- (a). Cable in contact with the basement furnace vent pipe (attic area).
- (b). Open junction box, attic area (left side, center area). All boxes should have a cover, faceplate, or fixture canopy.



**SWITCHES & OUTLETS  
CONDITION:**

Some of the outlets are loose (*check all areas*). Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place.

**LIGHT FIXTURES  
CONDITION:**

- (a). Covers missing of the light fixture, master sitting area, closet (front right bedroom), install as needed.
- (b). Lights are not operational in some areas, garage (left side), hallway's (both floors), basement (some areas), attic / storage areas off the master closet (both sides), possibly due to bad bulbs or no bulbs, have them checked.
- (c). The exterior light fixtures (*boxes*) are not weatherproof (*gaps noted*). In damp or wet locations, boxes, conduit bodies and fittings should be placed or equipped so as to prevent moisture from entering or accumulating within the box, conduit body or fittings.



**DOORBELL CONDITION:**

Doorbell operational.

**EXTERIOR OUTLET  
CONDITION:**

GFCI's, Appears serviceable.

**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 in the basement, back right (below pantry area).

**SHUT OFF VALVE**

**CONDITION:**

No leakage noted, but monitor in the future.

**SUPPLY LINE MATERIAL:**

Copper.

**SUPPLY LINE CONDITION:**

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

**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:**

Sample operated, appeared serviceable.

**HOSE FAUCET SHUT OFF**

**VALVE LOCATION:**

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

**WATER HEATER:**

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**WATER HEATER LOCATION:**

Basement.

**WATER HEATER MODEL(S):**

Rheem.

**WATER HEATER(S) AGE:**

Approximate age, 2007.

**BTU's / WATTS:**

Approximate BTU's, 38,000.

**TYPE:**

Gas.

**WATER HEATER SIZE:**

50 Gallons.

**SHUTOFF VALVE:**

A water shutoff valve is installed but not tested.

**WATER HEATER CONDITION:**

Appears serviceable. Note: The gas and water going to the water heater were "OFF" at the start of the inspection, both were turn "ON" for the inspection and both were turn "OFF" at the end of the inspection. I recommend the listing agent, mortgage company or owner be made aware the water heater is full of water.

**WATER HEATER VENT FLUE:**

Visible sections appear serviceable.

**WATER HEATER**

**COMBUSTION AIR:**

Appears serviceable.

**T.P.R VALVE CONDITION:**

The discharge line for the pressure temperature relief valve has more than 4 elbows and more than 30' long. These conditions do not meet the manufacturers installation instructions. Water heaters should be installed in accordance with the manufacturer's installation instructions.

**NOTE:** The following text has been copied off of a tag attached to a Watts Regulator Co. brand temperature and pressure relief valve. *Manufacturers instructions supersede code requirements in most codes. These instructions should correspond with most code requirements. When more stringent, the manufacturer's Instructions should be followed. This valve MUST be installed by a licensed plumbing contractor in accordance with these instructions. Repair or alteration of the valve in any way is prohibited by national safety standards/local codes. Failure to comply with these instructions can cause severe injury and property damage.*

*Discharge line must be as short as possible and be the same size as the valve discharge connection throughout its entire length. Discharge lines must pitch downward from the valve and terminate at least 6" above a drain where any discharge will be clearly visible. The discharge line shall terminate plain, not threaded, with a material serviceable for temperatures of 250 F (121 C) or greater. Excessive length, over 30' (9.14m) or use of more than four elbow's or reducing the discharge line size will cause a restriction and reduce the discharge capacity of the valve. No shutoff valve shall be installed between the relief valve and tank, or in the discharge line.*

**CATCH PAN:**

No pan installed under the water heater.



**HEATING**

**HEATING SYSTEM DESCRIPTION:**

<p><b>LOCATION OF UNIT/ UNITS:</b> Unit 1, Unit 2, Attic.</p>	<p><b>MODEL(s):</b> Unit 1, Unit 2, Colman.</p>	<p><b>APPROXIMATE AGE / YEAR:</b> Unit 1 and Unit 2, Approximate age, 2006.</p>	<p><b>SYSTEM TYPE:</b> Unit 1 and Unit 2, Forced Air.</p>
<p><b>CAPACITY OF UNIT:</b> Approximate BTU's, Unit 1, Unit 2, 80,000.</p>	<p><b>FUEL TYPE:</b> Unit 1, Unit 2, Unit 3, Natural Gas.</p>		

**HEATING SYSTEM CONDITION:**

**UNIT/UNITS HEATING**

**NOTES:**

- (a). Unit 1 (basement): The bottom of the cabinet is not sealed (*gaps between the bottom of the furnace and the catch pan*). This condition is allowing unfiltered air to be taken from the attic. This item should be addressed when the units are being serviced.
- (b). Both units responded to normal operating controls. However, I recommend having both furnaces cleaned and serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be service annually.*



**BURNERS/HEAT EXCHANGERS:**

Closed System - Unable to visually inspect the heat exchanger. *See service comments above.*

**PUMP/BLOWER FAN:**

Appears serviceable.

**COMBUSTION AIR:**

Appears serviceable.

**FURNACE VENTING:**

Appears serviceable.

**AIR PLENUM:**

Appears serviceable.

**AIR FILTERS TYPE / CONDITION:**

Disposable.

(a). The filter / filters are 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. *See service comments above.*



**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.

## AIR CONDITIONING

### AIR CONDITIONING:

**LOCATION(S):**

Left side.

**MODEL:**

Unit 1 and Unit 2, Coleman.

**TYPE:**

Unit 1 and Unit 2, Central, Electric.

**APPROXIMATE AGE / YEAR:**

Approximate age, Unit 1, Unit 2, 2006.

**CAPACITY OF UNIT:**

Unit 1, 3 Ton, Unit 2, 2 Ton.

**A/C CONDITION:**

The outside air temperature was below 65 degrees. When this condition exist it's not recommend the system be turned on because of the possibility of damaging the compressor. I recommend having both units serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be service annually.*

**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):**

Rust observed in the catch pan below the furnace (Unit 1, basement). It appears the unit leaked at some point in the past. See service comments / recommendations.



### DUCTWORK:

**DUCTWORK TYPE:**

Flexible Round.

**DUCTWORK CONDITION:**

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



**REGISTERS / AIR SUPPLY:**

Appears serviceable.

**ATTIC AND INSULATION**
**ATTIC & INSULATION:****ATTIC ENTRANCE****LOCATION:**

Hallway, upstairs, Closet, upstairs.

**ACCESSIBILITY:**

Pull down stairs, Doors.

**METHOD USED TO OBSERVE:**

Entered Accessible areas, attic insulation restricted viewing.

**ATTIC FRAMING TYPE:**

Conventional framing, Rafter Framing, 2X6 @ 16" O/C, Joist Framing, 2X8 @ 16" O/C.

**FRAMING CONDITION:**

Appears serviceable.

**PURLIN CONDITION:**

Purlins are the correct size but are installed on the flat, should be installed on edge. The lumber (2x6's) have no real structural strength when installed on the flat. Purlins should be sized no less than the required size of the rafters they support.

**ROOF SHEATHING:**

Appears serviceable.

**ATTIC VENTILATION / INSULATION:****VENT TYPE:**

Soffit vent, Gable louvers, Ridge vent, Turbine ventilator.

**VENT CONDITION:**

Appears serviceable.

**INSULATION TYPE :**

Fiberglass batts, Fiberglass- Blown.

**DEPTH:**

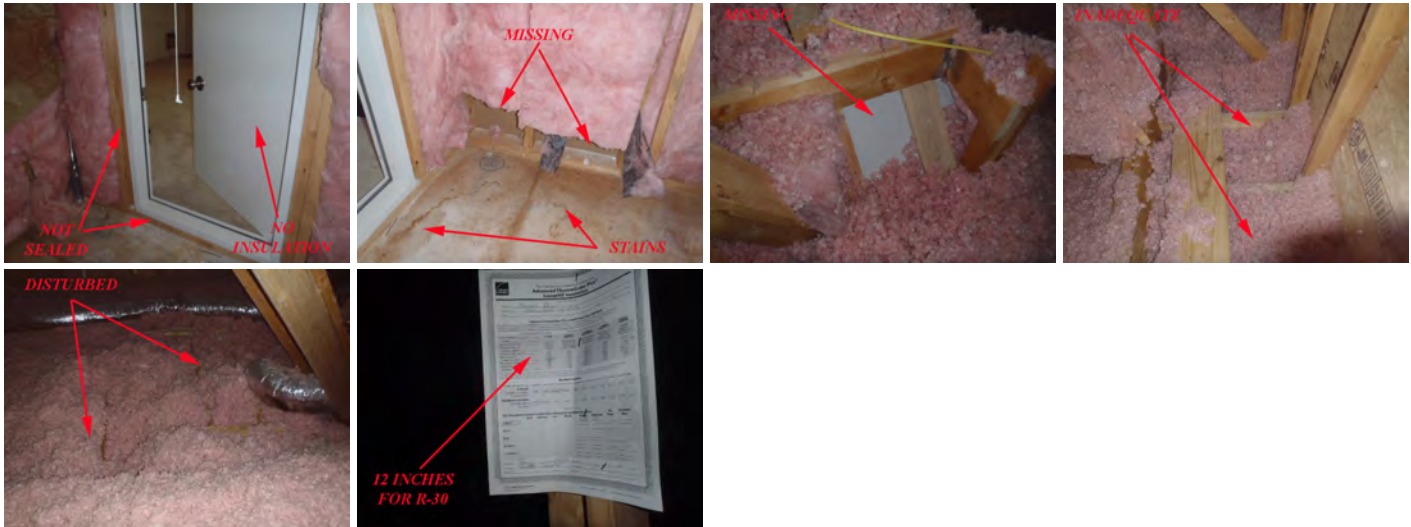
0 inches to 12 inches.

**INSULATION CONDITION:**

- (a). Sections of insulation missing, attic / storage area off master closet (right side, back wall).
- (b). No rigid insulation installed, door(s) to the attic / storage area off the master closet (see Infiltration Control Detail).
- (c). No backer rod / spray foam (*appropriate for window /doors*) installed between the attic door(s) (*master closet*) and the rough opening (see Infiltration Control Detail).
- (d). No weather stripping / rigid insulation box installed above the attic pull-down stairs (see Infiltration Control

Detail).

(e). Inadequate insulation installed in several areas. The insulation certification card call's for 12 inches for R30. The card is to verify the attic has the proper amount of insulation. The insulation installer should provide a signed and dated certification for the insulation installed, listing the type of insulation, the manufacturer and the R-value.



**GARAGE - CARPORT**

**GARAGE/CARPORT:**

**TYPE/LOCATION:**

Drive under garage, Two car.

**FLOOR CONDITION:**

Appears serviceable.

**CEILING TYPE & CONDITION:**

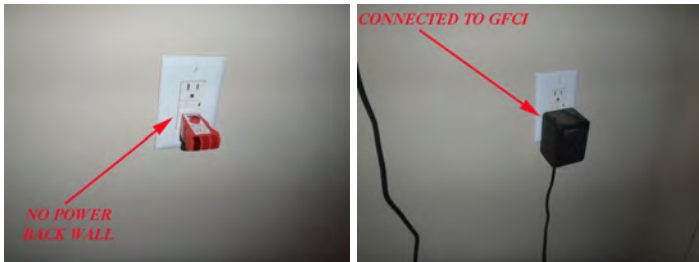
Drywall, General condition appears serviceable.

**WALL TYPE & CONDITION:**

Drywall, Appears serviceable.

**GFCI OUTLETS:**

- (a). No power at the GFCI outlet (back wall), repair / replace as needed.
- (b). The sprinkler system is plugged into one of the GFCI's outlets. Be aware if the circuit trips "OFF", then this units will not function. I recommend installing a single or special purpose outlet for the sprinkler system.

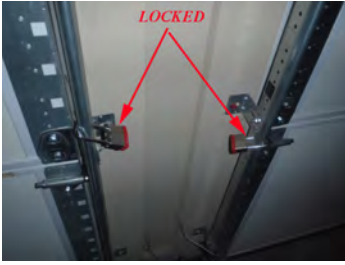


**DOOR TO LIVING SPACE:**

Appears serviceable.

**VEHICLE DOOR:**

Doors locked at the time of inspection, could not inspect (have checked before closing).



**AUTOMATIC OPENER:**

Doors locked at the time of inspection, could not inspect (have checked before closing).

**AUTOMATIC REVERSE:**

Doors locked at the time of inspection, could not inspect (have checked before closing).

**GARAGE GIRDERS/BEAMS MEMBERS:**

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**GIRDERS/BEAM TYPE:**

Not Visible.

**FLOOR JOISTS/ TYPE:**

Not Visible.

**TOP PLATES:**

Not Visible.

**SILL PLATE ANCHORS:**

Not Visible.

**HEADER TYPE:**

Not Visible.

**VERTICAL SUPPORTS**

**TYPE:**

Not Visible.

**GARAGE MOISTURE:**

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**GARAGE MOISTURE**

**CONDITION:**

There was no moisture noted at time of inspection.

**BASEMENT**

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**BASEMENT:**

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**ACCESSIBILITY:**

Basement is fully accessible, Basement is unfinished.

**METHOD USED TO OBSERVE:**

Entered Accessible areas. Viewing was restricted by, exterior wall insulation, ductwork.

**WALL TYPE:**

Conventional framing with, 2x4 @ 24" O/C, 2x6 @ 16" O/C.

**WALL CONDITION:**

See mold comments / recommendations.

**TOP PLATES:**

Appears serviceable.

**SILL PLATE ANCHORS:**

Appears serviceable (however the exterior wall insulation restricts viewing).

**HEADER TYPE:**

Wood.

**HEADER CONDITION:**

Appears serviceable.

**FLOOR JOISTS/ TYPE:**

Open-Web Trusses, 15 3/4" @ 16" and 24" O/C.

**OPEN-WEB TRUSS  
CONDITION:**

- (a). See mold comments / recommendations.
- (b). Some of the floor joist have inadequate shims installed under the bottom chord, back right (area below the door to the garage). I recommend installing adequate shims between the top plate and the bottom of the floor joist. Note: The end of the joist is sitting on the foundation.



**FOUNDATION WALLS: TYPE:**

Concrete.

**FOUNDATION WALLS:  
CONDITION:**

Cracks observed in the exposed wall area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer. See basement moisture comments / recommendations.



**BASEMENT INSULATION:**

- (a). Some of the key points have not been sealed, plate / wall penetrations, window / door rough openings, wiring and plumbing penetrations, HVAC penetrations, etc.
- (b). The basement exterior concrete foundation wall(s) are not insulated. When this home was built the builder had a choice to insulate the basement ceiling or All the exterior wall(s). Basement concrete foundation walls should be insulated with a minimum of R-5 insulation.



**BASEMENT FLOOR  
CONDITION:**

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.



**BASEMENT/FIXTURES/OUTLETS:**

GFCI's, Appear serviceable.

**BASEMENT MOISTURE  
CONDITION:**

- (a). Stains observed on the floor next to the furnace.
- (b). Moisture observed around some of the cracks in the exterior foundation walls (areas around the cracks). I recommend all moisture entering the basement area be eliminated by a qualified contractor and the builder provide you with an extended warranty on the repairs. Note: These areas were dry at the time of the inspection.



November 00, 2011 Older Home Report

## **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**

##### DECKS:

##### RAILING CONDITION:

1. (a). Some of the guardrail(s) members are warped / twisted, replace as needed.
- (b). Some sections of the guardrail and handrails are loose. All railing should be able to withstand 200 pounds per square foot in any direction at any point along the top, repair / replacement are recommended for safety enhancement.

##### DECK FLASHING:

2. Inadequate flashing installed (not overhanging deck ledger). Approved corrosion-resistive flashing should be install when exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction (see Deck Detail).

##### DECK BOLTS:

3. (a). No washers / nuts installed on some of the bolts and some of the bolts are not adequately attached (visible from the basement).
- (b). The bolts are attached to sections of 2x10 installed behind the open web floor joist in the basement. Where supported by attachment to an exterior wall, decks should be **positively** anchored to the primary structure and designed for both vertical and lateral loads as applicable. The deck should be bolted with 1/2" hex thru-bolts with flat washers on both sides and spaced 12" to 24" O/C. I recommend adding adequate vertical support with adequate footings directly below the deck where it is attached to the cantilevered joists (this way the deck will be structurally independent from the home).

##### DECK STAIR(S) CONDITION:

4. Loose step(s) observed (nails backing-out), re-nailing / re-screw as needed, repair as needed.

#### **EXTERIOR**

##### WALLS:

##### STONE CONDITION:

5. (a). Gap observed between the stone and the foyer window sill (along bottom).
- (b). Large gaps observed between the stone and the corner boards (front center, exposed wall sheathing), repair as needed.

##### TRIM:

##### TRIM CONDITION:

6. (a). Some of the trim is deteriorated, back wall (bay window, trim along the bottom), replace as needed.
- (b). Looses section of trim observed, front wall (trim above front right bedroom window), repair as needed.

##### FLASHING DOORS/WINDOWS:

##### FLASHING CONDITION:

7. (a). No corrosion-resistive flashing installed over the some of the windows, front wall (foyer window).
- (b). There is no corrosion-resistive flashing installed over the trim on the front wall (above the windows). Approved corrosion-resistive flashing should be installed and continuous above all **projection wood trim**.

#### **ROOF SYSTEM**



**ROOF COVERING STATUS:**

8. (b). Incorrect nailing observed (*exposed nails heads*). Some of the nail(s) are not being protected / covered by the upper adjacent course of shingles. A minimum of four nails per shingle is recommended. Two of the nails should be placed approximately 1" in from each end; the other two should be placed directly (5/8") above the center of each cut-out. I recommend the entire roof area be checked for incorrect nailing of the shingles.

(c). Damage shingles observed, main roof (front right, left side). Damaged shingles could turn into a roof leak. All damaged shingles should be replaced. Roof shingles should provide a barrier against the weather to protect its supporting elements and structure beneath.

**LAUNDRY**LAUNDRY:DRYER VENTING:

9. The dryer vent is disconnected in the attic. The vent needs to be connected and cleaned. **NOTE:** *Lint can built-up in the dryer vent over time, it should be cleaned on a yearly basis.*

**BATHROOMS**BATHROOM AREA:TUB/SHOWER PLUMBING FIXTURES:

10. No hot water (cold only) when tested (guest bathroom), repair as needed.

BATHROOM AREA:DRAIN LINE:

11. The drainage is a bit slower than normal, front sink (master), clean as needed.

TUB/SHOWER PLUMBING FIXTURES:

12. The master shower drain line needs to be cleaned.

**INTERIOR**STAINS/WATER DAMAGE:MOLD / MILDEW:

13. Suspect mold / mildew observed, Jack / Jill bathroom (toilet seat), basement area below the dining room (floor joist and some of the walls studs next to the furnace), basement area below the guest bedroom (bottom of some of the floor joist and some of the wall studs, left wall front area), basement center area (floor joist below the family room, check all areas). Some people are sensitive to mold / mildew and experience headaches, runny noses, skin rashes, nausea, sinus problems. The U.S Environmental Protection Agency has created a publication to provide information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth. The publication is titled Brief Guide to Mold, Moisture and Your Home and can be found on the Web site at [www.epa.gov/iaq/molds/moldguide.html](http://www.epa.gov/iaq/molds/moldguide.html). Due to the health hazards relating to mold / mildew, I recommend it be tested by a Certified Mold Inspector to determine the type of mold and the hazards relating to it (Mold / Mildew testing is beyond the scope of this inspection). After testing appropriate steps should be taken to correct the mold / mildew condition within the home. Note: The first floor furnace is located in the basement area, I recommend it also be checked for mold activity.

**ELECTRICAL SYSTEM**ELECTRICAL SERVICE:SUB PANEL INSPECTION NOTES:

14. One of the Arc-Fault breakers would not respond to the test button. All branch circuits that supply 125-volt, single-phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms should be protected by an arc-fault circuit interrupter listed to provide protection of the **entire branch circuit**. **Definition:** *An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.* Have a licensed electrician make further evaluation and corrections as needed.

CONDUCTOR BRANCH WIRING CONDITION:

15. (a). Cable in contact with the basement furnace vent pipe (attic area).

(b). Open junction box, attic area (left side, center area). All boxes should have a cover, faceplate, or fixture canopy.



**HEATING**HEATING SYSTEM CONDITION:  
UNIT/UNITS HEATING NOTES:

16. (a). Unit 1 (basement): The bottom of the cabinet is not sealed (*gaps between the bottom of the furnace and the catch pan*). This condition is allowing unfiltered air to be taken from the attic. This item should be addressed when the units are being serviced.
- (b). Both units responded to normal operating controls. However, I recommend having both furnaces cleaned and serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be service annually.*

AIR FILTERS TYPE / CONDITION:

17. (a). The filter / filters are 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. *See service comments above.*

**AIR CONDITIONING**AIR CONDITIONING:  
A/C CONDITION:

18. The outside air temperature was below 65 degrees. When this condition exist it's not recommend the system be turned on because of the possibility of damaging the compressor. I recommend having both units serviced by a Licensed Heat/Air Contractor. Obtain a work-order showing this service has been performed. *Note: Heating and cooling system should be service annually.*

**GARAGE - CARPORT**GARAGE/CARPORT:  
GFCI OUTLETS:

19. (a). No power at the GFCI outlet (back wall), repair / replace as needed.
- (b). The sprinkler system is plugged into one of the GFCI's outlets. Be aware if the circuit trips "OFF", then this units will not function. I recommend installing a single or special purpose outlet for the sprinkler system.

**BASEMENT**BASEMENT:  
FOUNDATION WALLS: CONDITION:

20. Cracks observed in the exposed wall area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer. See basement moisture comments / recommendations.

BASEMENT MOISTURE CONDITION:

21. (a). Stains observed on the floor next to the furnace.
- (b). Moisture observed around some of the cracks in the exterior foundation walls (areas around the cracks). I recommend all moisture entering the basement area be eliminated by a qualified contractor and the builder provide you with a extended warranty on the repairs. *Note: These areas were dry at the time of the inspection.*

**NUMBER TWO PRIORITY ITEMS:***(ITEMS THAT NEED ATTENTION / CORRECTION).***GROUNDS**GRADING:  
FOUNDATION DRAINAGE CONDITION:

1. The visible drain line end(s) are sloped upwards and therefore will not allow it to drain by gravity. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

DECKS:DECK CONDITION:

2. I recommend the deck surface be maintained for longer life span.

**EXTERIOR**WALLS:EXTERIOR PAINT:

3. (a). Sealing needed, back wall (flashing on top of brick ledge).

(b). Some of the penetrations, through the exterior siding, need sealing. All corner boards, vents, wires, pipes, electrical boxes, ext; should be sealed to prevent moisture entry and air leakage.

(c). Open joints observed in the trim around the windows and corner boards, which will allow moisture to enter and will cause deterioration over time. Proper caulking is needed at all joints.

(d). The paint finish is peeling off some sections of the trim. The trim may not have been properly primed before the finish coat was installed. Proper caulking and painting is needed. All exterior wall should be covered with approved materials designed and installed to provide a barrier against the weather.

**ROOF SYSTEM**EXPOSED FLASHING:FLASHING CONDITION:

4. Nails noted in the exposed areas of the flashing, roof vent(s), furnace vent(s), plumbing vent(s). Nails should not be used in the exposed areas of the flashing. If and when nails are used, the nail heads should have asphalt plastic cement applied over them. Flashing against vertical walls, as well as soil stack, vent pipe and chimney flashing, should be applied according to asphalt shingle manufacturer's printed instructions.

GUTTERS & DOWNSPOUTS:GUTTER CONDITION:

5. Debris in gutter(s), recommend having the gutters cleaned.

**LAUNDRY**LAUNDRY:LAUNDRY DOOR:

6. Adjustments needed, laundry room door(s), repair as needed.

**BATHROOMS**BATHROOM AREA:WHIRLPOOL TUB:

7. (b). Whirlpool jets pipes and motor are in need of cleaning. NOTE: Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly. For more information on cleaning visit

[www.us.kohler.com/tech/careamdcleaning/specialconsiderations.jsp](http://www.us.kohler.com/tech/careamdcleaning/specialconsiderations.jsp).

**INTERIOR**EXTERIOR / INTERIOR DOORS:MAIN ENTRY DOOR:

8. Gaps / Daylight noted in the weather stripping. Adjustments needed to prevent Air Penetration.

OTHER EXTERIOR DOORS:

9. (a). Door damaged around dead bolt (door to basement).

(b). The hardware is damaged, back door (breakfast area), repair / replace as needed.

INTERIOR DOORS:

10. Adjustments needed, master closet (right door to attic / storage area), back left bedroom (closet door), repair as needed.

**ELECTRICAL SYSTEM**ELECTRICAL SERVICE:

**LIGHT FIXTURES CONDITION:**

11. (a). Covers missing of the light fixture, master sitting area, closet (front right bedroom), install as needed.  
 (b). Lights are not operational in some areas, garage (left side), hallway's (both floors), basement (some areas), attic / storage areas off the master closet (both sides), possibly due to bad bulbs or no bulbs, have them checked.  
 (c). The exterior light fixtures (*boxes*) are not weatherproof (*gaps noted*). In damp or wet locations, boxes, conduit bodies and fittings should be placed or equipped so as to prevent moisture from entering or accumulating within the box, conduit body or fittings.

**ATTIC AND INSULATION****ATTIC VENTILATION / INSULATION:****INSULATION CONDITION:**

12. (a). Sections of insulation missing, attic / storage area off master closet (right side, back wall).  
 (b). No rigid insulation installed, door(s) to the attic / storage area off the master closet (see Infiltration Control Detail).  
 (c). No backer rod / spray foam (*appropriate for window /doors*) installed between the attic door(s) (*master closet*) and the rough opening (see Infiltration Control Detail).  
 (d). No weather stripping / rigid insulation box installed above the attic pull-down stairs (see Infiltration Control Detail).  
 (e). Inadequate insulation installed in several areas. The insulation certification card call's for 12 inches for R30. The card is to verify the attic has the proper amount of insulation. The insulation installer should provide a signed and dated certification for the insulation installed, listing the type of insulation, the manufacturer and the R-value.

**BASEMENT****BASEMENT:****OPEN-WEB TRUSS CONDITION:**

13. (a). See mold comments / recommendations.  
 (b). Some of the floor joist have inadequate shims installed under the bottom chord, back right (area below the door to the garage). I recommend installing adequate shims between the top place and the bottom of the floor joist. Note: The end of the joist is sitting on the foundation.

**BASEMENT FLOOR CONDITION:**

14. Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

**SUPPLEMENTARY ITEMS:***(ADDITIONAL OBSERVATIONS).***GROUNDS****FRONT PATIO/PORCH:****PORCH , STAIR(S) CONDITION:**

1. The steps are not consistent in height. The different step heights could be a trip hazard. The maximum riser height should not be more than 7 3/4". Risers (heights) and treads (widths) should not vary more than 3/8".

**EXTERIOR****SCREENS:****SCREEN CONDITION:**

2. Some of the screen(s) are missing, install as needed.

**BATHROOMS****BATHROOM AREA:****CONDITION OF TOILET:**

3. The toilet seat is missing (guest bathroom), install as needed.

**TUB/SHOWER AND WALLS:**

4. The caulking in the corners is not matching the tile (guest bathroom).

**BATHROOM AREA:**

**CONDITION OF TOILET:**

5. The seat is missing (front right bathroom), install as needed.

**INTERIOR**EXTERIOR / INTERIOR DOORS:DOOR TO BASEMENT:

6. No weather stripping installed. Unconditioned air can enter the conditioned space. Any opening from a conditioned space to a non-conditioned space should be weather-stripped or sealed.

WINDOWS:WINDOW CONDITION:

7. Some windows are hard to operate or painted shut, have the paint removed from the weather-stripping or vinyl tracks and make sure all windows open easily.

INTERIOR WALLS:WALL CONDITION:

8. (a). Nail pops noted, repair as needed.  
(b). Some interior walls need to be touched up / finished.

INTERIOR CEILINGS:CEILING CONDITION:

9. (a). Nail pops noted, repair as needed.  
(b). Some ceiling areas need to be touched up / finished.

STAINS/WATER DAMAGE:STAIN MASTER BATHROOM:

10. Moisture stains observed under the back sink of the master bathroom. These stains tested dry at the time of the inspection. However, I recommend you monitor these areas in the future.

STAIN ATTIC:

11. Moisture stains observed, right attic / storage area off the master closet (floor and right wall). These areas tested dry at the time of the inspection. The stains are an indication that there was a leak at some point in the past. There has not been any heavy rain in quite some time, so its possible that active leaks are present.

STAIRS & HANDRAILS/GUARDRAILS:STAIR CONDITION:

12. Some of the balusters are loose, repair as needed.

**ELECTRICAL SYSTEM**ELECTRICAL SERVICE:SWITCHES & OUTLETS CONDITION:

13. Some of the outlets are loose (*check all areas*). Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place.

**PLUMBING**WATER HEATER CONDITION:WATER HEATER CONDITION:

14. Appears serviceable. Note: The gas and water going to the water heater were "OFF" at the start of the inspection, both were turn "ON" for the inspection and both were turn "OFF" at the end of the inspection. I recommend the listing agent, mortgage company or owner be made aware the water heater is full of water.

T.P.R VALVE CONDITION:

15. The discharge line for the pressure temperature relief valve has more than 4 elbows and more than 30' long. These conditions do not meet the manufacturers installation instructions. Water heaters should be installed in accordance with the

manufacturer's installation instructions.

**AIR CONDITIONING**

AIR CONDITIONING:

CONDENSATE LINE(S):

16. Rust observed in the catch pan below the furnace (Unit 1, basement). It appears the unit leaked at some point in the past. See service comments / recommendations.

**ATTIC AND INSULATION**

ATTIC & INSULATION:

PURLIN CONDITION:

17. Purlins are the correct size but are installed on the flat, should be installed on edge. The lumber (2x6's) have no real structural strength when installed on the flat. Purlins should be sized no less than the required size of the rafters they support.

**GARAGE - CARPORT**

GARAGE/CARPORT:

VEHICLE DOOR:

18. Doors locked at the time of inspection, could not inspect (have checked before closing).

AUTOMATIC OPENER:

19. Doors locked at the time of inspection, could not inspect (have checked before closing).

AUTOMATIC REVERSE:

20. Doors locked at the time of inspection, could not inspect (have checked before closing).

**BASEMENT**

BASEMENT:

BASEMENT INSULATION:

21. (a). Some of the key points have not been sealed, plate / wall penetrations, window / door rough openings, wiring and plumbing penetrations, HVAC penetrations, etc.

(b). The basement exterior concrete foundation wall(s) are not insulated. When this home was built the builder had a choice to insulate the basement ceiling or All the exterior wall(s). Basement concrete foundation walls should be insulated with a minimum of R-5 insulation.

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](http://www.DuffyInspections.com)  
[DuffyInspect@gmail.com](mailto:DuffyInspect@gmail.com)

ASHI Certified Member #203616  
Code Certified ICC-ID #5186679-R5  
Radon Gas Measurement Provider #105606RT  
Certified Level 1 Infrared Thermographer #33886  
CRMI Council-certified Residential Mold Inspector #1012015.

