INSPECTION REPORT

2198 The actual Report Dr
East Point GA 30344

INSPECTED BY

Christopher Boykin
Foresight Home
Inspections, LLC

INSPECTION DATE

6/23/2024
09:00 AM

TABLE OF CONTENTS

GENERAL INFO

Property Address
2198 The actual Report Dr
East Point GA 30344

Date of Inspection
6/23/2024

Report ID
20240623-2198-

Customer(s)
Sample Report

Time of Inspection
09:00 AM

Real Estate Agent

INSPECTION DETAILS

Type of building:
Single Family (2 story)

Approximate age of building:
Over 25 Years

Temperature:
Over 60 (F) = 15.5 (C)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test Performed?:
No

Was water on at inspection?:
Yes

Was heat on at inspection?:
Yes

Was Air Conditioning on at inspection?:
Yes

Was electricity on at inspection?:
Yes

Was gas Service on at inspection?:
Yes

COMMENT KEY & DEFINITIONS

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. This property inspection report is warranted for seven (7) days from the occurrence date of the property.

STANDARD OF PRACTICE: INTERNACHI

Many areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you

purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not inspected (NI)= I did not evaluate this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full inspection of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

RESULTS AT A GLANCE

86	40	2
ITEMS INSPECTED	SUMMARY COMMENTS	VIDEOS
Total number in report.	Total number in report.	Total number in report.

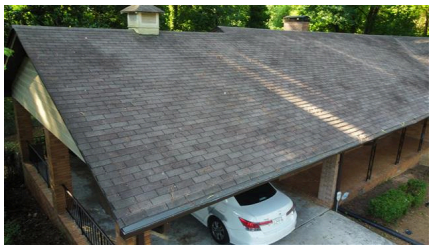
185
PHOTOS
Total number in report.

1. ROOFING

DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.
The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

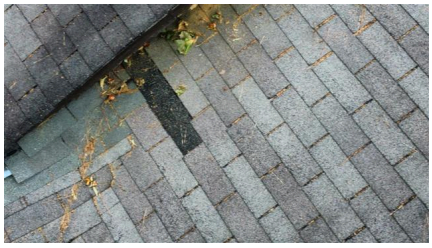
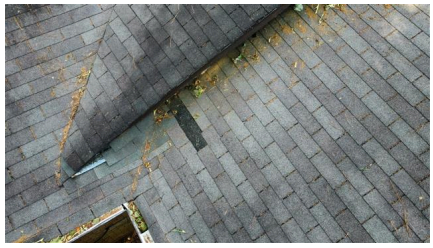
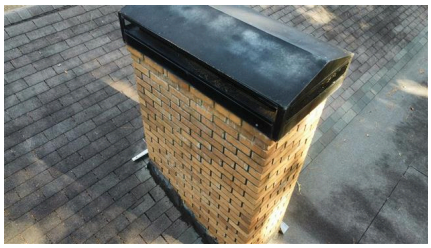
The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require inspection by a specialist. Inspection of the roof typically includes visual inspection of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.








STYLES & MATERIALS: ROOFING

Roof Covering:
3-Tab fiberglass

Chimney (exterior):
Brick

ITEMS: ROOFING

1.0 ROOF COVERINGS

INSPECTION

There were areas that have been patched on the roof system. A few shingles are loose or missing. I recommend a licensed roofer evaluate further and repair any defects observed.
The average lifespan of a shingle roof is based on a number of factors. Longevity depends on the climate of an area, the way the original installation was handled, and whether ongoing care and maintenance have been part of a regular routine. More importantly, the lifespan of a shingle roof is greatly affected by the overall materials used. Below you'll find the average of each of the most commonly used materials:

Asphalt Shingles (3-tab) : 15 to 18 years

Asphalt Shingles (Architectural) : 24 to 30 years

Metal : 30 to 45 years

8 Tips to Maintain Your Roof

1. Keep Your Gutters Clean. ...

2. Trim Back Trees and Landscaping. ...

3. Remove Snow From Your Roof. ...

4. Check for Cracked or Missing Shingles. ...

5. Remove Moss and Mold. ...

6. Look for Leaks in the Attic and Ceiling. ...

7. Ensure Strong Insulation. ...

8. Get a Roof Inspection.

For your information only

1.0 Item 1 (Picture)

1.0 Item 2 (Picture)

1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

1.1 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTION

1.2 FLASHINGS

INSPECTION

1.3 ROOF DRAINAGE SYSTEMS

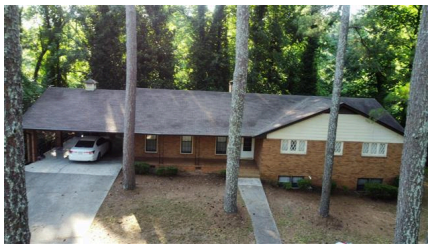
INSPECTION

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.
The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geo-thermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.






STYLES & MATERIALS: EXTERIOR

Siding Style:
Beaded
Brick

Siding Material:
Full brick

Exterior Entry Doors:
Steel

Appurtenance:
Deck with steps
Covered porch

Driveway:
Concrete

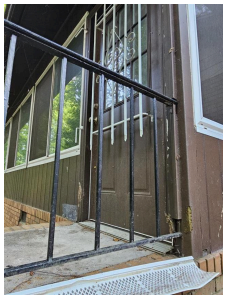
ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

INSPECTION

The Wood trim in areas is peeling paint or failing. Further deterioration can occur if not corrected. I recommend prep and paint using a qualified contractor.

2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

2.0 Item 3 (Picture)

2.0 Item 4 (Picture)

2.0 Item 5 (Picture)

2.1 DOORS (EXTERIOR)

INSPECTION

2.2 WINDOWS

INSPECTION

Some of the casement windows have small cracks. Cosmetic. I recommend a contractor repair as needed.

2.2 Item 1 (Picture)

2.2 Item 2 (Picture)

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

INSPECTION

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTION

The concrete drive and concrete walkway at the are uneven, and can be a tripping hazard. Further deterioration can occur if not repaired. A qualified contractor should evaluate and repair as needed.

2.4 Item 1 (Picture)

2.4 Item 2 (Picture)

2.4 Item 3 (Picture)

2.5 EAVES, SOFFITS AND FASCIAS

INSPECTION

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. GARAGE

STYLES & MATERIALS: GARAGE

Garage Door Type:
N/A

Garage Door Material:
N/A

Auto-opener Manufacturer:
N/A

ITEMS: GARAGE

3.0 GARAGE CEILINGS

INSPECTION

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

INSPECTION

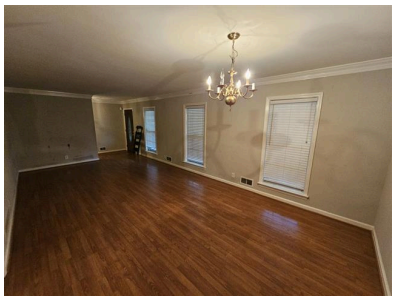
3.2 GARAGE FLOOR

INSPECTION

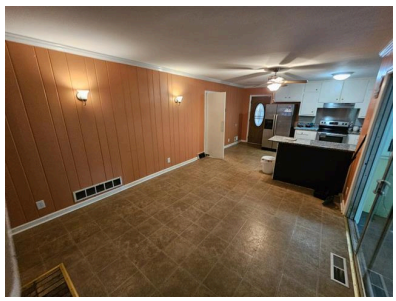
4. INTERIORS

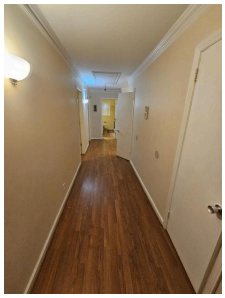
DESCRIPTION

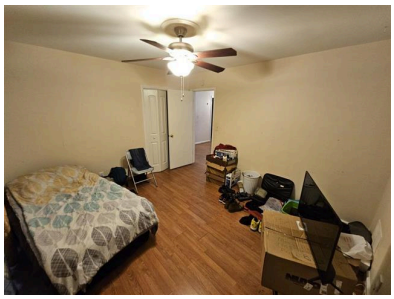
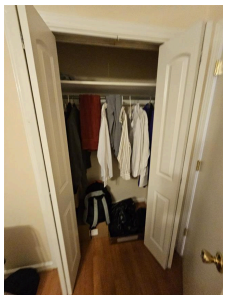
The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

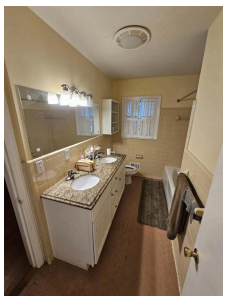
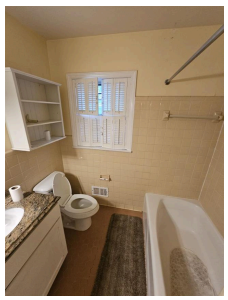
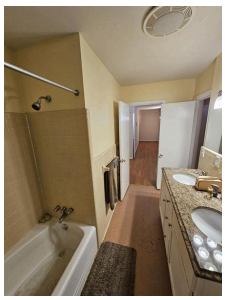



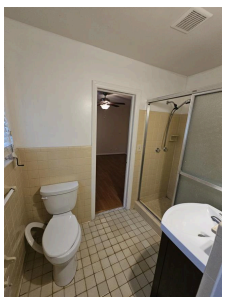
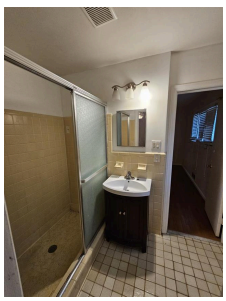








STYLES & MATERIALS: INTERIORS

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Hardwood T&G
Tile

Interior Doors:
Solid

Window Types:
Single-hung

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate

ITEMS: INTERIORS

4.0 CEILINGS

INSPECTION

(1) The Ceiling Tile on the ceiling are warped or buckled in basement room and needs repair. While this damage is cosmetic, it needs to be repaired.
A qualified contractor should evaluate and repair as needed.


4.0 Item 1 (Picture)


4.0 Item 2 (Picture)

(2) The ceiling trim/moulding is damaged at some areas of the Living Room. I recommend a qualified contractor correct as desired.


4.0 Item 3 (Picture)


4.0 Item 4 (Picture)


4.0 Item 5 (Picture)


4.0 Item 6 (Picture)

4.1 WALLS

INSPECTION

Signs of fungi growth is present on the walls along basement in several areas. We did not evaluate, test or determine if this growth is or is not a health hazard. The underlying cause is moisture.
No moisture detected with moisture meter at time of inspection.

I recommend you contact a mold inspector or expert for investigation or correction if needed.


4.1 Item 1 (Picture)


4.1 Item 2 (Picture)

4.2 FLOORS

INSPECTION

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTION

4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

INSPECTION

4.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTION

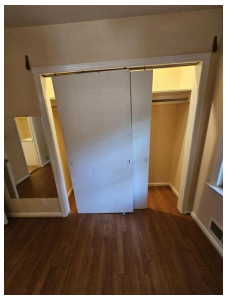
(1) The Closet door is missing at the Bedroom. . A qualified person should replace as needed.


4.5 Item 1 (Picture)

(2) The Closet door needs adjustment at the Bedroom. A qualified contractor should evaluate and repair as needed.

4.5 Item 2 (Picture)

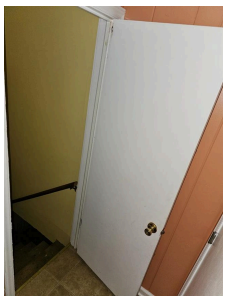
4.5 Item 3 (Picture)



4.5 Item 4 (Picture)

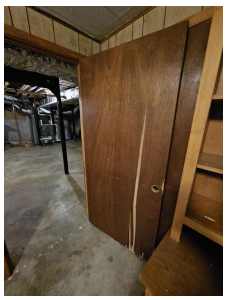
4.5 Item 5 (Picture)

(3) The door to access basement needs adjustment to the hinges. A qualified contractor should evaluate and repair as needed.

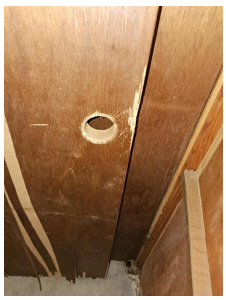


4.5 Item 6 (Picture)

(4) The door needs door knob at the Basement. A qualified contractor should evaluate and repair as needed.

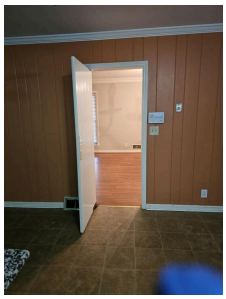


4.5 Item 7 (Picture)

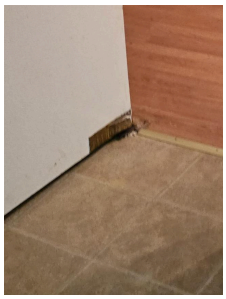


4.5 Item 8 (Picture)

(5) The door to the living room needs adjustment to the hinge. A qualified contractor should evaluate and repair as needed.



4.5 Item 9 (Picture)

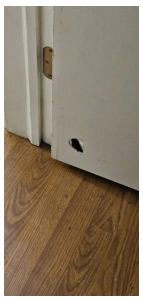


4.5 Item 10 (Picture)

(6) The screen door needs adjustment to operate properly. A qualified contractor should evaluate and repair as needed.

4.5 Item 11 (Picture)

(7) Hole observed at bedroom door. Cosmetic. I recommend a contractor repair as needed.



4.5 Item 12 (Picture)

4.5 Item 13 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTION

(1) The windows in these bedrooms and jack and jill bathroom are inoperable glass panes.

4.6 Item 1 (Picture)

4.6 Item 2 (Picture)

4.6 Item 3 (Picture)

(2) Living room windows did not operate at time of inspection. I recommend a contractor repair as needed.

4.6 Item 4 (Picture)

4.7 WOOD DESTROYING ORGANISMS

INSPECTION

Property appears recently painted and could be masking damage by Wood Destroying Organisms. No bait systems observed.
A licensed pesticide technician should evaluate further.

The main Conducive Conditions for termite infestation include:

Soil Line Too High or Foundation Too Low

Heavy Foliage

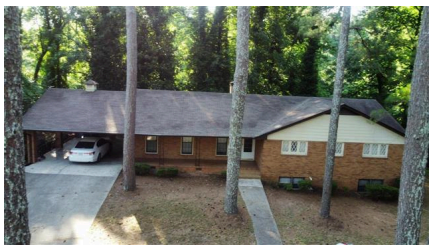
Wood to Soil Contact

Moisture Damaged or Damp Wood

Standing Water

Planter Box Abutting Structure

Insufficient Ventilation



4.7 Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. STRUCTURAL COMPONENTS

DESCRIPTION

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

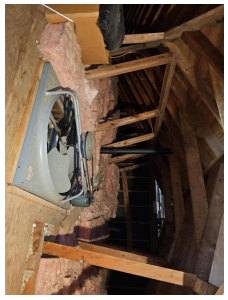
The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

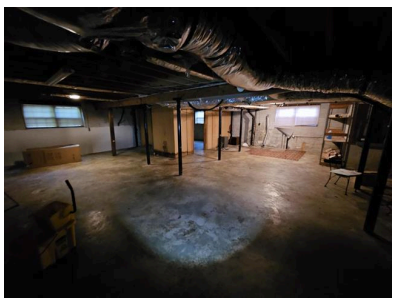
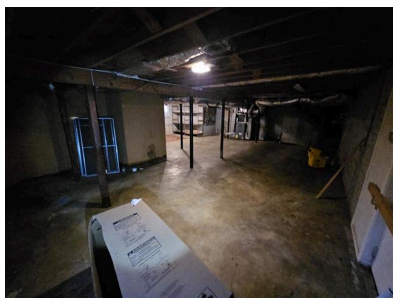
Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

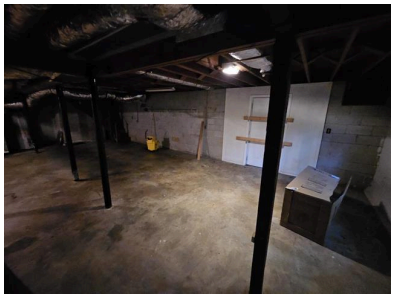
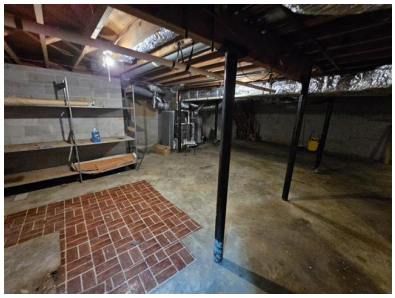
Upon observing indications that structural problems may exist that are not readily visible, or the inspection of which lies beyond the Inspector's expertise, the inspector may recommend inspection or testing by a specialist that may include invasive measures, which would require homeowner permission.









STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:
Poured concrete

Floor Structure:
Wood joists
Slab

Wall Structure:
Wood

Columns or Piers:
Steel lally columns

Ceiling Structure:
2X4

Roof-Type:
Gable

Attic info:
Pull Down stairs

ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

INSPECTION

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the

downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

5.0 Item 1 (Picture)

5.1 WALLS (STRUCTURAL)

INSPECTION

5.2 COLUMNS OR PIERS

INSPECTION

5.3 FLOORS (STRUCTURAL)

INSPECTION

5.4 CEILINGS (STRUCTURAL)

INSPECTION

5.5 ROOF STRUCTURE AND ATTIC

INSPECTION

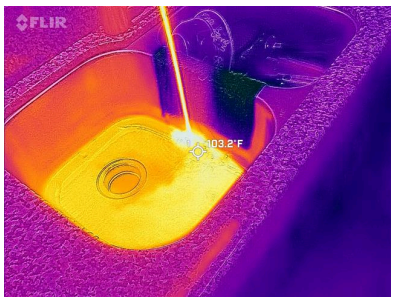
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. PLUMBING SYSTEM

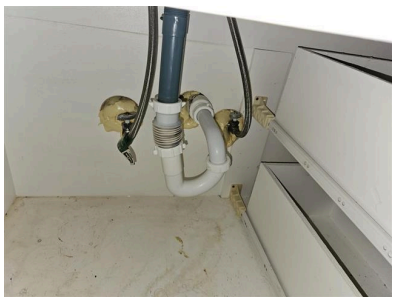
DESCRIPTION

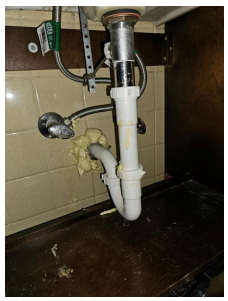
The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).



Infrared camera view of hot water





STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:
Public

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Location:
Basement

WH Manufacturer:
A.O. SMITH

ITEMS: PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

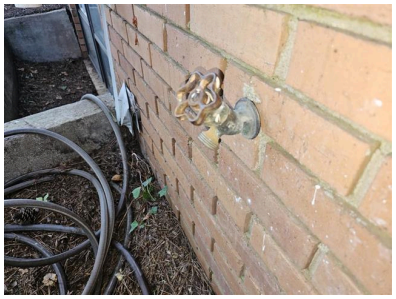
INSPECTION

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTION

(1) Vacuum breakers needed.
A vacuum breaker should be installed on each faucet or hose bib. that is connected to the potable water supply to prevent backflow into the water supply.

A plumber or contractor should install.



6.1 Item 1 (Picture)

6.1 Item 2 (Picture)

6.1 Item 3 (Picture)
Vacuum breaker

(2) The toilet is not secure to the floor and seat is removed.
Toilets wobble when they aren't held securely to the floor, and if you let the wobble persist, they can leak and give you more serious problems.

Also the drainstopper in the same bathroom is damaged.

I advise a qualified contractor or plumber evaluate and repair as needed.


6.1 Item 4 (Picture)


6.1 Item 5 (Picture)

(3) The draining of sink in kitchen was extremely slow.
The problem with **accordion pipe** has is the collection of grime, hair, dirt, and other small items which may fall in the drain. The design of the pipe allows for debris to easily collect in the waste line. With the collection of all the goop, the drain begins to slowly clog and not drain properly.

I recommend a licensed plumber evaluate the system further and repair any defect observed.


6.1 Item 6 (Picture)


6.1 Item 7 (Picture)


6.1 Item 8 (Picture)

(4) There were some fixtures that were damaged in the bathrooms. Towel rod area and soap dish area.

I recommend a qualified contractor repair as needed.


6.1 Item 9 (Picture)

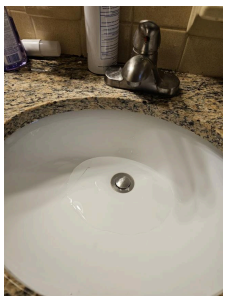

6.1 Item 10 (Picture)


6.1 Item 11 (Picture)

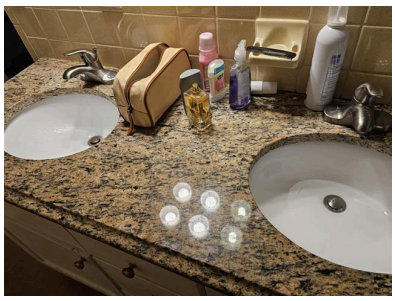
6.1 Item 12 (Picture)

(5) The sink to the right drained slowly. The faucet to the left did not operate properly.

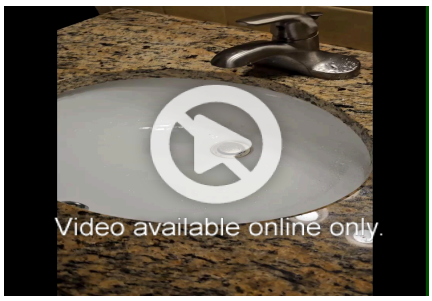
I recommend a licensed plumber evaluate system and repair any defects observed.



6.1 Item 13 (Picture)



6.1 Item 14 (Picture)



6.1 Item 15 (Video)

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

INSPECTION

(1) Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 10 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.
Water heaters often work perfectly for a decade or more without any care, so they're easy to neglect. But a few minutes of water heater maintenance once a year pays off by extending the tank's life span and maintaining your water heater's efficiency and safety.

For your information only

6.2 Item 1 (Picture)

(2) Drain system for the water heater appears to be clogged. Its beginning to cause the drain pan of the furnace to rust. This drain line should be routed outside the home. I recommend a licensed plumber

evaluate system further and repair any defects observed.


6.2 Item 2 (Picture)


6.2 Item 3 (Picture)


6.2 Item 4 (Picture)

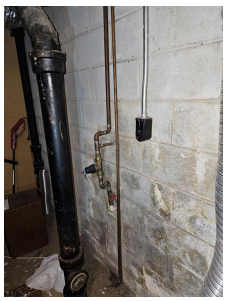
6.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

INSPECTION

6.4 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTION

The main water shut off is located here.
For your information only


6.4 Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL SYSTEM

DESCRIPTION

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.
The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

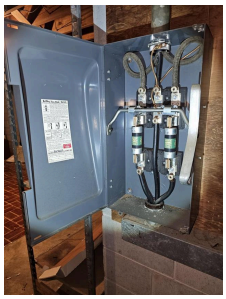
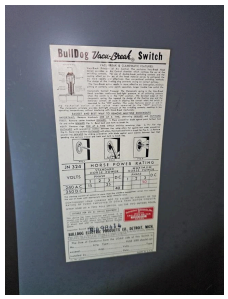
Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

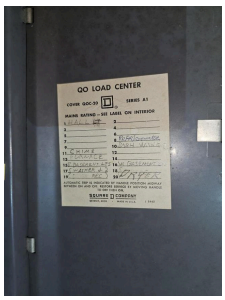
The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting.

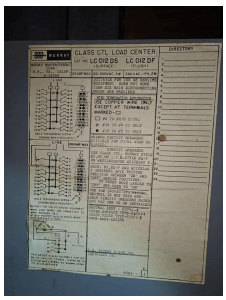
Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.









STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors:
Overhead service

Panel Capacity:
Adequate

Panel Type:
Fuses
Circuit breakers

Electric Panel Manufacturer:
GENERAL ELECTRIC
SQUARE D

Wiring Methods:
Knob and Tube
Conduit

ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

INSPECTION

Knockouts missing. I recommend a license electrician or contractor evaluate and make necessary repair.

7.0 Item 1 (Picture)

7.1 SERVICE ENTRANCE CONDUCTORS

INSPECTION

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

INSPECTION

7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTION

(1) This light fixture did not operate at time of inspection. Possibly the bulb. I recommend a qualified contract evaluate further and repair as needed.

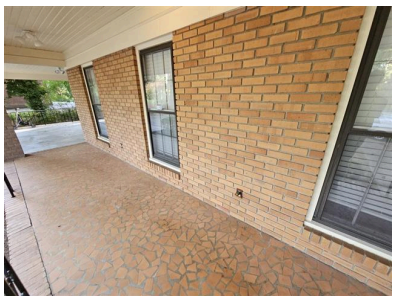
7.3 Item 1 (Picture)

(2) Many of the outlets whether interior and exterior have an **open ground**.
An open ground outlet is when a three-pronged outlet is not connected to the home's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground.

Also older homes are not required to have GFCI outlets unless the wiring is being updated.

A ground fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCI's are generally installed where electrical circuits may accidentally come into contact with water.

I recommend a qualified contractor or licensed electrician perform the work if desired.



7.3 Item 2 (Picture)

7.3 Item 3 (Picture)

(3) This light fixture did not operate. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 4 (Picture)

7.3 Item 5 (Picture)

(4) This outlet in the bathroom did not trip when tested.
I recommend a licensed electrician or contractor evaluate further and repair as needed.

7.3 Item 6 (Picture)

(5) "Two-prong" receptacles obseved in some areas. A qualified licensed electrical contractor should replace with 3 prong outlets were desired.

7.3 Item 7 (Picture)

(6) This light fixture did not operate , but the fan did. I recommend a qualified contractor evaluate further and repair as needed. Possibly the bulb.

7.3 Item 8 (Picture)

7.3 Item 9 (Picture)

(7) This light fixture leading to the basement did not operate at time of inspection. Likely the bold. I recommend a contractor evaluate further and repair as needed.

7.3 Item 10 (Picture)

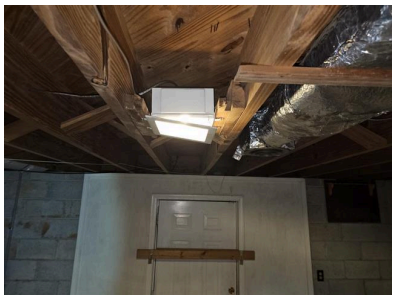
(8) This light fixture did not operate in the basement. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 11 (Picture)

(9) This light fixture did not operate in the basement. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 12 (Picture)

(10) This light fixture cover was loose in the basement. I recommend a qualified contractor evaluate further and repair as needed.

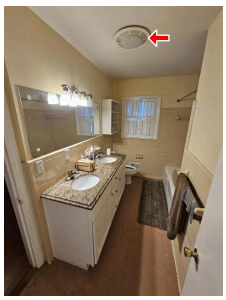


7.3 Item 13 (Picture)

(11) This light fixture did not operate. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 14 (Picture)

(12) This light fixture did not operate , but the fan did. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.



7.3 Item 15 (Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTION STRUCTURE

INSPECTION

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTION

7.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

INSPECTION

7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

INSPECTION

7.8 SMOKE DETECTORS

INSPECTION

The smoke detectors should be tested and/replaced upon moving in to home.
Safety reminder only

7.8 Item 1 (Picture)

7.9 CARBON MONOXIDE DETECTORS

INSPECTION

The carbon monoxide detector should be tested and/installed before moving in to home.
Safety reminder only

7.9 Item 1 (Picture)

The electrical system of the home was inspected and reported on with the above information. While the

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

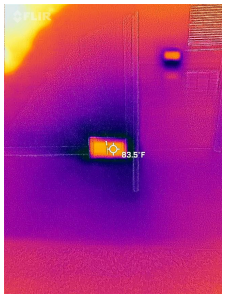
8. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.
The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

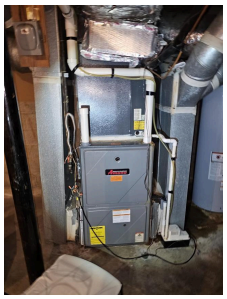
Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor inspection. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further inspection is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic inspection based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further inspection is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further inspection is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).



Infrared camera view of heating

Infrared camera view of cooling



STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:
Furnace

Energy Source:
Natural gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
AMANA

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
16x25

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

Cooling Equipment Type:
Air conditioner unit
Window AC

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Central Air Brand:
AMANA

ITEMS: HEATING / CENTRAL AIR CONDITIONING

8.0 HEATING EQUIPMENT

INSPECTION

8.1 NORMAL OPERATING CONTROLS

INSPECTION

8.2 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

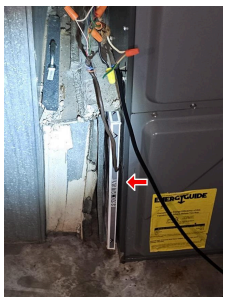
INSPECTION

The plenum shows are where the system is loose at the main plenum or ducttape is loose. Energy loss is occurring where duct tape has failed. Also cover to filter area is open.
I recommend a licensed HVAC technician evaluate system further and repair as needed.

8.2 Item 1 (Picture)

8.2 Item 2 (Picture)

8.2 Item 3 (Picture)



8.2 Item 4 (Picture)

8.2 Item 5 (Picture)

8.3 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTION

8.4 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

INSPECTION

The door to the fireplace was seized. No access. I recommend a qualified contract evaluated further and repair if needed.

8.4 Item 1 (Picture)

8.5 GAS/LP FIRELOGS AND FIREPLACES

INSPECTION

8.6 COOLING AND AIR HANDLER EQUIPMENT

INSPECTION

(1) Some homeowners decide to replace it after about 10-15 years for a new, more efficient model. In the long-run, replacing the system every 15-20 years (most systems' average life expectancy) is more economical in terms of maintenance fees and energy bills.
You should have a regular HVAC tune up (one AC tune up, one furnace tune up) twice a year, typically at the beginning of each heating and cooling season, to ensure that your system is working efficiently before the weather gets too hot or too cold. However, maintenance may be scheduled at any time.

For your information only

8.6 Item 1 (Picture)

(2) The foam sleeve on suction line is missing foam sleeve or decaying in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation.

I recommend a contractor or HVAC technician evaluate system further and repair as needed.

8.6 Item 2 (Picture)

8.7 NORMAL OPERATING CONTROLS

INSPECTION

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. INSULATION AND VENTILATION

DESCRIPTION

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

STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:
Fiberglass

Ventilation:
Gable vents

Exhaust Fans:
Fan only
Fan with light

Dryer Power Source:
220 Electric

ITEMS: INSULATION AND VENTILATION

9.0 INSULATION IN ATTIC

INSPECTION

9.1 INSULATION UNDER FLOOR SYSTEM

INSPECTION

9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

INSPECTION

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

INSPECTION

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTION

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

INSPECTION

The insulation and ventilation of the home was inspection and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspection and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspection. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

DESCRIPTION

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Infrared camera view of cooktop

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:
WHIRLPOOL

Disposer Brand:
BADGER

Exhaust/Range hood:
BROAN

Range/Oven:
BOSCH

Refrigerator:
WHIRLPOOL

ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

INSPECTION

10.1 RANGES/OVENS/COOKTOPS

INSPECTION

10.2 RANGE HOOD (S)

INSPECTION

The range hood fan noisy or vibrates. I recommend repair or replace as needed.

10.2 Item 1 (Video)

10.3 FOOD WASTE DISPOSER

INSPECTION

The food disposer would not operate or non functional. I recommend repair as needed.

10.3 Item 1 (Picture)

10.4 REFRIDGERATOR

INSPECTION

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

GENERAL SUMMARY

Foresight Home Inspections, LLC
678-480-2110
www.fhinspectionsatl.com

Customer
Sample Report

Address
2198 The actual Report Dr
East Point GA 30344

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. **It is recommended that the customer read the complete report.**
Foresight Home Inspections is willing to do a re-inspection of repairs to confirm repairs are adequate. The reinspection fee is $200

1. ROOFING

1.0 ROOF COVERINGS

INSPECTION

There were areas that have been patched on the roof system. A few shingles are loose or missing. I recommend a licensed roofer evaluate further and repair any defects observed.
The average lifespan of a shingle roof is based on a number of factors. Longevity depends on the climate of an area, the way the original installation was handled, and whether ongoing care and maintenance have been part of a regular routine. More importantly, the lifespan of a shingle roof is greatly affected by the overall materials used. Below you'll find the average of each of the most commonly used materials:

Asphalt Shingles (3-tab) : 15 to 18 years

Asphalt Shingles (Architectural) : 24 to 30 years

Metal : 30 to 45 years

8 Tips to Maintain Your Roof

1. Keep Your Gutters Clean. ...

2. Trim Back Trees and Landscaping. ...

3. Remove Snow From Your Roof. ...

4. Check for Cracked or Missing Shingles. ...

5. Remove Moss and Mold. ...

6. Look for Leaks in the Attic and Ceiling. ...

7. Ensure Strong Insulation. ...

8. Get a Roof Inspection.

For your information only


1.0 Item 1 (Picture)


1.0 Item 2 (Picture)


1.0 Item 3 (Picture)

1.0 Item 4 (Picture)

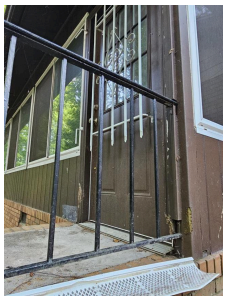
2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

INSPECTION

The Wood trim in areas is peeling paint or failing. Further deterioration can occur if not corrected. I recommend prep and paint using a qualified contractor.

2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

2.0 Item 3 (Picture)

2.0 Item 4 (Picture)

2.0 Item 5 (Picture)

2.2 WINDOWS

INSPECTION

Some of the casement windows have small cracks. Cosmetic. I recommend a contractor repair as needed.

2.2 Item 1 (Picture)

2.2 Item 2 (Picture)

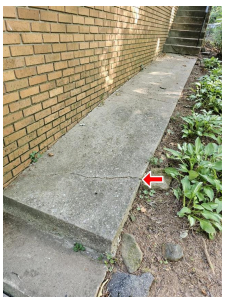
2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTION

The concrete drive and concrete walkway at the are uneven, and can be a tripping hazard. Further deterioration can occur if not repaired. A qualified contractor should evaluate and repair as needed.

2.4 Item 1 (Picture)

2.4 Item 2 (Picture)



2.4 Item 3 (Picture)

4. INTERIORS

4.0 CEILINGS

INSPECTION

(1) The Ceiling Tile on the ceiling are warped or buckled in basement room and needs repair. While this damage is cosmetic, it needs to be repaired.
A qualified contractor should evaluate and repair as needed.

4.0 Item 1 (Picture)

4.0 Item 2 (Picture)

(2) The ceiling trim/moulding is damaged at some areas of the Living Room. I recommend a qualified

contractor correct as desired.


4.0 Item 3 (Picture)


4.0 Item 4 (Picture)


4.0 Item 5 (Picture)


4.0 Item 6 (Picture)

4.1 WALLS

INSPECTION

Signs of fungi growth is present on the walls along basement in several areas. We did not evaluate, test or determine if this growth is or is not a health hazard. The underlying cause is moisture.
No moisture detected with moisture meter at time of inspection.

I recommend you contact a mold inspector or expert for investigation or correction if needed.


4.1 Item 1 (Picture)


4.1 Item 2 (Picture)

4.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTION

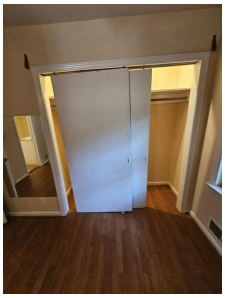
(1) The Closet door is missing at the Bedroom. . A qualified person should replace as needed.

4.5 Item 1 (Picture)

(2) The Closet door needs adjustment at the Bedroom. A qualified contractor should evaluate and repair as needed.

4.5 Item 2 (Picture)

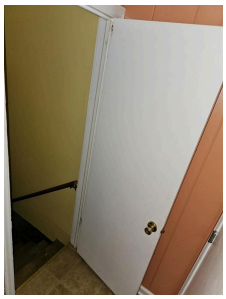
4.5 Item 3 (Picture)



4.5 Item 4 (Picture)

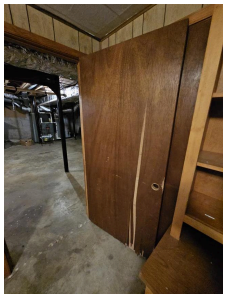
4.5 Item 5 (Picture)

(3) The door to access basement needs adjustment to the hinges. A qualified contractor should evaluate and repair as needed.



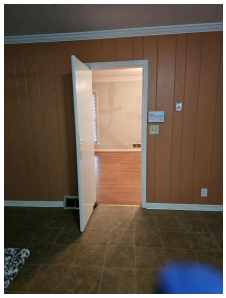
4.5 Item 6 (Picture)

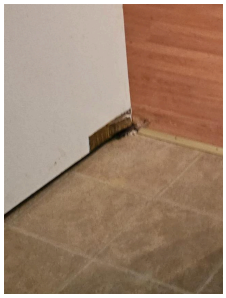
(4) The door needs door knob at the Basement. A qualified contractor should evaluate and repair as needed.


4.5 Item 7 (Picture)


4.5 Item 8 (Picture)

(5) The door to the living room needs adjustment to the hinge. A qualified contractor should evaluate and repair as needed.

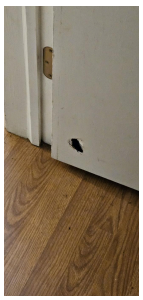

4.5 Item 9 (Picture)


4.5 Item 10 (Picture)

(6) The screen door needs adjustment to operate properly. A qualified contractor should evaluate and repair as needed.


4.5 Item 11 (Picture)

(7) Hole observed at bedroom door. Cosmetic. I recommend a contractor repair as needed.


4.5 Item 12 (Picture)


4.5 Item 13 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTION

(1) The windows in these bedrooms and jack and jill bathroom are inoperable glass panes.

4.6 Item 1 (Picture)

4.6 Item 2 (Picture)

4.6 Item 3 (Picture)

(2) Living room windows did not operate at time of inspection. I recommend a contractor repair as needed.

4.6 Item 4 (Picture)

4.7 WOOD DESTROYING ORGANISMS

INSPECTION

Property appears recently painted and could be masking damage by Wood Destroying Organisms. No bait systems observed.
A licensed pesticide technician should evaluate further.

The main Conducive Conditions for termite infestation include:

Soil Line Too High or Foundation Too Low

Heavy Foliage

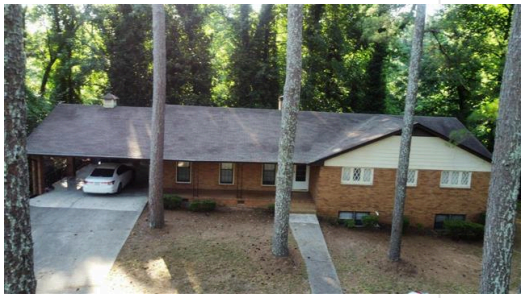
Wood to Soil Contact

Moisture Damaged or Damp Wood

Standing Water

Planter Box Abutting Structure

Insufficient Ventilation



4.7 Item 1 (Picture)

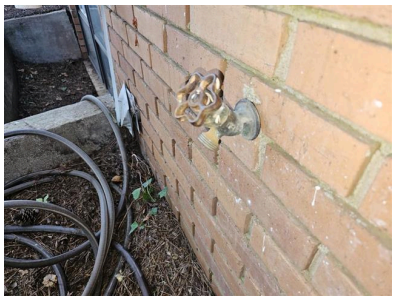
6. PLUMBING SYSTEM

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTION

(1) Vacuum breakers needed.
A vacuum breaker should be installed on each faucet or hose bib. that is connected to the potable water supply to prevent backflow into the water supply.

A plumber or contractor should install.



6.1 Item 1 (Picture)

6.1 Item 2 (Picture)

6.1 Item 3 (Picture)
Vacuum breaker

(2) The toilet is not secure to the floor and seat is removed.
Toilets wobble when they aren't held securely to the floor, and if you let the wobble persist, they can leak and give you more serious problems.

Also the drainstopper in the same bathroom is damaged.

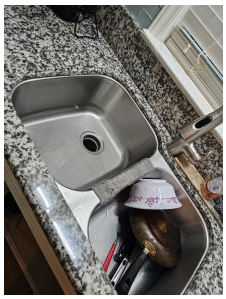
I advise a qualified contractor or plumber evaluate and repair as needed.


6.1 Item 4 (Picture)


6.1 Item 5 (Picture)

(3) The draining of sink in kitchen was extremely slow.
The problem with **accordion pipe** has is the collection of grime, hair, dirt, and other small items which may fall in the drain. The design of the pipe allows for debris to easily collect in the waste line. With the collection of all the goop, the drain begins to slowly clog and not drain properly.

I recommend a licensed plumber evaluate the system further and repair any defect observed.


6.1 Item 6 (Picture)


6.1 Item 7 (Picture)


6.1 Item 8 (Picture)

(4) There were some fixtures that were damaged in the bathrooms. Towel rod area and soap dish area.

I recommend a qualified contractor repair as needed.


6.1 Item 9 (Picture)

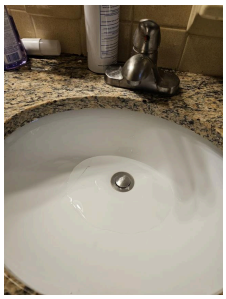

6.1 Item 10 (Picture)


6.1 Item 11 (Picture)

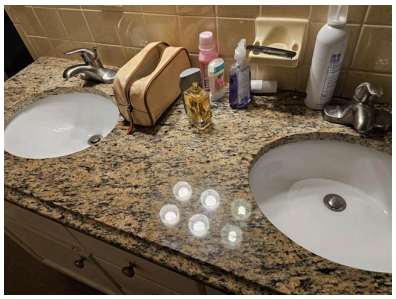
6.1 Item 12 (Picture)

(5) The sink to the right drained slowly. The faucet to the left did not operate properly.

I recommend a licensed plumber evaluate system and repair any defects observed.



6.1 Item 13 (Picture)



6.1 Item 14 (Picture)

6.1 Item 15 (Video)

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

INSPECTION

(2) Drain system for the water heater appears to be clogged. Its beginning to cause the drain pan of the furnace to rust. This drain line should be routed outside the home. I recommend a licensed plumber evaluate system further and repair any defects observed.

6.2 Item 2 (Picture)

6.2 Item 3 (Picture)

6.2 Item 4 (Picture)

7. ELECTRICAL SYSTEM

7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

INSPECTION

Knockouts missing. I recommend a license electrician or contractor evaluate and make necessary repair.

7.0 Item 1 (Picture)

7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTION

(1) This light fixture did not operate at time of inspection. Possibly the bulb. I recommend a qualified contract evaluate further and repair as needed.

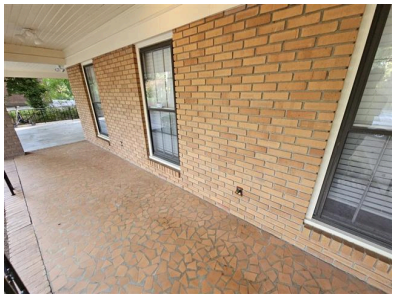
7.3 Item 1 (Picture)

(2) Many of the outlets whether interior and exterior have an **open ground**.
An open ground outlet is when a three-pronged outlet is not connected to the home's grounding system. This is unsafe because if a fault were to happen, the surge could damage equipment or people rather than routing to the ground.

Also older homes are not required to have GFCI outlets unless the wiring is being updated.

A ground fault circuit interrupter (GFCI) can help prevent electrocution. If a person's body starts to receive a shock, the GFCI senses this and cuts off the power before he/she can get injured. GFCI's are generally installed where electrical circuits may accidentally come into contact with water.

I recommend a qualified contractor or licensed electrician perform the work if desired.


7.3 Item 2 (Picture)


7.3 Item 3 (Picture)

(3) This light fixture did not operate. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.


7.3 Item 4 (Picture)


7.3 Item 5 (Picture)

(4) This outlet in the bathroom did not trip when tested.
I recommend a licensed electrician or contractor evaluate further and repair as needed.


7.3 Item 6 (Picture)

(5) "Two-prong" receptacles obseved in some areas. A qualified licensed electrical contractor should replace with 3 prong outlets were desired.


7.3 Item 7 (Picture)

(6) This light fixture did not operate , but the fan did. I recommend a qualified contractor evaluate further and repair as needed. Possibly the bulb.

7.3 Item 8 (Picture)

7.3 Item 9 (Picture)

(7) This light fixture leading to the basement did not operate at time of inspection. Likely the bold. I recommend a contractor evaluate further and repair as needed.

7.3 Item 10 (Picture)

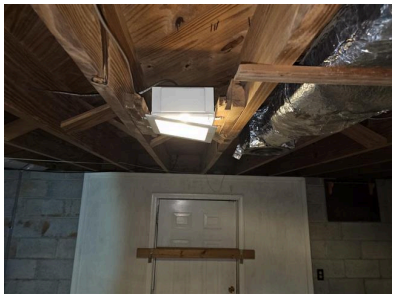
(8) This light fixture did not operate in the basement. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 11 (Picture)

(9) This light fixture did not operate in the basement. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 12 (Picture)

(10) This light fixture cover was loose in the basement. I recommend a qualified contractor evaluate further and repair as needed.

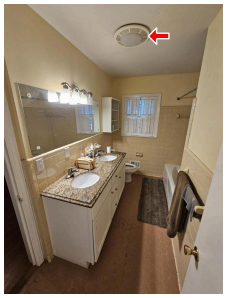


7.3 Item 13 (Picture)

(11) This light fixture did not operate. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.

7.3 Item 14 (Picture)

(12) This light fixture did not operate , but the fan did. I recommend a qualified contractor evaluate further and repair as needed. Likely the bulb.



7.3 Item 15 (Picture)

8. HEATING / CENTRAL AIR CONDITIONING

8.2 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

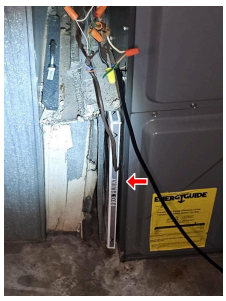
INSPECTION

The plenum shows are where the system is loose at the main plenum or ducttape is loose. Energy loss is occurring where duct tape has failed. Also cover to filter area is open.
I recommend a licensed HVAC technician evaluate system further and repair as needed.

8.2 Item 1 (Picture)

8.2 Item 2 (Picture)

8.2 Item 3 (Picture)



8.2 Item 4 (Picture)

8.2 Item 5 (Picture)

8.4 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

INSPECTION

The door to the fireplace was seized. No access. I recommend a qualified contract evaluated further and repair if needed.

8.4 Item 1 (Picture)

8.6 COOLING AND AIR HANDLER EQUIPMENT

INSPECTION

(2) The foam sleeve on suction line is missing foam sleeve or decaying in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation.

I recommend a contractor or HVAC technician evaluate system further and repair as needed.

8.6 Item 2 (Picture)

10. BUILT-IN KITCHEN APPLIANCES

10.2 RANGE HOOD (S)

INSPECTION

The range hood fan noisy or vibrates. I recommend repair or replace as needed.

10.2 Item 1 (Video)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous

substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.