

CHAMP HOME INSPECTIONS



HOME INSPECTION REPORT

Prepared By:

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Date: 1/1/00



123 Main Street
Anytown, GA 30000

Prepared For:

Mr. & Mrs. Homeowner
770-123-4567

GENERAL INFORMATION

Location of Property Inspected: 123 Main Street, Anytown, GA 30000

Date of Inspection: 1/1/00

General Conditions at Time of Inspection:

House Occupied: _____ Yes <u> X </u> No	House Faces: _____ N _____ S <u> X </u> E _____ W
Estimated Age of House: <u> 2 </u> Years <u>2007 - Verified by toilet tank</u>	Weather: <u> Sunny </u> Temp. <u> 50 Degrees </u>
Type of Structure: <u> Two story house on a basement </u>	Soil Conditions: <u> X </u> Dry _____ Damp _____ Snow/Frozen

DEFINITIONS: Below are listed the definitions used throughout the report to describe each feature of the property.

FUNCTIONAL	The item/system was performing its intended function at the time of the inspection.
MARGINAL	The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i>
NON-FUNCTIONAL	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.
N/A	The item/system does not exist or was visually concealed at the time of the inspection.
NOT INSPECTED	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
MONITOR CONDITIONS	The item/system was functioning at the time of the inspection, but should be monitored for signs of deterioration.
RECOMMEND REPAIRS	The item/system is in need of repair to work at a functional level.

SCOPE OF THE INSPECTION:

Champ Home Inspections, Inc. wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of furnaces, air conditioners, water heaters, etc. This home will be no exception. It is suggested that you budget for regular maintenance/repairs.

COMMENTS: All directions are from facing the front of the house.

CONTENT OF REPORT:

- | | | | |
|------------------------|------------------------|-----------------------|---------------------|
| I. Lot & Grounds | VI. Kitchen | XI. Heating | XVI. Bedrooms |
| II. Roof | VII. General Interior | XII. Air Conditioning | XVII. Summary of |
| III. Exterior Surfaces | VIII. Electrical | XIII. Water Heater | Recommended Repairs |
| IV. Garage/Carport | IX. Laundry Facilities | XIV. Attic | XVIII. Pictures |
| V. Foundation | X. Plumbing | XV. Bathrooms | |

I. LOT & GROUNDS

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
GRADING	X							None
<input checked="" type="checkbox"/> Positive Slope <input type="checkbox"/> Near Level <input type="checkbox"/> Negative Slope Toward House								
DRIVEWAY	X							Typical cracking noted on the driveway.
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Settlement <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Cracks <input type="checkbox"/> Brick <input type="checkbox"/> Trip Hazard <input type="checkbox"/> Gravel <input type="checkbox"/> Other								
WALKS/STEPS	X							None
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Poor Earth to Wood Clearance <input checked="" type="checkbox"/> Flagstone <input type="checkbox"/> Cracks <input type="checkbox"/> Brick <input type="checkbox"/> Settlement <input type="checkbox"/> Wood <input type="checkbox"/> Handrail Loose/Missing <input type="checkbox"/> Other <input type="checkbox"/> Trip Hazard								
PORCHES/STOOPS	X							None
<input checked="" type="checkbox"/> Enclosed <input type="checkbox"/> Settlement <input type="checkbox"/> Need Guard Rail <input type="checkbox"/> Open <input type="checkbox"/> Defective Posts/Boards <input type="checkbox"/> Not Bolted to House <input type="checkbox"/> <input type="checkbox"/> Poor Earth to Wood Clearance <input type="checkbox"/> Pickets Too Far Apart								
DECKS/BALCONY	X							None
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Flashing Problems <input type="checkbox"/> Railing/Handrail Loose <input type="checkbox"/> Other <input type="checkbox"/> No Footings Evident <input type="checkbox"/> Rail Opening Unsafe <input type="checkbox"/> <input type="checkbox"/> Defective Posts/Boards <input type="checkbox"/> Needs Joint Hangers <input type="checkbox"/> <input type="checkbox"/> Not Bolted to House <input type="checkbox"/> Poor Earth to Wood Clearance <input type="checkbox"/> <input type="checkbox"/> Ledger/Gerder Problems								

II. ROOF

Estimated Age: 2 Years # of Layers: One

Method of Inspection: **(Visual from Ground)** Walked On Ladder at Eaves Snow Covered

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
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ROOF		X					X	Asphalt/fiberglass shingles have a normal life of 15-20 years. Loose shingles were noted on the left side of the roof above the one car garage. Repair.
<input checked="" type="checkbox"/> Asphalt/Composition								
<input type="checkbox"/> Wood Shake		X						
<input type="checkbox"/> Wood Shingle								
<input type="checkbox"/> Tile								
<input type="checkbox"/> Tar & Gravel								
<input type="checkbox"/> Metal								
<input type="checkbox"/> Rolled Composition								

FLASHING/VALLEYS	X							None
<input type="checkbox"/> Metal								
<input checked="" type="checkbox"/> Aluminum								
<input type="checkbox"/> Unknown								

SKYLIGHTS				X				None
<input type="checkbox"/> Fixed/Stationary								
<input type="checkbox"/> Operable								

CHIMNEY	X							None
<input type="checkbox"/> Brick/Masonry								
<input checked="" type="checkbox"/> Framed								
<input type="checkbox"/> Metal								
<input type="checkbox"/> Other								

GUTTERS & DOWNSPOUTS	X						X	Several gutters were full of debris. Recommend cleaning.
<input checked="" type="checkbox"/> Aluminum								
<input type="checkbox"/> Copper								
<input type="checkbox"/> Metal								
<input type="checkbox"/> Vinyl								

III. EXTERIOR SURFACES

		<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
SIDING/TRIM		X							Recommend sealing several open joints noted in the siding on all sides of the house.
<input checked="" type="checkbox"/> Wood	Poor earth to Wood Clearance								
<input type="checkbox"/> Aluminum	Needs Paint								
<input type="checkbox"/> Vinyl	Missing/Loose								
<input checked="" type="checkbox"/> Brick	Cracked								
<input type="checkbox"/> Composite	Rot								
<input checked="" type="checkbox"/> Stone									
<input type="checkbox"/> Stucco									
<input checked="" type="checkbox"/> Hardiplank									
WINDOWS		X							None
<input checked="" type="checkbox"/> Wood	Rotted Trim								
<input type="checkbox"/> Vinyl	Inoperative								
<input type="checkbox"/> Metal	Fogged								
<input type="checkbox"/> Aluminum	Broken Handles/Cranks								
<input checked="" type="checkbox"/> Insulated Panes	Missing/Damaged Hardware								
<input type="checkbox"/> Single Pane	Needs Paint/Finish								
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Screens Missing/Torn								
EXTERIOR DOORS		X						X	The front door would not close properly when tested. Readjust the door hardware.
<input checked="" type="checkbox"/> Wood	Missing/Damaged Hardware								
<input checked="" type="checkbox"/> Metal	Evidence of Leak								
<input type="checkbox"/> Other	Doorbell Inoperative						<input checked="" type="checkbox"/> Repair/Replace Weather Stripping		
FIXTURES/OUTLETS & FAUCETS		X						X	Recommend sealing around the exterior faucet handles and around the ac lines at the point of entry into the house. ADDITIONAL COMMENTS <u>Location of outside GFCI reset:</u> Front, Rear, Left, & Right - On the outlets <u>Location of outside faucet shutoff:</u> Left - Above the water heater Right - On the right wall in the basement
	<input type="checkbox"/> Exterior Lights Inoperative						<input type="checkbox"/> Faucets Inoperative		
	<input type="checkbox"/> Outlets not GFCI Protected						<input type="checkbox"/> Faucets Broken		
	<input checked="" type="checkbox"/> Seal around Pipes / Wires								

IV. GARAGE/CARPORT

Type:	(Attached)	Detached	Built In	Carport	1 Car	2 Car	(3 Car)		
				<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	
								<i>Monitor Conditions</i>	
								<i>Recommend Repairs</i>	
								Comments	
FLOOR/WALLS/CEILING/DOORS				X					<p>One window lock was missing and one was broken in the two car garage. Repair.</p> <p>No attic access was noted above the one car garage. Recommend installing access panel to this space.</p> <p>The garage door safety sensors were installed too high on both garage doors. Recommend installing sensors between 4" - 6" above the ground.</p> <p>No weather stripping was noted on the exterior entry door in the two car garage. Recommend installation.</p> <p>Torn weather stripping was noted on the bottom of the interior entry door in the two car garage. Repair.</p>
		<input type="checkbox"/> Cracked		X				Obscured/Limited View	
		<input type="checkbox"/> Settlement/Movement						Outlets NOT GFCI Protected	
		<input type="checkbox"/> No Sheet Rock						Entrance Door not rated	
GARAGE DOORS				X				X	
<input type="checkbox"/> 2	Number of Openers	<input checked="" type="checkbox"/> X	Repair/Adjust Automatic Reverse						
<input type="checkbox"/>	Wood	<input type="checkbox"/>	Loose Track						
<input checked="" type="checkbox"/> X	Metal	<input type="checkbox"/>	Damaged/Inoperative						
<input type="checkbox"/>	Fiberglass	<input type="checkbox"/>	Missing/Damaged Hardware						
<input type="checkbox"/>	Other	<input type="checkbox"/>	Repair/Replace Weather-Stripping						

VI. KITCHEN

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
CEILING	X							
WALLS	X							
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE	X							
FIXTURES & OUTLETS		X					X	The island outlet and one outlet next to the refrigerator tested as open neutral. Recommend further evaluation and repairs from a licensed electrician.
GFCI PROTECTION	X							
COUNTERTOPS/CABINETS	X							
SINK/FAUCET	X							The dishwasher was not secured to the cabinets. Repair.
WATER PRESSURE/FLOW/DRAINAGE	X							
DISHWASHER/CROSS FLOW PROTECTION					X		X	The dishwasher was not tested, due to the drain line was disconnected below the sink. Repair.
REFRIGERATOR (Built-in)				X				
MICROWAVE (Built-in)	X							
GARBAGE DISPOSAL			X				X	The garbage disposal did not operate when tested. Repair.
EXHAUST FAN	X							
<input type="checkbox"/> Vented <input checked="" type="checkbox"/> Recirculating								No water hammer arrestor was noted on the refrigerator water line connection. Recommend installation when a quick closing valve is used. Reference: 2006 IRC P2903.5
STOVE TOP/OVEN	X							
<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric								

VIII. ELECTRICAL

Service:	Overhead	(Underground)					Main Breaker Location: On the right side of the house												
Size of Service:	60 AMP	100 AMP	150 AMP	(200 AMP)	Undetermined														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"></td> <td style="width:10%; text-align: center;"><i>Functional</i></td> <td style="width:10%; text-align: center;"><i>Marginal</i></td> <td style="width:10%; text-align: center;"><i>Non-Functional</i></td> <td style="width:10%; text-align: center;"><i>N/A</i></td> <td style="width:10%; text-align: center;"><i>Not Inspected</i></td> <td style="width:10%; text-align: center;"><i>Monitor Conditions</i></td> <td style="width:10%; text-align: center;"><i>Recommend Repairs</i></td> <td style="width:17%;"></td> </tr> </table>												<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	
	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>												
Comments																			
ENTRANCE CABLE																			
<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Other																			
PANEL																			
<input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Combination <input type="checkbox"/> Pointed Panel Screws <input type="checkbox"/> Un-labeled Breakers																			
GFCI (In Panel)																			
X																			
ARC FAULT																			
X																			
SUB-PANEL																			
X																			
BRANCH CIRCUITS																			
<input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Other <input type="checkbox"/> Improper Splices <input type="checkbox"/> Open Knockouts <input type="checkbox"/> Wire Connector Missing <input type="checkbox"/> No Main Disconnect <input type="checkbox"/> Overfused <input type="checkbox"/> Double Tapping <input type="checkbox"/> Improper Ground <input type="checkbox"/> Overheating/Scorching <input type="checkbox"/> Water Meter Not Jumpered <input type="checkbox"/> Breakers Incorrect Manufacturer <input type="checkbox"/> Rust/Corrosion <input type="checkbox"/> Insufficient Access																			
# of Smoke Detectors: Twelve (One in the basement) (One in each garage) (Five in the first floor) (Four in the second floor) Recommend installing carbon monoxide tester.																			
BONDING/GROUNDING																			
X																			
<input checked="" type="checkbox"/> Rod <input checked="" type="checkbox"/> Water Pipe <input type="checkbox"/> Not Located <input type="checkbox"/> Bonding Rod Missing <input type="checkbox"/> Ground Rod Disconnected																			
SMOKE DETECTORS																			
X																			
<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested <input type="checkbox"/> Missing <input type="checkbox"/> Replace Batteries																			
ADDITIONAL COMMENTS																			
1974 nec: gfci protection required for all exterior receptacles. 1978 nec: gfci protection required for all bathrooms. 1980 nec: gfci protection required in all garages. 1984 nec: gfci protection required for receptacles located within 6 ft. of water. 1986 nec: gfci protection required in unfinished basements. 1996 nec: gfci protection required at all kitchen counter receptacles.																			

IX. LAUNDRY FACILITIES

Location: Next to the garage

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
UTILITY HOOKUPS	X						X	No water hammer arrestor was noted on the washing machine connections. Recommend installation when a quick closing valve is used. Reference: 2006 IRC P2903.5
DRYER VENTS	X							
DRAIN	X							
CEILING/WALLS	X							
FLOOR/FINISH	X							

X. PLUMBING

Water Service: **(Public)** Private **(Water On)** Water Off Main Water Shut off Location: Next to the ceiling on the right wall in the basement

Sewer Service: Public **(Private)**

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
SUPPLY	X							The house water pressure tested approx. 45 psi.
<input checked="" type="checkbox"/> Copper								
<input type="checkbox"/> CPVC								
<input type="checkbox"/> Polybutylene								
<input type="checkbox"/> Galvanized								
<input type="checkbox"/> Other								
<input type="checkbox"/> Excessive Pressure								
<input type="checkbox"/> Handle Broken								
DISTRIBUTION	X							
<input checked="" type="checkbox"/> Copper								
<input type="checkbox"/> CPVC								
<input type="checkbox"/> Polybutylene								
<input type="checkbox"/> Galvanized								
<input type="checkbox"/> Other								

XII. AIR CONDITIONING

Brand: Trane Age: 2006 BTU's: 48,000 Maximum Breaker: 40 amps

Brand: Trane Age: 2006 BTU's: 24,000 Maximum Breaker: 20 amps

<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>
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Comments

AIR CONDITIONER OPERATION

<input checked="" type="checkbox"/>	Electric	<input type="checkbox"/>	Inoperable	<input type="checkbox"/>	Dirty/Damaged Condenser
<input type="checkbox"/>	Gas	<input type="checkbox"/>	No Pad Under Unit	<input type="checkbox"/>	Remove Obstructions/Vegetation
<input type="checkbox"/>	Central	<input checked="" type="checkbox"/>	Outside Unit Not Level	<input type="checkbox"/>	No Outside Disconnect
<input type="checkbox"/>	Window	<input type="checkbox"/>	Torn Insulation	<input type="checkbox"/>	At or Near Design Life
<input type="checkbox"/>	Other	<input type="checkbox"/>	Rust/Corrosion	<input type="checkbox"/>	Beyond Design Life
<input type="checkbox"/>		<input checked="" type="checkbox"/>	Outside Temperature Too Cold to Test		
<input type="checkbox"/>		<input type="checkbox"/>	Temperature Differential Outside Industry Standards		

Air conditioner compressor has a normal life of 8-18 years.
Both ac units were un-level. Recommend re-leveling units.

XIII. WATER HEATER

Brand: A.O. Smith Age: 2007 Size (Gallons): 50 Location: In the basement

<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>
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Comments

WATER HEATER

<input type="checkbox"/>	Gas	<input type="checkbox"/>	Leaks	<input type="checkbox"/>	Faulty Flue Connection
<input checked="" type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Too Small	<input type="checkbox"/>	Gas Leak
<input type="checkbox"/>	Oil	<input type="checkbox"/>	Improper Elevation	<input type="checkbox"/>	Insulation Blanket Obstructs View
<input type="checkbox"/>	Solar	<input type="checkbox"/>	At or Near Design Life	<input type="checkbox"/>	Missing Relief Valve Extension
<input type="checkbox"/>	Boiler	<input type="checkbox"/>	Beyond Design Life		
<input type="checkbox"/>	Other				

The life expectancy of a hot water heater is 8-12 years.
The water heater appears to be too small based on the Georgia State Amendments to the International Plumbing Code table 506 (2006 edition). A minimum of 66 gallon water heater is recommended based on the table. Recommend further evaluation from a licensed plumbing contractor.

XV. BATHROOMS

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
CEILING/WALLS	X							<p><i>Location of bathroom GFCI reset:</i> In the first floor guest bathroom</p> <p><u>Master Bathroom</u> The bathroom door, toilet room door, and closet door would not close properly when tested. Readjust the door hardware. The jacuzzi tub did not operate when tested. Repair.</p> <p>The cold water control knob on the tub did not operate properly when tested. Repair.</p> <p>Recommend sealing several open grout joints noted on the tile in the shower area.</p> <p><u>1st Floor Bathroom</u> Recommend sealing several open grout joints noted on the tile in the tub area.</p> <p><u>2nd Floor Right Bathroom</u> Recommend sealing several open grout joints noted on the tile in the tub area.</p> <p><u>2nd Floor Left Bathroom</u> Recommend sealing several open grout joints noted on the tile in the tub area. The tub drain plug was missing. Install. The rear bathroom door and toilet room door would not close properly when tested. Readjust the door hardware.</p>
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE		X					X	
FIXTURES/OUTLETS/GFCI PROTECTION	X							
COUNTERTOPS/CABINETS	X							
SINKS	X							
TUBS/SHOWERS		X					X	
EXHAUST FANS	X							
TOILETS	X							
WATER PRESSURE/FLOW/DRAINAGE	X							

XVI. BEDROOMS

	<i>Functional</i>	<i>Marginal</i>	<i>Non-Functional</i>	<i>N/A</i>	<i>Not Inspected</i>	<i>Monitor Conditions</i>	<i>Recommend Repairs</i>	Comments
CEILINGS	X							<u>Master Bedroom</u> One window lock would not lock when tested. Repair.
WALLS	X							
WINDOWS/TRIM	X						X	
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE	X							
CLOSETS	X							
FIXTURES & OUTLETS	X							

XVII. SUMMARY OF RECOMMENDED REPAIRS

Location	Description
II. Roof	<p>Loose shingles were noted on the left side of the roof above the one car garage. Repair. (See picture #1)</p> <p>Several gutters were full of debris. Recommend cleaning.</p>
III. Exterior Surfaces	<p>Recommend sealing several open joints noted in the siding on all sides of the house. (See picture #2 taken on rear side of one car garage for example)</p> <p>The front door would not close properly when tested. Readjust the door hardware.</p> <p>Recommend sealing around the exterior faucet handles and around the ac lines at the point of entry into the house. (See pictures #3 - #4)</p> <p>One window lock was missing and one was broken in the two car garage. Repair. (See picture #5)</p> <p>No attic access was noted above the one car garage. Recommend installing access panel to this space. (See picture #6)</p>
IV. Garage/Carport	<p>The garage door safety sensors were installed too high on both garage doors. Recommend installing sensors between 4" - 6" above the ground. (See picture #7)</p> <p>No weather stripping was noted on the exterior entry door in the two car garage. Recommend installation. (See picture #8)</p> <p>Torn weather stripping was noted on the bottom of the interior entry door in the two car garage. Repair. (See picture #9)</p>
V. Foundation	<p>Water intrusion and rot were noted on the wall below the right fireplace. Repair. (See picture #10)</p> <p>Evidence of wood destroying organisms were noted between the concrete floor and right foundation wall. Recommend further evaluation and treatment from a licensed pest control company. (See picture #11)</p> <p>Two unsecured foundation anchor straps were noted next to the front foundation wall. Resecure. (See picture #12)</p> <p>No caps were noted on the sump pump area. Recommend installation. (See picture #13)</p> <p>Vertical cracks were noted on the left foundation wall. Monitor for further cracking and seal as needed.</p>







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
VI. Kitchen	<p>The island outlet and one outlet next to the refrigerator tested as open neutral. Recommend further evaluation and repairs from a licensed electrician. (See picture #14 for location of outlets)</p> <p>The dishwasher was not secured to the cabinets. Repair. (See picture #15)</p> <p>The dishwasher was not tested, due to the drain line was disconnected below the sink. Repair. (See picture #16)</p> <p>The garbage disposal did not operate when tested. Repair.</p> <p>No water hammer arrestor was noted on the refrigerator water line connection. Recommend installation when a quick closing valve is used. Reference: 2006 IRC P2903.5 (See picture #17 for current installation & picture #18 for recommended installation method)</p>
VII. General Interior	<p>One loose spindle was noted on the handrail in the second floor hallway. Resecure. (See picture #19)</p>
IX. Laundry Facilities	<p>No water hammer arrestor was noted on the washing machine connections. Recommend installation when a quick closing valve is used. Reference: 2006 IRC P2903.5 (See picture #20 for current installation & picture #21 for recommended installation method)</p>
XII. Air Conditioning	<p>Both ac units were un-level. Recommend re-leveling units. (See picture #22)</p>
XIII. Water Heater	<p>The water heater appears to be too small based on the Georgia State Amendments to the International Plumbing Code table 506 (2006 edition). A minimum of 66 gallon water heater is recommended based on the table. Recommend further evaluation from a licensed plumbing contractor.</p>
XIV. Attic	<p>No nails were noted in the mounting brackets of the upper attic entry door. Recommend installation. (See picture #23)</p> <p>Several pieces of weather stripping were missing on the upper attic entry door. Recommend installation.</p> <p>No insulation certificate was noted in the attic. Recommend installation. Reference: 2006 IRC N1101.4.2</p> <p>Low levels of blown insulation were noted throughout the attic. Recommend installing additional insulation at a minimum of R-30 value. Reference: 2006 IRC Table N1102.1 (See picture #24 taken above 1st floor bedroom & picture #25 taken above master bedroom)</p> <p>No insulation depth markers were noted in the attic. Recommend installation at every 300 sq. ft. of attic space. Reference: 2006 IRC N1101.4.1</p>

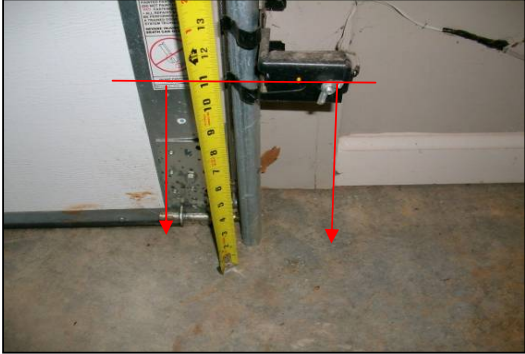





XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description
<p>XV. Bathrooms</p>	<p><u>Master Bathroom</u> The bathroom door, toilet room door, and closet door would not close properly when tested. Readjust the door hardware. The jacuzzi tub did not operate when tested. Repair. The cold water control knob on the tub turns 360 degrees when operated. Recommend re-adjusting to operate a maximum of 180 degrees. (See picture #26) Recommend sealing several open grout joints noted on the tile in the shower area. (See picture #27)</p> <p><u>1st Floor Bathroom</u> Recommend sealing several open grout joints noted on the tile in the tub area. (See picture #28)</p> <p><u>2nd Floor Right Bathroom</u> Recommend sealing several open grout joints noted on the tile in the tub area.</p> <p><u>2nd Floor Left Bathroom</u> Recommend sealing several open grout joints noted on the tile in the tub area. The tub drain plug was missing. Install. The rear bathroom door and toilet room door would not close properly when tested. Readjust the door hardware.</p>
<p>XVI. Bedrooms</p>	<p><u>Master Bedroom</u> One window lock would not lock when tested. Repair.</p>







XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #1 - #2</p> <div data-bbox="130 386 375 487" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Loose shingles noted above garage</p> </div>		 <div data-bbox="1707 386 1950 487" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Unsealed siding joints</p> </div>
<p>#3 - #4</p> <div data-bbox="130 768 375 868" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Unsealed and loose faucet handle</p> </div>		 <div data-bbox="1707 768 1950 868" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Unsealed brick around ac line</p> </div>
<p>#5 - #6</p> <div data-bbox="130 1146 375 1247" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Window lock missing in two car garage</p> </div>		 <div data-bbox="1707 1146 1950 1247" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>No attic access above one car garage</p> </div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #7 - #8</p> <div data-bbox="128 399 373 500" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Garage door sensors too high</p> </div>		 <div data-bbox="1713 399 1957 500" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>No weather stripping on exterior garage entry door</p> </div>
<p>#9 - #10</p> <div data-bbox="128 743 373 883" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Torn weather stripping on bottom of interior garage entry door</p> </div>		 <div data-bbox="1713 773 1957 873" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Water intrusion and rot on right wall in the basement</p> </div>
<p>#11 - #12</p> <div data-bbox="128 1154 373 1255" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Active wood destroying organism tunnels in basement</p> </div>		 <div data-bbox="1713 1146 1957 1247" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Unsecured foundation anchor straps in basement</p> </div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #13 - #14</p> <div data-bbox="134 404 380 505" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>No caps on sump pump top</p> </div>		 <div data-bbox="1713 404 1959 505" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Location of two outlets that tested as open neutral</p> </div>
<p>#15 - #16</p> <div data-bbox="134 781 380 883" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Dishwasher not secured to countertop</p> </div>		 <div data-bbox="1713 781 1959 883" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Dishwasher drain line disconnected</p> </div>
<p>#17 - #18</p> <div data-bbox="134 1149 380 1252" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>No water hammer arrestor on refrigerator line</p> </div>		 <div data-bbox="1713 1138 1959 1252" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Recommended installation method of water hammer arrestor</p> </div>

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p>XVIII. Pictures #19 - #20</p> <div data-bbox="128 383 373 483" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Loose spindle on guard railing in second floor</p> </div>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="520 269 1041 621"> </div> <div data-bbox="1180 269 1701 621"> </div> </div> <div data-bbox="1713 404 1955 500" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>No water hammer arrestor on washine machine connections</p> </div>	
<p>#21 - #22</p> <div data-bbox="128 789 373 906" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Recommended installation method of water hammer arrestors</p> </div>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="520 643 1041 995"> </div> <div data-bbox="1180 643 1701 995"> </div> </div> <div data-bbox="1713 784 1955 880" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Both ac units were not level</p> </div>	
<p>#23 - #24</p> <div data-bbox="128 1154 373 1250" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Missing nails on mounting plates</p> </div>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="520 1016 1041 1369"> </div> <div data-bbox="1180 1016 1701 1369"> </div> </div> <div data-bbox="1713 1141 1955 1237" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Low levels of insulation above guest bedroom</p> </div>	

XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)

Location	Description	
<p data-bbox="174 245 338 297">XVIII. Pictures #25 - #26</p> <div data-bbox="134 399 380 500" style="border: 1px solid black; padding: 5px;"><p data-bbox="134 399 317 488">Low levels of insulation above master bedroom</p></div>		 <div data-bbox="1705 402 1950 503" style="border: 1px solid black; padding: 5px;"><p data-bbox="1705 402 1898 462">Handle spins 360 degrees</p></div>
<p data-bbox="205 654 302 678">#27 - #28</p> <div data-bbox="134 776 373 873" style="border: 1px solid black; padding: 5px;"><p data-bbox="134 776 363 833">Unsealed grout joints in shower area</p></div>		 <div data-bbox="1705 776 1950 876" style="border: 1px solid black; padding: 5px;"><p data-bbox="1705 776 1940 833">Unsealed grout joints in tub area</p></div>