

# CHAMP HOME INSPECTIONS



## HOME INSPECTION REPORT

**Prepared By:**

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Date: 1/1/00



123 Any Street  
Any Town, GA 30000

**Prepared For:**

Mr. & Mrs. Homeowner  
770-123-4567

**GENERAL INFORMATION**

**Location of Property Inspected:** 123 Any Street, Any Town, GA 30000

**Date of Inspection:** 1/1/00

**General Conditions at Time of Inspection:**

House Occupied: \_\_\_\_\_ Yes        X   No

House Faces:      \_\_\_\_\_ N        X   S      \_\_\_\_\_ E      \_\_\_\_\_ W

Estimated Age of House:   3   Years

Weather:   Sunny        Temp.   75   Degrees

Type of Structure:   Two story house on a basement  

Soil Conditions:   X   Dry      \_\_\_\_\_ Damp      \_\_\_\_\_ Snow/Frozen

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

<b>FUNCTIONAL</b>	The item/system was performing its intended function at the time of the inspection.
<b>MARGINAL</b>	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>
<b>NON-FUNCTIONAL</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.
<b>N/A</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>NOT INSPECTED</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
<b>MONITOR CONDITIONS</b>	The item/system was functioning at the time of the inspection, but should be monitored for signs of deterioration.
<b>RECOMMEND REPAIRS</b>	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 Recommended Repairs |
| III. Exterior Surfaces | VIII. Electrical       | XIII. Water Heater    | XVIII. Pictures                      |
| IV. Garage/Carport     | IX. Laundry Facilities | XIV. Attic            |                                      |
| V. Foundation          | X. Plumbing            | XV. Bathrooms         |                                      |

<b>I. LOT &amp; GROUNDS</b>									
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
<b>GRADING</b>		X							None
<input checked="" type="checkbox"/> Positive Slope <input type="checkbox"/> Near Level <input type="checkbox"/> Negative Slope Toward House									
<b>DRIVEWAY</b>			X					X	Typical cracking noted on the driveway.
<input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Erosion <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									Erosion was noted under the rear part of the driveway. Repair.
<b>WALKS/STEPS</b>		X						X	Recommend sealing open joint noted between the top step and front porch.
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Poor Earth to Wood Clearance <input checked="" type="checkbox"/> Flagstone <input checked="" type="checkbox"/> Open Joint <input type="checkbox"/> Brick <input type="checkbox"/> Settlement <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Handrail Loose/Missing <input type="checkbox"/> Other <input type="checkbox"/> Trip Hazard									
<b>PORCHES/STOOPS</b>		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"/> Poor Earth to Wood Clearance <input type="checkbox"/> Pickets Too Far Apart									
<b>DECKS/BALCONY</b>		X						X	One warped floor board was noted on the rear deck. Repair.
<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"/> Defective Posts/Boards <input type="checkbox"/> Needs Joint Hangers <input type="checkbox"/> Not Bolted to House <input type="checkbox"/> Poor Earth to Wood Clearance <input type="checkbox"/> Ledger/Gerder Problems									

<b>I. LOT &amp; GROUNDS (CONT'D)</b>									
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
<b>PATIO</b>		X							None
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Slopes Toward House								
<input type="checkbox"/> Brick	<input type="checkbox"/> Cracks								
<input type="checkbox"/> Flagstone	<input type="checkbox"/> Settlement								
<input type="checkbox"/> Other									
<b>RETAINING WALLS</b>		X						X	No guard railing was noted on top of the rear left retaining wall attached to the house. Recommend installation, due to a ground height of more than 30" below. Reference: 2006 Georgia State Amendments to the IRC section R312.1
<input type="checkbox"/> Concrete	<input type="checkbox"/> Leaning								
<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Weep Holes Needed								
<input type="checkbox"/> Timber	<input type="checkbox"/> Cracks								
<input type="checkbox"/> Stone	<input type="checkbox"/> Rot								
<input type="checkbox"/> Block	<input checked="" type="checkbox"/> Guard Rail Missing								
<input type="checkbox"/> Other									
<b>FENCES/GATES</b>					X				None
<input type="checkbox"/> Wood	<input type="checkbox"/> Missing Boards/Blocks								
<input type="checkbox"/> Chain Link	<input type="checkbox"/> Loose Posts								
<input type="checkbox"/> Wrought Iron	<input type="checkbox"/> Gate Missing								
<input type="checkbox"/> Masonry	<input type="checkbox"/> Latch Non-Functional								
<input type="checkbox"/> Other	<input type="checkbox"/> Leaning								
<b>LANDSCAPING</b>		X							None
<input checked="" type="checkbox"/> Established	<input type="checkbox"/> Over Grown								

<b>II. ROOF</b>										
Estimated Age: 3 Years		# of Layers: One								
Method of Inspection: <b>(Visual from Ground)</b>		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>		
<b>Comments</b>										
<b>ROOF</b>		<input checked="" type="checkbox"/>								Asphalt/fiberglass shingles have a normal life of 15-20 years.
<input checked="" type="checkbox"/> Asphalt/Composition	Suspected Leak									
<input type="checkbox"/> Wood Shake	Missing Shingles									
<input type="checkbox"/> Wood Shingle	Cupping/Curling/Lifting/Brittle									
<input type="checkbox"/> Tile	Previous Repairs Noted									
<input type="checkbox"/> Tar & Gravel	Excessive Granular Loss									
<input type="checkbox"/> Metal	Bubbling									
<input type="checkbox"/> Rolled Composition	Trim Trees/Branches									
<b>FLASHING/VALLEYS</b>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	No counter flashing was noted on the brick at the connection to the small roof section located on the left side of the house. Recommend installation.
<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Missing									
<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Pipe Boot Cracked									
<input type="checkbox"/> Unknown	<input type="checkbox"/> Continuous									
<b>SKYLIGHTS</b>					<input checked="" type="checkbox"/>					None
<input type="checkbox"/> Fixed/Stationary	Suspected Leaks									
<input type="checkbox"/> Operable	Caulking Needed									
<b>CHIMNEY</b>			<input checked="" type="checkbox"/>							None
<input type="checkbox"/> Brick/Masonry	Improper Height									
<input checked="" type="checkbox"/> Framed	Suspected Leak									
<input type="checkbox"/> Metal	Deteriorated/Missing Cap									
<input type="checkbox"/> Other	Out of Plumb									
<b>GUTTERS &amp; DOWNSPOUTS</b>			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>	No splash blocks were noted below the downspouts. Recommend installation.
<input checked="" type="checkbox"/> Aluminum	Missing									
<input type="checkbox"/> Copper	Rust/Corroded									
<input type="checkbox"/> Metal	Leaking									
<input type="checkbox"/> Vinyl	Loose									
	Filled with Debris									
	Missing Extension/Splash Block									
	Misaligned									

III. EXTERIOR SURFACES									
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
<b>SIDING/TRIM</b>									
<input checked="" type="checkbox"/>	Wood							<input checked="" type="checkbox"/>	<p>Recommend sealing the following items:</p> <p>Open gaps noted on top of the front porch columns.</p> <p>Around the pvc pipe located in the right soffit vent.</p> <p>Around the pipes and meter boxes located on the left side of the house.</p> <p>Around the lights located attached to the brick on the rear and left sides of the house.</p> <p>Around the gas line on the right side of the house.</p> <p>Open joints noted in the siding on the rear side of the house.</p> <p>One outlet cover was broken in the rear covered deck area.</p> <p>Open joints noted in the trim on all sides of the house.</p>
	Aluminum								
	Vinyl		<input checked="" type="checkbox"/>						
<input checked="" type="checkbox"/>	Brick								
	Composite		<input checked="" type="checkbox"/>						
<input checked="" type="checkbox"/>	Stone								
	Stucco								
<input checked="" type="checkbox"/>	Hardiplank								
<b>WINDOWS</b>									
<input checked="" type="checkbox"/>	Wood		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<p>No threshold support was noted under the rear exterior door in the covered deck area. Install.</p> <p>One vent cover was stuck open on the left side of the house.</p> <p>Rot was noted on the lower trim next to the rear chimney.</p>
	Vinyl								
	Metal								
	Aluminum								
<input checked="" type="checkbox"/>	Insulated Panes		<input checked="" type="checkbox"/>						
	Single Pane								
	Other		<input checked="" type="checkbox"/>						
<b>EXTERIOR DOORS</b>									
<input checked="" type="checkbox"/>	Wood		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<p>One brick was missing on the lower part of the rear chimney. Repair.</p> <p>One small piece of wood shake siding was missing on the right side of the house. Install.</p>
<input checked="" type="checkbox"/>	Metal								
	Other								
<b>FIXTURES/OUTLETS &amp; FAUCETS</b>									
			<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<p>No screens were noted on the windows. Recommend installation.</p> <p>The left exterior outlet would not reset when tested. Repair.</p> <p>The rear exterior outlets in the covered patio did not operate when tested. The bulbs may be blown.</p>
<b>ADDITIONAL COMMENTS</b>									
<u>Location of outside GFCI reset:</u>					<u>Location of outside faucet shutoff:</u>				
Front, Left & Rear Upper - On the outlet					Left - On the left basement wall				
Right - Not located					Right - Above the water heater				
<p>One vent cover was broken on the rear side of the house.</p> <p>One piece of head flashing was too short above the rear family room windows. Repair.</p> <p>The front and rear exterior outlets would not trip when tested.</p>									

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	
<b>FLOOR/WALLS/CEILING/DOORS</b>				X						X	One piece of weather stripping was missing on the exterior garage entry door. Install.
		<input type="checkbox"/> Cracked			<input type="checkbox"/> Obscured/Limited View						
		<input type="checkbox"/> Settlement/Movement			<input type="checkbox"/> Outlets NOT GFCI Protected						
		<input type="checkbox"/> No Sheet Rock			<input checked="" type="checkbox"/> Repair/Replace Weather-Stripping						
<b>GARAGE DOORS</b>				X						X	No safety sensors were noted on the one car garage door. Recommend installation for added safety.
<input type="checkbox"/> 2	Number of Openers	<input type="checkbox"/> Repair/Adjust Automatic Reverse									
<input type="checkbox"/>	Wood	<input type="checkbox"/> Loose Track									
<input checked="" type="checkbox"/>	Metal	<input type="checkbox"/> Damaged/Inoperative									
<input type="checkbox"/>	Fiberglass	<input checked="" type="checkbox"/> Missing/Damaged Hardware									
<input type="checkbox"/>	Other	<input type="checkbox"/> Repair/Replace Weather-Stripping									

<b>V. FOUNDATION</b>											
Type of Foundation:	<b>(Basement)</b>	Crawl Space	Slab on Grade	Other							
					<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>
										<b>Comments</b>	
<b>FRAMING/SUPPORT</b>										None	
<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Vertical Cracks	<input checked="" type="checkbox"/> Limited Observation									
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Horizontal Cracks	<input type="checkbox"/> Leaning/Bowing									
<input type="checkbox"/> Stone	<input type="checkbox"/> Step Cracks	<input type="checkbox"/> Suspected Leak									
<input type="checkbox"/> Brick	<input type="checkbox"/> Inadequate Ventilation	<input type="checkbox"/> No Insulation									
<input type="checkbox"/> Post/Pier	<input type="checkbox"/> Settlement	<input type="checkbox"/> Fire Blocking Missing									
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Needs Caulk/Seal Coating										
<b>SUMP/SUMP PUMP</b>										None	
<input type="checkbox"/> Covered											
<input type="checkbox"/> No Pump Present											
<input type="checkbox"/> Dry at Time of Inspection											
<b>CRAWL SPACE</b>										None	
<input type="checkbox"/> Physical Entry	<input type="checkbox"/> Standing Water	<input type="checkbox"/> Suspected Plumbing Leak									
<input type="checkbox"/> Visual From Access	<input type="checkbox"/> Inadequate Ventilation	<input type="checkbox"/> Suspected Water Intrusion									
<input type="checkbox"/> No Access	<input type="checkbox"/> Damaged/Deteriorated Wood	<input type="checkbox"/> Tree/Shrub Penetration									
<input type="checkbox"/> Limited Access	<input type="checkbox"/> Missing/Improper Vapor Barrier										

<b>VI. KITCHEN</b>								
	<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>	<b>Comments</b>
<b>CEILINGS</b>	X							<p>Several cabinet knobs were missing. Recommend installation.</p> <p>A large gap was noted on the countertop behind the cook top. Repair.</p> <p>The island outlets were not gfci rated outlets. Recommend replacing with gfci rated outlets for added safety.</p> <p>The garbage disposal did not operate when tested. Repair.</p> <p>I was unable to determine the use for one switch near the pantry area. Recommend further evaluation from a licensed electrician.</p>
<b>WALLS</b>	X							
<b>WINDOWS/TRIM</b>	X							
<b>FLOOR/FINISH</b>	X							
<b>INTERIOR DOORS/HARDWARE</b>		X					X	
<b>FIXTURES &amp; OUTLETS</b>	X							
<b>GFCI PROTECTION</b>		X					X	
<b>COUNTERTOPS/CABINETS</b>		X					X	
<b>SINK/FAUCET</b>	X							
<b>WATER PRESSURE/FLOW/DRAINAGE</b>	X							
<b>DISHWASHER/CROSS FLOW PROTECTION</b>	X							
<b>REFRIGERATOR (Built-in)</b>				X				
<b>MICROWAVE (Built-in)</b>	X							
<b>GARBAGE DISPOSAL</b>			X				X	
<b>EXHAUST FAN</b>	X							
<input checked="" type="checkbox"/> Vented <input type="checkbox"/> Recirculating								
<b>STOVE TOP/OVEN</b>	X							
<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric								

VII. GENERAL INTERIOR									
		Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
<b>CEILING</b>		X							Light fixtures and wall receptacles were randomly tested.  <b>Den</b> One chain was broken on the ceiling light. Repair. The top sash was broken on the rear left window. Recommend replacing.  <b>Basement</b> Several lights did not operate when tested. The bulbs may be blown. One gfci outlet near the return vent would not reset when tested. Repair. The rear exterior double doors would not close properly when tested. Readjust the door hardware.  <b>Living Room</b> The bottom latch was broken on the front exterior double doors. Repair.
<b>WALLS</b>		X							
<b>WINDOWS/TRIM</b>			X					X	
<b>FLOOR/FINISH</b>		X							
<b>INTERIOR DOORS/HARDWARE</b>		X							
<b>FIXTURES &amp; OUTLETS</b>			X					X	
<b>CLOSET/STORAGE</b>		X							
<b>BUILT IN SHELVING</b>		X							
<b>WET BAR</b>					X				
<b>FIREPLACE</b>		X							
2	Number of Fireplaces								
X	Wood burning								
	Gas Log								
X	Gas Starter								
X	Prefab Insert								
	Masonry Firebox								
	Metal Firebox								
<b>STAIRS</b>		X							
	No Hand Rail								
	Loose Hand Rail								

VIII. ELECTRICAL											
Service:	Overhead	(Underground)			Main Breaker Location: On the left side of the house						
Size of Service:	60 AMP	100 AMP	150 AMP	(200 AMP x 2)	Undetermined						
				Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	
<b>Comments</b>											
<b>ENTRANCE CABLE</b>				X							
<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Copper <input type="checkbox"/> Other				The basement furnace condensate pump and water heater recirculating pump are currently plugged into gfci rated outlets. Recommend replacing outlets with a standard outlet to help prevent from accidental tripping of gfci outlets.							
<b>PANEL</b>				X							
<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							
<b>GFCI (In Panel)</b>							X				
<b>ARC FAULT</b>				X							
<b>SUB-PANEL</b>							X				
<b>BRANCH CIRCUITS</b>				X							
<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"/> Over fused <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	<b># of Smoke Detectors:</b> Ten (One in the garage) (One in the basement) (Two in the first floor) (Six in the second floor)
<b>BONDING/GROUNDING</b>								X			
<input type="checkbox"/> Rod <input type="checkbox"/> Water Pipe <input checked="" type="checkbox"/> Not Located				<input type="checkbox"/> Bonding Rod Missing <input type="checkbox"/> Ground Rod Disconnected						<b>ADDITIONAL COMMENTS</b> 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.	
<b>SMOKE DETECTORS</b>				X							
<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested				<input type="checkbox"/> Missing <input type="checkbox"/> Replace Batteries						1986 nec: gfci protection required in unfinished basements. 1996 nec: gfci protection required at all kitchen counter receptacles.	

IX. LAUNDRY FACILITIES								
Location: In the second floor								
	<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>	<b>Comments</b>
<b>UTILITY HOOKUPS</b>	X						X	The washing machine drain was capped. Recommend removing cap.
<b>DRYER VENTS</b>	X							
<b>DRAIN</b>	X							
<b>CEILING/WALLS</b>	X							
<b>FLOOR/FINISH</b>	X							

X. PLUMBING								
Water Service:	<b>(Public)</b>	Well	<b>(Water On)</b>	Water Off	Main Water Shut off Location: On the left wall in the basement			
Sewer Service:	<b>(Public)</b>	Septic	<b>(Gas On)</b>	Gas Off	Main Gas Shut off Location: On the right side of the house			
	<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>	<b>Comments</b>
<b>SUPPLY</b>	X							The house water pressure tested approximately 40 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								
<b>DISTRIBUTION</b>	X							
<input checked="" type="checkbox"/> Copper								
<input type="checkbox"/> CPVC								
<input type="checkbox"/> Polybutylene								
<input type="checkbox"/> Galvanized								
<input type="checkbox"/> Other								

<b>XI. HEATING</b>										
Brand: Amana		Age: 2007		BTU's: 92,000		Filter Size: High Efficiency		Location: In the basement		
Brand: Amana		Age: 2007		BTU's: 92,000		Filter Size: High Efficiency		Location: In the attic		
		Functional		Marginal		Non-Functional		N/A		
		Not Inspected		Monitor Conditions		Recommend Repairs		Comments		
<b>HEATING OPERATION</b>										
<input checked="" type="checkbox"/>	Forced Air	<input type="checkbox"/>	Too Warm to Test	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<p>Forced air furnaces have a normal life of 15-20 years.</p> <p>Heat exchangers on hot air systems are not generally visible and as such are excluded from this report.</p> <p>Humidifiers on furnaces are not part of this inspection.</p> <p>The humidifier was unplugged and no drain hose was connected during the inspection. Repair.</p>
<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	Corroded/Leaking	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Boiler/Hot Water	<input type="checkbox"/>	Unusual Flame Pattern	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Steam	<input type="checkbox"/>	Rusted Heat Exchanger	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	Shut Down for Season	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Baseboard Radiant	<input type="checkbox"/>	Missing/Improper Pressure Relief Valve Leaks	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Gravity	<input type="checkbox"/>	At or Near Design Life	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Electric	<input type="checkbox"/>	Beyond Design Life	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Oil	<input type="checkbox"/>	Needs Normal Maintenance/Cleaning	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Propane	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Other	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<b>DRAFT CONTROL/VENTS</b>										
<input type="checkbox"/>	Metal Pipe	<input type="checkbox"/>	Negative Slope	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		None
<input checked="" type="checkbox"/>	PVC	<input type="checkbox"/>	Improper Size	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Flex Pipe	<input type="checkbox"/>	Loose Connection	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Other	<input type="checkbox"/>	Inadequate/Marginal Combustion Air	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<b>CONTROLS/THERMOSTAT</b>										
<input checked="" type="checkbox"/>	Ductwork	<input checked="" type="checkbox"/>	Filter Inaccessible	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		The air filter access covers are currently sealed shut on both furnaces. Repair.
<input type="checkbox"/>	Radiators	<input type="checkbox"/>	Crushed/Disconnected Ducts	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Baseboard	<input type="checkbox"/>	Air Leaks Noted at Plenum/Duct Joints	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	Other	<input type="checkbox"/>	Circulator Pump Leaking/Noisy/Inoperable	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		

<b>XII. AIR CONDITIONING</b>																	
Brand: Amana	Age: 2008	BTU's: 48,000	Maximum Breaker: 40 amps														
Brand: Amana	Age: 2008	BTU's: 48,000	Maximum Breaker: 40 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>								
<b>AIR CONDITIONER OPERATION</b>																	
<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Central	<input type="checkbox"/> Window	<input type="checkbox"/> Other	<input type="checkbox"/> Inoperable	<input type="checkbox"/> No Pad Under Unit	<input type="checkbox"/> Outside Unit Not Level	<input type="checkbox"/> Torn Insulation	<input type="checkbox"/> Rust/Corrosion	<input type="checkbox"/> Outside Temperature Too Cold to Test	<input type="checkbox"/> Temperature Differential Outside Industry Standards	<input type="checkbox"/> Dirty/Damaged Condenser	<input type="checkbox"/> Remove Obstructions/Vegetation	<input type="checkbox"/> No Outside Disconnect	<input type="checkbox"/> At or Near Design Life	<input type="checkbox"/> Beyond Design Life	Comments
										Air conditioner compressor has a normal life of 8-18 years.							

<b>XIII. WATER HEATER</b>															
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>						
<b>WATER HEATER</b>															
<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Boiler	<input type="checkbox"/> Other	<input type="checkbox"/> Leaks	<input type="checkbox"/> Rust/Corrosion	<input type="checkbox"/> Improper Elevation	<input type="checkbox"/> At or Near Design Life	<input type="checkbox"/> Beyond Design Life	<input type="checkbox"/> Faulty Flue Connection	<input type="checkbox"/> Gas Leak	<input type="checkbox"/> Insulation Blanket Obstructs View	<input type="checkbox"/> Missing Relief Valve Extension	Comments
										The life expectancy of a hot water heater is 8-12 years.					

XIV. ATTIC									
Method of Inspection:		(Physical Entry)	Visual From Access	No Access/Limited View					
		<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
<b>FRAMING/SHEATHING</b>		X						X	The attic was entered and examined. Those areas that were inaccessible were not inspected.  Sunlight was noted around the furnace pvc draft pipe. Recommend further evaluation from a licensed roofer to ensure vents are sealed properly.
<input type="checkbox"/> Trusses	<input type="checkbox"/> Broke Rafters/Trusses								
X Rafters	X Daylight Noted By Pipe								
<input type="checkbox"/> Plywood/Panel Board	<input type="checkbox"/> Water Stains/Suspected Leaks								
<input type="checkbox"/> Other									
<b>VENTILATION</b>		X							None
<input type="checkbox"/> Gable	<input type="checkbox"/> More Vents Needed								
<input type="checkbox"/> Powered Turbine	<input type="checkbox"/> Obstructed Air Flow								
X Ridge	<input type="checkbox"/> Clothes Dryer Vented Into Attic								
<input type="checkbox"/> Attic Fan	<input type="checkbox"/> Exhaust Fans Vented Into Attic								
X Soffit									
<input type="checkbox"/> Whole House Fan									
<input type="checkbox"/> Static/Turbine									
<b>INSULATION</b>			X					X	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
X Blown Insulation	X No Insulation Markers								
X Batt Insulation	<input type="checkbox"/> Excessive Insulation								
<b>ATTIC ELECTRICAL</b>		X							No insulation certificate was noted in the attic. Recommend installation. Reference: 2006 IRC N1101.4.2
X Functional	<input type="checkbox"/> Open Splices							<input type="checkbox"/> Open Junction Box	

XV. BATHROOMS								
	Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
CEILING/WALLS		X					X	<p><u>Location of bathroom GFCI reset:</u> In the half bathroom and front left guest bathroom</p> <p><b>Half Bathroom</b></p> <p>The gfci outlet would not trip when tested. Repair.</p> <p><b>Rear Right Guest Bathroom</b></p> <p>Recommend sealing open grout joints noted in the tub area.</p> <p><b>Master Bathroom</b></p> <p>The steam shower controls did not operate when tested. Repair.</p> <p>Recommend sealing open grout joints noted in the shower area.</p> <p>No access was noted for the jacuzzi tub motor. Recommend installation.</p> <p><b>Front Left Guest Bathroom</b></p> <p>The gfci outlet would not reset when tested. Repair.</p> <p>Recommend sealing open grout joints noted in the tub area.</p>
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE	X							
FIXTURES/OUTLETS/GFCI PROTECTION		X					X	
COUNTERTOPS/CABINETS	X							
SINKS	X							
TUBS/SHOWERS		X					X	
EXHAUST FANS	X							
TOILETS	X							
WATER PRESSURE/FLOW/DRAINAGE	X							

XVI. BEDROOMS								
	Functional	Marginal	Non-Functional	N/A	Not Inspected	Monitor Conditions	Recommend Repairs	Comments
CEILINGS	X							<p><b>First Floor Bedroom</b></p> <p>The closet door knobs were missing. Install.</p>
WALLS	X							
WINDOWS/TRIM	X							
FLOOR/FINISH	X							
INTERIOR DOORS/HARDWARE		X					X	
CLOSETS	X							
FIXTURES & OUTLETS	X							

**XVII. SUMMARY OF RECOMMENDED REPAIRS**

Location	Description
<b>I. Lot &amp; Grounds</b>	<p>Erosion was noted under the rear part of the driveway. Repair. (See picture #1)</p> <p>Recommend sealing open joint noted between the top step and front porch. (See picture #2)</p> <p>One warped floor board was noted on the rear deck. Repair. (See picture #3)</p> <p>No guard railing was noted on top of the rear left retaining wall attached to the house. Recommend installation, due to a ground height of more than 30" below. Reference: 2006 Georgia State Amendments to the IRC section R312.1 (See picture #4)</p>
<b>II. Roof</b>	<p>No counter flashing was noted on the brick at the connection to the small roof section located on the left side of the house. Recommend installation. (See picture #5)</p> <p>No splash blocks were noted below the downspouts. Recommend installation. (See picture #6)</p>
<b>III. Exterior Surfaces</b>	<p><u>Recommend sealing the following items:</u></p> <p>Open gaps noted on top of the front porch columns. (See picture #7)</p> <p>Around the pvc pipe located in the right soffit vent. (See picture #8)</p> <p>Around the pipes and electrical boxes located on the left side of the house. (See picture #9)</p> <p>Around the lights located attached to the brick on the rear and left sides of the house. (See picture #10)</p> <p>Around the gas line on the right side of the house. (See picture #11)</p> <p>Open joints noted in the siding on the rear side of the house.</p> <p>Open joints noted in the trim on all sides of the house. (See picture #12 for example)</p> <p>One outlet cover was broken in the rear covered deck area. (See picture #13)</p> <p>No threshold support was noted under the rear exterior door in the covered deck area. Install. (See picture #13)</p> <p>One vent cover was stuck open on the left side of the house. (See picture #14)</p> <p>Rot was noted on the lower trim next to the rear chimney. (See picture #15)</p> <p>One brick was missing on the lower part of the rear chimney. Repair. (See picture #16)</p> <p>One small piece of wood shake siding was missing on the right side of the house. Install. (See picture #17)</p> <p>No screens were noted on the windows. Recommend installation.</p> <p>The left exterior outlet would not reset when tested. Repair.</p>

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

Location	Description
<b>III. Exterior Surfaces (Con't.)</b>	<p>The rear exterior outlets in the covered patio did not operate when tested. The bulbs may be blown.</p> <p>One vent cover was broken on the rear side of the house.</p> <p>One piece of head flashing was too short above the rear family room window. Repair. (See picture #18)</p> <p>The front and rear exterior outlets would not trip when tested. Repair.</p>
<b>IV. Garage/Carport</b>	<p>One piece of weather stripping was missing on the exterior garage entry door. Install. (See picture #19)</p> <p>No safety sensors were noted on the one car garage door. Recommend installation for added safety. (See picture #20)</p>
<b>VI. Kitchen</b>	<p>Several cabinet knobs were missing. Recommend installation. (See picture #21 for example)</p> <p>A large gap was noted on the countertop behind the cook top. Repair. (See picture #22)</p> <p>The island outlets were not gfci rated outlets. Recommend replacing with gfci rated outlets for added safety.</p> <p>The garbage disposal did not operate when tested. Repair.</p> <p>I was unable to determine the use for one switch near the pantry area. Recommend further evaluation from a licensed electrician. (See picture #23)</p>
<b>VII. General Interior</b>	<p><b><u>Den</u></b></p> <p>One chain was broken on the ceiling light. Repair. (See picture #24)</p> <p>The top sash was broken on the rear left window. Recommend replacing. (See picture #25)</p> <p><b><u>Basement</u></b></p> <p>Several lights did not operate when tested. The bulbs may be blown.</p> <p>One gfci outlet near the return vent would not reset when when tested. Repair. (See picture #26)</p> <p>The rear exterior double doors would not close properly when tested. Readjust the door hardware.</p> <p><b><u>Living Room</u></b></p> <p>The bottom latch was broken on the front exterior double doors. Repair. (See picture #27)</p>







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

Location	Description
<b>VIII. Electrical</b>	The basement furnace condensate pump and water heater recirculating pump are currently plugged into gfci rated outlets. Recommend replacing outlets with a standard outlet to help prevent from accidental tripping of gfci outlets. (See picture #28)
<b>IX. Laundry Facilities</b>	The washing machine drain was capped. Recommend removing cap.
<b>XI. Heating</b>	The humidifier was unplugged and no drain hose was connected during the inspection. Repair. (See picture #29)  The air filter access covers are currently sealed shut on both furnaces. Repair.
<b>XIV. Attic</b>	Sunlight was noted around the furnace pvc draft pipe. Recommend further evaluation from a licensed roofer to ensure vents are sealed properly. (See picture #30)  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  No insulation certificate was noted in the attic. Recommend installation. Reference: 2006 IRC N1101.4.2
<b>XV. Bathrooms</b>	<p><b><u>Half Bathroom</u></b> The gfci outlet would not trip when tested. Repair.</p> <p><b><u>Rear Right Guest Bathroom</u></b> Recommend sealing open grout joints noted in the tub area. (See picture #31)</p> <p><b><u>Master Bathroom</u></b> The steam shower controls did not operate when tested. Repair. Recommend sealing open grout joints noted in the shower area. (See picture #32) No access was noted for the jacuzzi tub motor. Recommend installation. (See picture #33)</p> <p><b><u>Front Left Guest Bathroom</u></b> The gfci outlet would not reset when tested. Repair. Recommend sealing open grout joints noted in the tub area.</p>
<b>XVI. Bedrooms</b>	<b><u>First Floor Bedroom</u></b> The closet door knobs were missing. Install. (See picture #34)







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

Location	Description	
<p>XVIII. Pictures #1 - #2</p> <div data-bbox="134 391 380 488" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Erosion under driveway</div>	 <p>A photograph showing a concrete driveway edge with a significant gap and soil erosion. A red oval highlights the damaged area.</p>	 <p>A photograph of stone steps with a visible gap between the top two steps. A red oval highlights the joint.</p> <div data-bbox="1709 391 1955 488" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Open joint on top step</div>
<p>#3 - #4</p> <div data-bbox="134 773 380 870" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Warped board</div>	 <p>A close-up photograph of horizontal wooden siding. One board is noticeably warped and protruding. A red oval highlights the board.</p>	 <p>A photograph of a brick foundation with a missing section of guard railing. A red rectangle highlights the missing area.</p> <div data-bbox="1709 773 1955 870" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Guard railing missing</div>
<p>#5 - #6</p> <div data-bbox="134 1149 380 1247" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Counter flashing missing</div>	 <p>A photograph of a window on a brick wall. The counter flashing is missing. A red oval highlights the gap.</p>	 <p>A photograph of a downspout where splash blocks are missing, causing soil erosion. A red oval highlights the area.</p> <div data-bbox="1709 1149 1955 1247" style="border: 1px solid black; padding: 5px; margin-top: 10px;">Splash blocks missing</div>






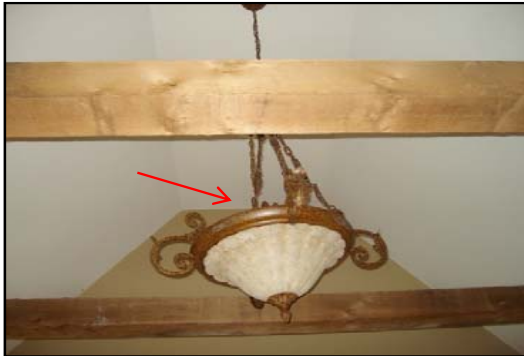
**XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)**

Location	Description	
<p>XVIII. Pictures #7 - #8</p> <div data-bbox="134 391 380 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Open gaps on top of columns</p> </div>		 <div data-bbox="1709 391 1955 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Pipe not sealed</p> </div>
<p>#9 - #10</p> <div data-bbox="134 773 380 870" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Pipes and panel boxes not sealed</p> </div>		 <div data-bbox="1709 773 1955 870" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Lights not sealed</p> </div>
<p>#11 - #12</p> <div data-bbox="134 1146 380 1243" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Gas line not sealed</p> </div>		 <div data-bbox="1709 1146 1955 1243" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Trim not sealed</p> </div>






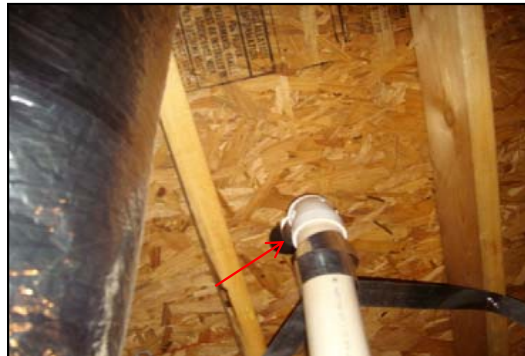
**XVII. SUMMARY OF RECOMMENDED REPAIRS (CON'T.)**

Location	Description	
<p><b>XVIII. Pictures</b> #13 - #14</p> <div data-bbox="132 365 378 503" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Outlet cover broken and threshold support missing</p> </div>		 <div data-bbox="1707 391 1953 492" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Vent stuck open</p> </div>
<p>#15 - #16</p> <div data-bbox="132 771 378 872" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Rotted trim</p> </div>		 <div data-bbox="1707 771 1953 872" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Missing brick</p> </div>
<p>#17 - #18</p> <div data-bbox="132 1149 378 1250" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Missing shake</p> </div>		 <div data-bbox="1707 1149 1953 1250" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Head flashing too short</p> </div>

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

Location	Description	
<p>XVIII. Pictures #19 - #20</p> <div data-bbox="134 391 380 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Missing weather stripping</p> </div>		 <div data-bbox="1709 391 1955 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Missing laser sensors</p> </div>
<p>#21 - #22</p> <div data-bbox="134 773 380 870" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Missing cabinet knobs</p> </div>		 <div data-bbox="1709 773 1955 870" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Large gap on counter top</p> </div>
<p>#23 - #24</p> <div data-bbox="134 1146 380 1243" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Unable to determine use for switch</p> </div>		 <div data-bbox="1709 1146 1955 1243" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Broken light chain</p> </div>

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

Location	Description	
<p>XVIII. Pictures #25 - #26</p> <div data-bbox="134 386 380 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;">Broken window</div>		 <div data-bbox="1709 396 1955 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;">Outlet would not reset</div>
<p>#27 - #28</p> <div data-bbox="134 769 380 870" style="border: 1px solid black; padding: 5px; margin-top: 20px;">Broken latch</div>		 <div data-bbox="1709 743 1955 906" style="border: 1px solid black; padding: 5px; margin-top: 20px;">Condensate pump and recirculating pump plugged into gfcı outlets</div>
<p>#29 - #30</p> <div data-bbox="134 1149 380 1252" style="border: 1px solid black; padding: 5px; margin-top: 20px;">Humidifier unplugged and missing hose</div>		 <div data-bbox="1709 1149 1955 1247" style="border: 1px solid black; padding: 5px; margin-top: 20px;">Daylight noted around vent pipe</div>

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

Location	Description	
<p><b>XVIII. Pictures</b> #31 - #32</p> <div data-bbox="134 386 380 488" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Open grout joints</p> </div>		 <div data-bbox="1709 375 1955 516" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Joints not sealed in shower and steam controls did not operate</p> </div>
<p>#33 - #34</p> <div data-bbox="134 769 380 872" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>No access for jacuzzi tub motor</p> </div>		 <div data-bbox="1709 769 1955 872" style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Door knobs missing</p> </div>