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INSPECTION CONDITIONS

**5220 Mockingbird Lane
Atlanta, GA 30328**

Inspection conducted by Paul Davidson
GAHI#345-98

Call 770-584-6656 if you have questions.



CLIENT & SITE INFORMATION:

FILE #:	12345.
DATE OF INSPECTION:	December 7, 2003.
TIME OF INSPECTION:	9 AM.
CLIENT NAME:	Mr and Mrs J.B. Hart.
MAILING ADDRESS:	2885 Oakwood Circle.
CLIENT CITY/ STATE/ZIP:	Orlando, FL 33982.
CLIENT PHONE #:	407-555-1212.
CLIENT FAX #:	407-5551362.
INSPECTION SITE:	5220 Mockingbird Lane.
INSPECTION SITE CITY/STATE/ ZIP:	Atlanta, GA 30328.

CLIMATIC CONDITIONS:

WEATHER: Overcast, Partly Cloudy.

SOIL CONDITIONS: Dry.

APPROXIMATE OUTSIDE TEMPERATURE in F: 30-40.

BUILDING CHARACTERISTICS:

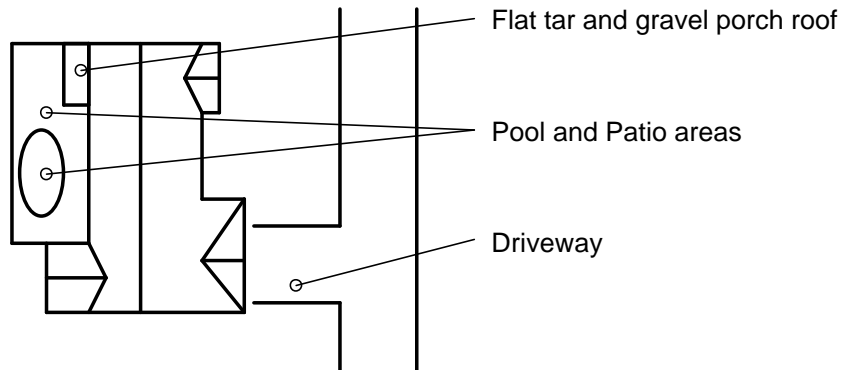
MAIN ENTRY FACES: East.

ESTIMATED AGE OF HOUSE: 12 Years.

BUILDING TYPE: 1 family.

STORIES: 1

SITE SKETCH: (Top of page is due north)



UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Private. Septic is in front yard. See Plumbing Report following.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:**AREA:**

City.

**HOUSE
OCCUPIED?**

Yes.

**CLIENT
PRESENT:**

Yes.

**PEOPLE
PRESENT:**

Homeowner, Homeowners children, Listing agent, Selling agent, Purchaser.

PAYMENT INFORMATION:**TOTAL FEE:**

\$350.

PAID BY:

VISA.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Stucco.

CONDITION: Appears serviceable, Cracks noted are typical.

TRIM:

MATERIAL: Wood.

CONDITION: Appears serviceable, Periodic inspection of trim wood, along with preventative caulking and painting are ongoing maintenance tasks that should not be neglected in the future.

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted. Typical cracks are noted.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size, Truss framing.

INSULATION TYPE AND CONDITION:

Fiberglass batts, Some insulation is installed unevenly over the kitchen area with poor general coverage. Recommend additional insulation in the attic area to improve energy efficiency.



Insulation missing over kitchen ceiling

DEPTH AND R-FACTOR:

5-6 inches, R-19.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

General condition appears serviceable with signs of weathering/curling and aging. [This roof is now 12 years old.](#) Regular maintenance and inspections are advised so you can make reinforcements as needed to prolong roof

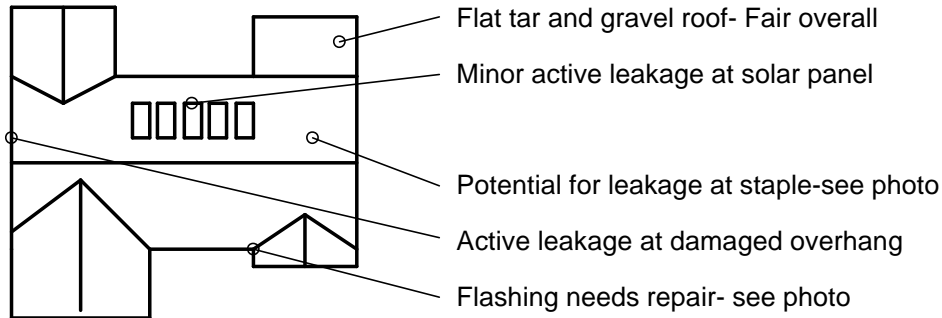


Protruding staple - Uplifted edge flashing

life. **Some repairs are needed now.** Nails/Fasteners are protruding from the roof surface at the rear of the roof, and flashing is uplifted and in need of repair at the front right gable. Each of these areas represents a potential area of leakage, if not now, then in the near future. [A licensed roofing contractor should](#)

be called to make further evaluation and repairs as needed.

PLAN VIEW OF ROOF (not to scale)



EXPOSED FLASHINGS:

**TYPE AND
CONDITION:**

Aluminum. Damage is noted- along the overhang at the left side of the house. **Active leakage is noted within the attic area** under this portion of the roof, as shown in the 2nd photo. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



Damaged Overhang/Roof Problems/Leakage

GUTTERS & DOWNSPOUTS:

**TYPE &
CONDITION:**

Partial, Damage/Defects viewed Gutter downspout is missing from the left rear corner of the flat porch roof. Some erosion is taking place. Replace as needed.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Galvanized.

CONDITION:

Water meter is located, at the east side of the house. Damage defects noted, Excessive corrosion is found near the main valve, No active leakage is noted at this time. Monitor in the future as Repairs will eventually be needed. This represents a potential major expense ,as it is likely the



Rusted main water supply line

buried portions of the main water line are also in similar condition. In spite of the rusting, water pressure appears adequate, at 60 PSI,

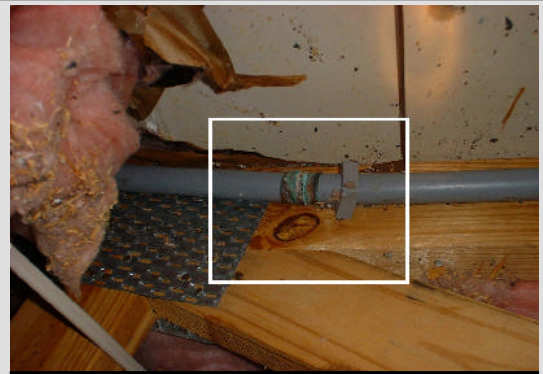
SUPPLY LINES:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable, however, active leakage is noted at a crimped joint located over the family room. It's is a small drip at this time, but could result in catastrophic failure without warning. For this reason alone, repair should take place without delay. Budget \$200+



Active leak at plastic water pipe in attic

WASTE LINES:

MATERIAL: Plastic.

CONDITION: Appears serviceable, Lines not fully visible, Plumbing vents appear serviceable.

HOSE FAUCETS:

OPERATION: Sample operated, appeared serviceable, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

WATER HEATER:

TYPE: Electric.

SIZE: 40 Gallons.

LOCATION: Garage.

CONDITION: Leakage has occurred at the connected piping above the unit, causing rust to form at the top of the unit. Pressure relief valve noted, not tested, A water shutoff valve is installed but does not appear like it would work, due to rusting. No ongoing leakage is noted, but this unit now exceeds 10 years of age and will likely need replacement in the not too distant future at a cost of \$300 or so. Electric water heaters have expected service lives of 10-15 years in this area of the country.



SEPTIC SYSTEM:

SEPTIC TANK LOCATION: Front of house.

DRAIN FIELD LOCATION: Front yard.

SYSTEM CONDITION: Appears serviceable. SEPTIC SYSTEM INSPECTION PROCEDURE & LIMITATIONS: Water was run in the drains throughout the house during the inspection. Septic tank and percolation drainfield were located by probing, and a test hole dug to examine the condition of the drainfield gravel. No signs of prior percolation problems or flooding were noted. Drainfield appears to be without problems at this time. Level of sludge within the septic tank can only be determined by removal of the buried concrete lid. This procedure is beyond the scope of our inspection, and is generally performed by a septic tank pumping company. You may want to have this done if you have doubts about the level of sludge within the tank. An inquiry to the seller about the date of any prior pumping is often informative.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Appears serviceable, Cracks noted are typical, Spalling noted at a small area near where the front walk meets the driveway. This is likely due to poor workmanship when this spot on the driveway was poured. Monitor in the future and call a masonry contractor for driveway repairs when its appearance becomes too unsightly for you to bear.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable, Cracks noted are typical.

LANDSCAPING:

CONDITION:

Maintained, NOTE: [Low voltage lighting systems are not inspected.](#)

GRADING:

SITE:

Gentle slope, Grade at foundation appears serviceable.

PATIO/PORCH COVER:

TYPE:

Open design, covered by a flat tar and gravel roof. This roof is in surprisingly good condition and appears to be 5-7 years of age. since about 1993, it has been unusual to find this type of roof covering installed on anything other than commercial buildings.

CONDITION:

Appears serviceable, Tar and gravel roof coverings have a normal service life of 10 to 12 years in this area of the country. Signs of aging include the loss or migration of protective gravel from the roof surface, areas of prior patching, exposure of underlying felts, deep cracking of the tar 'flood coat', and active leaks. Only minor signs of aging are noted.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Garage.

SYSTEM TYPE:

Forced Air.

FUEL TYPE AND NOTES:

Natural Gas, Electronic ignition is provided.

CAPACITY OF UNIT:

110,000 BTU.

APPROXIMATE AGE IN YEARS:

3 years.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

<div style="border: 1px solid black; padding: 2px;"> <p style="background-color: #00aaff; color: white; margin: 0; padding: 2px; text-align: center; font-weight: bold;">Features</p> <p style="margin: 0; padding: 2px;">High Efficiency Furnace</p> </div>	<p>Appears operational- This is a newer unit that bears a 1999 manufacture date. Seller has an annual maintenance contract. Have seller provide this documentation at or before taking possession of the property.</p>
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BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical. No problems noted, however, not all areas of the unit could be inspected. See note below.

PUMP/BLOWER FAN:

Appears Serviceable. Fairly clean.

COMBUSTION AIR:

Appears Adequate.

VENTING:

Appears serviceable, however, an unused opening is noted on the first diagonal in the flue pipe above the furnace. Seal this small but important opening as needed. A small amount of carbon monoxide gas is present, so make repair before habitation takes place. Carbon monoxide gas is poisonous and can cause death in sufficient quantity.



AIR PLENUM:

Appears serviceable.

AIR FILTERS:

Suggest cleaning/changing filter.



NORMAL CONTROLS:

Appear serviceable, but thermostat has a crooked mounting. Remount as desired.

GENERAL SUGGESTIONS:

Suggest cleaning/servicing blower motor, pilot light, vent system and burners within the next year as normal ongoing routine maintenance.

AIR CONDITIONING:

TYPE:

Central, Electric- The air conditioning system is completely separate from the heating system. System is operational, however, we recommend clearing foliage from unit.



POWER SOURCE:

220 Volt, Electrical disconnect present.

COMPRESSOR AGE IN YEARS:

12 years.

CAPACITY OF UNIT:

42000 BTU (3.5 tons)

RETURN AIR TEMPERATURE:

82.

SUPPLY AIR TEMPERATURE:

64.

AIR TEMPERATURE DROP:

18.

SYSTEM CONDITION:

Good operation, but overall, this system is marginal, due to advancing age. Air conditioning systems of this type have expected service lives of 10-15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of a gift and should be viewed as such.

CONDENSATE LINE:

Condensate line runs from the evaporator in the attic over the family room to the right exterior wall. **CONDENSATE DRAIN LINE IS SWEATING:** The condensate drain line from the air conditioning evaporator cabinet (air handler) has a tendency to sweat during hot weather, when the system is operating most of the time. Inexpensive pipe insulation should be added to the first 5 feet of this line to alleviate this condition, which if left



Black stains are wet- Condensation forming

unattended, can cause damage to ceilings. Uninsulated portions of refrigerant suction lines also can result in condensation formation and subsequent dripping and damage to attic ceilings. The remedy is the same, with addition of foam pipe insulation to remedy the problem. At this point, you may want to call a contractor who can offer a warranty on their work to make repairs.

NORMAL CONTROLS:

Appear serviceable. Digital thermostat is located in the hallway leading to the master bedroom.

DUCTWORK:**TYPE:**

Fiberglass Ductboard, Flexible Round as secondary ductwork.

**DUCTS/AIR
SUPPLY:**

Appears serviceable, Minor retaping is needed at the side and underside of the air supply plenum on the air conditioner, where minor cold air leakage is occurring. Seen note below.

AUXILIARY EQUIPMENT:**WHOLE HOUSE
ATTIC FAN:**

Appears satisfactory, Fan is older and in need of general cleaning and lubrication.

HEATING SYSTEM INSPECTION LIMITATIONS: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

MINOR COLD AIR LEAKAGE AT DUCTWORK: Minor cold air leakage at ductwork is best corrected with the use of duct tape, applied in such a manner to seal the leak closed. This type work can often be accomplished by the person who considers themselves handy, but if necessary to call in an air conditioning contractor, costs can exceed \$100 rather quickly. Any leakage of cold air from piping stubs or openings at the side of an air handler is best remedied by use of cork tape or pliable weatherstripping, pushed strategically into place at openings through which air escapes. Accessible areas of ductwork should be checked periodically for recurring air leakage.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

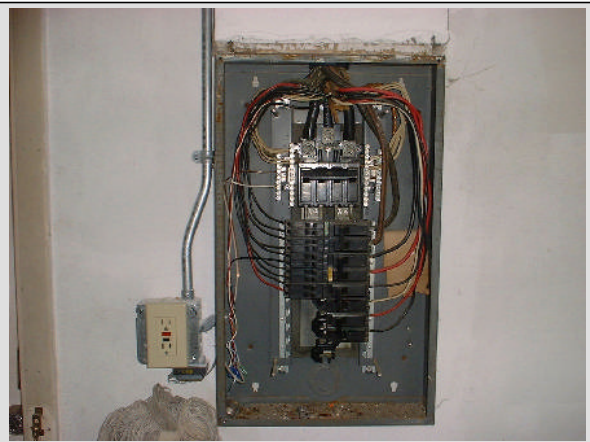
**TYPE AND
CONDITION:**

Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

ELECTRICAL PANELS:

**MAIN PANEL
LOCATION AND
NOTES:**

Garage, Appears serviceable.



Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present, but loose clamp at water line or ground rod. Tighten as needed. Unused openings in the panel are missing covers, Panels are without the benefit of complete labeling.

**# OF 110 VOLT
CIRCUITS:**

16.

**# OF 220 VOLT
CIRCUITS:**

7

**SUBPANEL #1
LOCATION:**

Air conditioner condenser and a second subpanel at the air handler in the attic. No problems noted.

**SUBPANEL #2
LOCATION:**

Pool Equipment- Newer, no problems noted.

**SUB PANEL
NOTES:**

Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:**ENTRANCE
CABLES:**

Copper 2/0 rated for 150 amps.

**BRANCH
WIRING:**

Primarily copper. Some 220 volt circuits are wired with Aluminum cable, with anti-oxidant properly applied. This type of wiring is suitable for heavier 220 volt loads.- OK.

SWITCHES & OUTLETS:**CONDITION:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. The only Ground Fault Circuit Interrupter (GFCI) outlets are one located in the garage and one in each of the two bath areas. These Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

GFCI not operational in the master bath. On the surface, this unit appears operational, but testing shows the POWER IS NOT TURNED OFF WHEN THE TEST BUTTON IS TRIPPED, therefore, no safety protection is provided. Have a licensed electrician make repairs as needed to restore safe conditions. Some outlets did not function in the office. Further evaluation will be needed by a licensed electrician to restore service to this area. Exposed splices are noted at ceiling fans mounted in the garage. Proper electrical junction boxes are needed to restore safe conditions. Budget \$200+ for an electrician to make a service call.

Lights are not operational in some areas, possibly due to bad bulbs, Stored items prevent access and testing at some outlets and switches.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Appears serviceable, Dead Bolt is not operational, due to damage. Replace as needed.



OTHER EXTERIOR DOORS:

Sliding glass- Serviceable. Sliding screens at exterior doors are marginal-handle with care. Standard side/rear door is in serviceable condition, a little difficult to operate. Adjust as needed.

INTERIOR DOORS:

Appears serviceable, Adjustments needed at some to insure proper closure. Minor cosmetic damaged viewed at the back of some doors.

WINDOWS:

TYPE & CONDITION:

Aluminum, Single hung, A representative sampling was taken. Windows as a grouping are generally operational. Caulking/glazing compound deteriorated at two of three windows at the front of the living room. Normal maintenance item.

INTERIOR WALLS:

**MATERIAL &
CONDITION:**

Drywall, General condition appears serviceable, Stored items or furnishings prevent full inspection.

CEILINGS:

**TYPE &
CONDITION:**

Drywall, General condition appears serviceable, Typical cracks noted, Caulk as needed.

FLOORS:

**TYPE &
CONDITION:**

Carpet in most areas, Tile in the kitchen, hallway and bath areas. General condition appears serviceable. Some uneven areas are noted in the dining room, due to original concrete slab construction. This typically occurs somewhere in almost all concrete slab houses and is not a reason for undue concern.

SMOKE / FIRE DETECTOR:

COMMENTS:

Two noted, one in the garage, one in the dining room. Neither was tested. Could not test- No test button is provided, We suggest additional smoke detectors be installed in appropriate locations to protect sleeping occupants in bedrooms and other living areas.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Two car.

ROOF:

CONDITION: Same as house, See house roof report.

FLOOR:

CONDITION: Appears serviceable, Typical cracks noted. A more significant crack (about 1/4 inch in width) extends diagonally across the garage floor, but no differential settlement has occurred and seller states crack has been this way for the last 8-10 years, occurring sometime after the house was built and then stabilizing. My observations confirm no signs of recent movement. You may want to consider filling the crack with masonry patching compound to improve cosmetic appearance. Many folks install indoor-outdoor carpet in their garages, in some cases to eliminate the unsightliness of such cracks.

GARAGE DOOR(S):

CONDITION: No overhead garage door is installed. Instead, homeowner has had 4 french doors installed where a single overhead door would typically be placed. This means the garage cannot be used for auto storage at present. Garage has been converted to a workshop/office/utility room. Should you care to restore this area to a garage, an overhead garage door would need to be obtained, as well as the existing french doors removed by a remodeling contractor. This could represent a potential major expense, however, it is an improvement expense rather than a repair expense.



MISCELLANEOUS:

Stored items restrict viewing of the garage area.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND
CONDITION:

Stainless Steel, Appears serviceable, Minor wear noted, Faucet is serviceable, Hand sprayer is serviceable, Third faucet is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/
CONDITION:

Electric, Free-standing, Appears serviceable, but one range burner is inoperative. Budget \$35 for a replacement. Oven broiler and bake elements operate properly. Oven handle is a bit loose. Tighten as needed.

VENTILATION:

TYPE AND
CONDITION:

External, Fan/Hood operational, Exhaust fan is dirty.

REFRIGERATOR:

TYPE AND
CONDITION:

Electric. Appliance is newer, with an automatic icemaker.

DISHWASHER:

CONDITION:

Appears serviceable. This appliance is also a more recent replacement. Air gap device or high-loop is present on drain line- Proper.

GARBAGE DISPOSAL:

CONDITION:

None installed, It is best not to have a disposal where a septic system is in use.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable, Legend is worn at some control buttons.

ICE MAKER:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, with minor wear or cracking, Caulking is needed in the vicinity of the sink, Cabinets appear serviceable, with minor wear noted.

WALLS/CEILINGS/ FLOORS:

Walls and ceilings appear serviceable, Minor cracking noted
Floor covering is tile, Appears serviceable, Floor has a few damaged or cracked tiles.

WINDOWS/ DOORS:

Appear serviceable.

SWITCHES/ FIXTURES/ OUTLETS:

Appear serviceable, Some mystery switches noted.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

Electrical outlet is grounded, 220 Service-operational, Gas service pipe is provided, Dryer venting is provided, Laundry sink is provided.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection. Seller states this is personal property they intend to remove from the site upon vacating.

CLOTHES DRYER:

Dryer was not operated at the time of inspection. Seller states this is personal property they intend to remove from the site upon vacating.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Hall.

CONDITION OF SINK: Appears serviceable, The following problems were noted at the sink: Faucet leaks at O-rings. Replace washers as needed.

CONDITION OF TOILET: The following problems were noted at the toilet: Toilet tank is loose at the toilet bowl. Tighten as needed, Fill valve is worn and needs replacement. Toilet does not flush properly and needs repair. Minor plumbing repairs will be needed to restore proper operation.

TUB/SHOWER PLUMBING FIXTURES: Appears serviceable, The following problems were noted at the tub/shower drain: Mechanical drain stopper is not operational at tub. Shower head appears serviceable.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable. Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area. Caulking and/or re-grouting is needed to prevent water intrusion. Enclosure appears serviceable, but open gaps are seen under the interior of the shower curb. Caulk and seal all tub and shower areas as a precaution.



Caulk both ends of shower curb interior

BATH VENTILATION: Appears serviceable- Window.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK:

Double sinks- Appears serviceable, The following problems were noted at the sinks: FAUCET AT REAR SINK HAS REVERSED HOT AND COLD FLOW- Faucets with incorrect positioning of hot and cold water control often have their control cartridge or plastic insert for attachment of the handle installed upside-down. While repair is usually simple and quick, it often takes a plumbers knowledge to disassemble the faucet so the adjustment can be made.

CONDITION OF TOILET:

Appears serviceable Some replacement parts are noted within the toilet tank. Good.

TUB/SHOWER PLUMBING FIXTURES:

A tub and separate shower exist. Both appear serviceable. Shower head appears serviceable in shower area.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, however, caulking and/or re-grouting is needed to prevent water intrusion in the future. Also caulk around the perimeter of the fiberglass tub. Shower enclosure appears serviceable. No gaps under the curb on this one.

BATH VENTILATION:

Appears serviceable- Window.

BATHROOM AREA:

BATH LOCATION:

Half bath in Pool area.

CONDITION OF SINK:

Appears serviceable, Drain appears serviceable.

CONDITION OF TOILET:

Appears serviceable.

BATH VENTILATION:

Appears serviceable - Jalousie window in door.

POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

POOL SURFACE:

TYPE:

Concrete/Plaster.



CONDITION:

Appears Serviceable, The following was seen: Scale buildup at pool walls is due to excessive calcium in the pool water. Have adjustments made as needed by your pool service company. Mildly discolored surface will need an acid wash in 1-2 years. A few minor stains noted at the surface may or may not be removable.

SKIMMER & BASKET:

CONDITION:

Appears Serviceable, Top ring of the skimmer basket is loose and needs re-attachment.

RAILINGS AND ACCESSORIES:

CONDITION:

Handrailings are serviceable, Handrailing at the shallow end of the pool is a bit loose. Tighten. Plastic trim covers are missing at the base of one or more handrailings. Diving board is installed. Beware as diving board accidents are common. Many insurance companies now refuse to insure a home if the pool has a diving board installed.

POOL LIGHT:

Not operable. Light niche is loose in place, with re-attachment needed. A defective bulb may be at fault. Replacement will cost \$50.

PUMPING EQUIPMENT:

**PUMP/MOTOR
CONDITION:**

Duraglass II brand pump. 1.5 HP motor. Appears serviceable. A second pump is still in place but disconnected. Apparently there was a portable spa in use sometime in the past. Spa is gone, but old pumping and filtering equipment remains. Make inquiry with the sellers about the abandoned equipment and how it was set up when in use.



LEAKAGE?

Minor leakage is noted: O-ring at the top of the filter is leaking. Minor leakage occurring at the pressure gauge. Minor leakage is seen where the return pipe is attached at the top of the pump. This is a commonly seen leak. Make minor repairs when time permits.

LEAF BASKET:

Appears serviceable, Minor air bubbles- Monitor and repair if their frequency increases.

**PRIMARY
FILTERING:**

Cartridge, Appears serviceable.

**PRESSURE IN
PSI:**

26. Pressure is a bit high and filter element may be in need of cleaning or replacement.

CHLORINATOR:

In-line type.

VISIBLE PLUMBING LINE:

CONDITION:

Appears serviceable, Piping layout is more complicated than normally seen, due to the design of the system. Complicated installations are restrictive for owners, pool mechanics and poor service technicians.

HEATERS:

**TYPE AND
CONDITION:**

Solar panels, System is controlled by manual valves. Minor leakage is noted- At connected piping leading to solar panels atop the roof. A qualified pool equipment contractor should be called to make further evaluation and repairs as needed.

ELECTRIC CONTROLS:

A subpanel is provided- OK, Timer is serviceable, Terminal protector is missing from within timer. SAFETY HAZARD!



POOL DECKING:

**TYPE AND
CONDITION:**

Scored concrete/Keystone, covered with vinyl acrylic paint. Appears serviceable, A few minor settlement cracks are noted. None are significant.

POOL ENCLOSURE:

**TYPE AND
CONDITION:**

Screen cage, Appears serviceable, Latch on gate is not secured. A liability is present. Door closer is missing at the screen door.