

Report: XXXXX Drive Address:

Confidential Inspection Report

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Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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February 12, 2010

Report Summary

Mr. & Mrs. XXXXXXXX

RE: XXXXXX Drive
Alpharetta, GA 30022

Dear Mr. & Mrs. XXXXX:

At your request, a visual inspection of the above referenced property was conducted on February 12, 2010 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

DEFECTS FOUND DURING THE INSPECTION

STRUCTURAL

Structural:

Wall/Siding Condition:

Decayed siding was observed on the bottom on the right side. It should be replaced.

The siding on the right side is swollen due to water intrusion and several boards are soft and in need of replacement.

The siding on the right side and rear will eventually need to be replaced. In the meanwhile, the siding with recessed nails should be caulked and the siding painted.

Fascia:

The fascia board on the front bay window below the metal roofing is decayed. It should be replaced.

Outside Entry Doors:

The front entry door lock will not lock. Repair or replacement is needed.

Window Screens:

Several window screens are damaged and should be replaced.

*Fireplaces/Chimneys:**Fireplace Condition:*

The gas pipe into the fireplace does not have high temperature sealant installed. This is needed for safety.

HEATING, VENTILATION & AIR CONDITIONING*Heating System:**Sediment Trap Installed for Natural Gas-Fired Furnace:*

There is no sediment trap installed on the incoming gas line to the furnace in the attic. Installation of a sediment trap is required to prevent debris from entering into the gas valve.

Unit(s) Condition:

The two furnaces are 19 years old. The normal life expectancy for gas furnaces is 12-15 years. These furnaces have far exceeded their life expectancy. Expect to replace them in the near future.

Burner Condition:

Rust was observed in the burner compartment of both furnaces. The furnaces should be serviced by a qualified HVAC contractor.

ELECTRICAL SYSTEMS*Main Power Panel & Circuitry**Ground Fault Protection:*

The GFCI receptacle in the kitchen will not trip. Replacement is needed.

*Breaker Properly Sized:**Air Conditioning Units:*

The breakers for the A/C units are oversized. The label on the units calls for a maximum size breaker of 20 amps. The installed breaker size is 30 amps for both units. The breakers should be changed for proper protection of the units.

*Lighting:**Garage/Carport:*

The garage light fixture does not work. It appears to only work at night since it has a photo cell installed. This might need to be changed.

BATHROOMS*Bathrooms:**Doors:*

The bathroom door to the master bathroom and the upper level hall bathroom will not lock. The striker plates should be adjusted.

BEDROOMS/BONUS ROOM*Bedrooms/Bonus Room:**Doors:*

The front middle bedroom and the right front bedroom door will not lock. The striker plate should be adjusted.

Windows:

Some windows are painted shut (master bedroom and front middle bedroom). This creates a safety hazard since the windows might need to be opened in case of emergency.

OTHER LIVING SPACES

Front Entry & Main Hallways:

Upper Level Hallway:

The upper level hall way has a bulge in the ceiling near the master bedroom. This area was not accessible in the attic due to this area being floored with plywood. It does not appear to be a structural problem. It should be monitored.

Living Room:

Windows:

One of the windows is damaged near the bottom. Repair or replacement is needed.

Family Room:

Floors:

The hardwood flooring has deteriorated in the left rear corner. At least one board needs to be replaced.

RECOMMENDED IMPROVEMENTS AND UPGRADES

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Ground Fault Protection:

This structure predates the requirement for newer construction of Ground Fault protected receptacles. For safety reasons, it is recommended that they be installed in the following locations: Receptacles serving the countertop in the kitchen, bathroom receptacles, all exterior locations, receptacles in the garage or carport, and any receptacles in an unfinished basement or crawlspace. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Randall Hewatt
Hewatt Home inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date: February 12, 2010.
Client: XXXXXX

Inspection Site: XXXXX Drive
 Alpharetta, GA 30022
Home Occupied: Yes.
People Present: Buyers, Buyer's agent.
Comments: Resale home. Individually owned and listed by a Realtor.

Building Characteristics:

Main Entry Faces: North.
Estimated Year Built: 1991.
Building Type: Single family.
Stories: Two.
Space Below Grade: None.

Climatic Conditions:

Weather: Overcast.
Soil Conditions: Wet.
Outside Temperature (F): 30-35.

Utility Services:

Utilities Status: All utilities on.

Payment Information:

Fee Paid By: Credit Card.

REPORT LIMITATIONS

This report is intended 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. The report should put the client in a better position to decide if he wants to buy the home or not. 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. 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. The inspection is performed in accordance with the Standard of Practice of The American Society of Home Inspectors (ASHI), a copy of which is available upon request.

Systems and conditions which are not within the scope of the 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 (except in new homes). 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 (except for new homes). 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 we 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.

SITE

Site:

Site Drainage: Satisfactory - Appears to be adequate.
Lawn & Shrubbery Condition: Satisfactory.
Trees Condition: Satisfactory.
Mailbox: Satisfactory and at an acceptable height.
Address Numbers: On mailbox.

Paving Condition:

Driveway Material: Concrete.
Driveway Condition: Satisfactory with only normal deterioration or cracking noted.
Walkways and Stoop/Steps Materials: Concrete.
Walkway Condition: Satisfactory with only normal deterioration noted.
Stoop/Steps Condition: Satisfactory.

Patio:

Patio Floor Materials: Pavers.
Patio Floor Condition: Satisfactory.
Patio Light Fixture: Satisfactory.

Fences & Gates:

Fencing Materials: Wood.
Fence Condition: Satisfactory.
Gates and Latches: Satisfactory.

Utility Services:

Water Source: Public water connected.
Water Meter Location: Front yard.
Electric Service: Underground.
Cable Television Service: Underground.
Telephone Service: Underground.
Cable TV/Satellite Dish, Telephone Ground: Properly grounded.
Fuel Source: Natural gas.
Sewage Disposal System: Public Sewer Connected.

Gas Services:

Gas-fired Equipment Installed: Furnace(s). Water heater. Range. Gas log starter in the fireplace.
Location of Meter: Right side.
Type of Gas Supply: Natural Gas.
Gas Appliances in Garage Area: Gas appliances are located in the garage area, but they appear to be properly installed as far as safety is concerned.
Gas Line Primary Piping Material: Black Steel Pipe.
Piping Installation: Satisfactory.
Gas Odors Noted: No.
Gas Vents Noted: Gas appliances appear to be properly vented.

FOUNDATION

Foundation:

<i>Type of Foundation:</i>	Slab on grade - Refers to a concrete slab poured on a prepared base at grade level.
<i>Foundation Materials:</i>	Poured in place concrete.
<i>Visible Portions of Exterior Foundation Slabs or Walls:</i>	Satisfactory.
<i>Visible Foundation Slab or Wall Cracks Noted From Exterior:</i>	None.
<i>Evidence of Movement:</i>	There is no evidence of any movement.
<i>Perimeter Foundation Drainage Surface:</i>	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to insure that water drains away from the foundation.
 <i>Radon Gas:</i>	 Radon test in progress, results will be forthcoming. The test must last at least 48 hours.

ROOF & ATTIC

Roofing:

<i>Type Roof:</i>	Combination of: Gable, Hip.
<i>Roof Covering Materials:</i>	Asphalt composition shingles.
<i>Cover Layers:</i>	One. Current building code requirements in Georgia allow only one layer. When re-roofing, it will be necessary to remove all shingles.
<i>Underlayment Installed:</i>	Asphalt impregnated felt underlayment was installed under the roofing material.
<i>Condition of Roof Covering Material:</i>	Satisfactory, almost new.
<i>Estimated Warranty/Life Expectancy of Roof:</i>	The roof has shingles with a 20 year warranty.
<i>Slope:</i>	Steep slope.
<i>Plumbing Vents:</i>	Satisfactory.
<i>Flashing:</i>	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
<i>Means of Roof Inspection:</i>	Ladder on roof edge. The roof was too steep to walk on.
<i>Valleys:</i>	Satisfactory - The valleys appear to be in satisfactory condition.
<i>Ridges:</i>	Satisfactory - The ridge covering material appears to be in satisfactory condition.
<i>Evidence of Leakage from Exterior:</i>	No.
<i>Roof Gutter System:</i>	The gutter system appears to be in good condition.

Attic & Ventilation:

<i>Attic Access Location:</i>	Master closet ceiling.
<i>Attic Accessibility:</i>	Pull down ladder.
<i>Method of Inspection:</i>	The attic cavity was inspected by entering the area.
<i>Attic Cavity Type:</i>	Storage - The attic cavity has capacity for some storage since it is of rafter and ceiling joists construction.
<i>Roof Framing:</i>	A rafter system is installed to support the roof decking and transmit the roof load to the exterior and load bearing walls.
<i>Roof Framing Condition:</i>	Satisfactory - The roof framing appears to be adequate.
<i>Roof Bracing:</i>	The roof bracing appears to be adequate.
<i>Roof Decking:</i>	Satisfactory.
<i>Evidence of Leaks on Interior of Attic:</i>	None in the accessible attic spaces.
<i>Roof Ventilation:</i>	Satisfactory - There appears to be adequate ventilation installed. Vents are located near or on the ridge and in the soffit.
<i>Access to Heating/Cooling Equipment:</i>	Satisfactory.
<i>Insulation Clear of Decking/Soffit Vents:</i>	There is adequate clearance between the soffit vents and the insulation at the eaves to allow for proper air flow.
<i>Insulation & Firestopping:</i>	Satisfactory - The attic insulation appears to be adequate and properly installed. Type: Fiberglass: Average inches: 12; R Value: 30.
<i>Evidence of Rodents or Vermin in Attic:</i>	No.

STRUCTURAL

Structural:

Type of Construction:

Wood Frame.

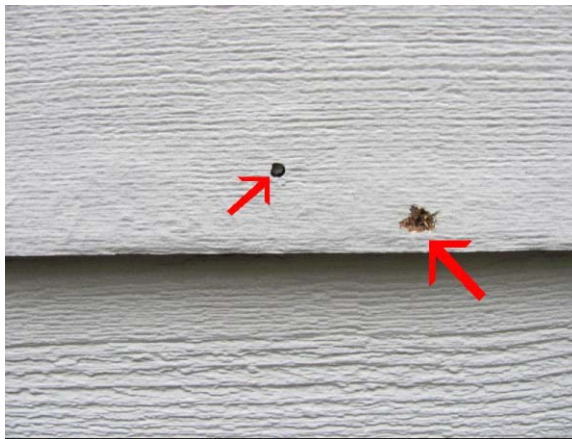
Exterior Siding Materials:

Combination of: Brick. Hardboard, composite siding commonly referred to as "Masonite". The manufacturer can vary. Fiber Cement boards.

Wall/Siding Condition:



Decayed siding was observed on the bottom on the right side. It should be replaced.



The siding on the right side is swollen due to water intrusion and several boards are soft and in need of replacement.

Swollen and soft siding right side

The siding on the right side and rear will eventually need to be replaced. In the meanwhile, the siding with recessed nails should be caulked and the siding painted.

Trim Condition:

Satisfactory.

Soffit/Eaves:

Satisfactory.

Fascia:



The fascia board on the front bay window below the metal roofing is decayed. It should be replaced.

Outside Entry Doors:

The front entry door lock will not lock. Repair or replacement is needed.

Storm Doors:

Satisfactory.

Windows Type:

Single Hung. Single pane windows.

Window Screens:

Several window screens are damaged and should be replaced.



Window Flashing:

Satisfactory - The installed window flashing above the windows appears to be adequate.

Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

Exterior Caulking:

Satisfactory - The exterior caulking appears to be in satisfactory condition.

Interior Wall Material:

Drywall.

Ceiling Material:

Drywall.

Evidence of Mold Noted:

No.

Interior of the Wall Cavity:

Not visible.

Evidence of Termites:

No evidence of termites was found, however the home inspection does not include a Georgia Wood Infestation Inspection for wood destroying organisms. This type inspection should be done by a Licensed Pest Control Operator if required.

Fireplaces/Chimneys:

Location of Fireplace:

Family room.

Type of Fireplace:

Factory-built prefab.

Fireplace Fuel:

Wood burning fireplace with a gas log starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.

Fireplace Condition:



The gas pipe into the fireplace does not have high temperature sealant installed. This is needed for safety.

Damper Condition:

Satisfactory - The flue damper appears to be functional.

Evidence of Drafting Problems:

No.

Flue Condition from Firebox:

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

Flue Condition From The Exterior:

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.

Exterior Stack Material & Condition: Metal pipe, satisfactory.

Chimney Exterior Condition: Satisfactory.

Chimney Cap or Crown: Yes.

Rain Cap: Yes.

Spark Arrestor: Yes, In addition to preventing fires, it will also keep animals and birds out of the flue.

Chimney Height and Clearance: Satisfactory- The chimney installation appears to meet clearance requirements.

Chimney Condition: Satisfactory.

Chimney Flashing: Satisfactory - The installed flashing around the chimney stack appears to be functional.

Hearth Condition: The hearth is in satisfactory condition.

Mantle: Yes - There is a mantle installed and it is in satisfactory condition.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Units:

Brand/Age/Size: Brand: Carrier & One unknown; Age (Years): 5 & 19; Size (Tons): 1 1/2 & 2.
Type: Split System- Electricity-powered.
Outside Unit/Condenser Location: Right side.
Unit(s) Tested: The unit(s) were not tested in the cooling mode due to the outside temperature being below 60 degrees at the time of inspection. Running the unit(s) at a temperature below 60 degrees could damage the compressor. The refrigerant contains oil to lubricate the compressor. In temperatures above app. 60 degrees, the oil is separated from the refrigerant and lubricates the compressor. With temperatures below about 60 degrees, the oil will mix with the refrigerant and the compressor will not be properly lubricated.
Refrigerant Lines: Satisfactory.
Outside Condenser Clear of Obstruction: Satisfactory.
Condenser Unit Condition: One of the outside units is old (19 years). It would be wise to budget for a new system.
Condensing Coil Condition: Appears to be satisfactory.
Service Disconnect & Wiring to Unit: Satisfactory.
Condensate Line: Satisfactory.
Adequately sized?: It appears that the unit(s) are adequately sized for the area covered, but no formal calculation was done.
Evaporator Condition: Appears to be satisfactory.

Heating System:

Heating System Type: Forced air furnace(s).
Fuel Source: Natural gas.
Brand/Age/Size: Brand: Carrier. Age (Years): 19. Size (BTU's): 75,000 Each.
Vent Type: The vent pipe is metal.
Vent Condition: Satisfactory.

Sediment Trap Installed for Natural Gas-Fired Furnace:



There is no sediment trap installed on the incoming gas line to the furnace in the attic. Installation of a sediment trap is required to prevent debris from entering into the gas valve.

Gas Line Condition: Satisfactory.
Unit(s) Condition: The two furnaces are 19 years old. The normal life expectancy for gas furnaces is 12-15 years. These furnaces have far exceeded their life expectancy. Expect to replace them in the near future.
Furnace Output: Adequate.
Heat Exchanger Inspected: No, not accessible.

Burner Condition:



Rust was observed in the burner compartment of both furnaces. The furnaces should be serviced by a qualified HVAC contractor.

Rust in furnace burner

- Carbon Monoxide Tested:* No, it is recommended that a carbon monoxide detector be installed outside the bedrooms.
- Gas-fired Furnace(s) Flue/Vents:* Satisfactory.
- Supply and Return Registers:* Satisfactory.
- Combustion Air Adequacy:* Satisfactory - Availability of combustion air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.
- Blower Condition:* Satisfactory.
- Filter Type:* Replaceable.
- Filter Condition:* Satisfactory- It is recommended that the filter(s) be changed or cleaned every 30 to 180 days depending on the quality of the filter used.
- Ducts Condition:* Satisfactory.
- Duct Insulation Condition:* Satisfactory.
- Does each habitable room have a heat source?* Yes.
- Adequate Returns or Undercut Doors:* Yes.
- Thermostat Condition:* Electronic thermostat controls for central heating and air conditioning are installed. They appear to function properly. The accuracy of these devices was not verified.
- Furnace/A/C Shutoff Switch:* Satisfactory.

ELECTRICAL SYSTEMS

Primary Power Source:

Service Voltage: The incoming electrical service to this structure is the standard 120/240 volts.
Service Entrance Condition: Satisfactory.

Main Power Panel & Circuitry

Main Power Distribution Panel(s) Location: Garage.
Main Service Disconnect Location: In the main panel.
Main Power Service Size: 150 amps - The ampacity appears to be adequate for the structure as presently used.
Service Cable to Panel Type: Aluminum, size and installation is satisfactory.
Panel(s) Accessible: Yes.
Panel Condition: Satisfactory.
Main Panel Type: Breakers.
Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
Circuits Labeled: Yes.
Panel Cover Removed For Inspection: Yes.
Major Appliance (240 volt) Wiring: Satisfactory.
Circuit Wiring Type: Copper - The general lighting circuits in the house supplying power to the lights, switches, and receptacles are wired using plastic insulated copper single conductor cables commonly referred to as Romex as required.
Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
Ground Fault Protection: Kitchen countertop receptacles.
 The GFCI receptacle in the kitchen will not trip. Replacement is needed.
 This structure predates the requirement for newer construction of Ground Fault protected receptacles. For safety reasons, it is recommended that they be installed in the following locations: Receptacles serving the countertop in the kitchen, bathroom receptacles, all exterior locations, receptacles in the garage or carport, and any receptacles in an unfinished basement or crawlspace. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.
Main Service Ground/Other Systems Bonding: Satisfactory.
Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.
Smoke Alarms: The structure is equipped with functioning smoke alarms located where required.
Doorbell: A doorbell is installed and working.
Exterior Lighting: Satisfactory.

Patio Electrical Receptacle:

Patio: Installed and wired correctly.

Electrical Receptacles:

Attic & Ventilation: Properly wired and grounded.
Laundry: The receptacles are correctly wired.
Bathrooms: Satisfactory- The receptacles tested are wired correctly and grounded.
Bedrooms/Bonus Room: Satisfactory- The receptacles tested are correctly wired and grounded.
Front Entry & Main Hallways: Satisfactory.
Living Room: Satisfactory - The receptacles tested are correctly wired and grounded.
Dining Room: Satisfactory - The receptacles tested are correctly wired and grounded.
Family Room: Satisfactory - The receptacles tested are correctly wired and grounded.

Garage/Carport:

Unable to determine. Hidden behind shelves or stored items.

Breaker Properly Sized:

Air Conditioning Units:



The breakers for the A/C units are oversized. The label on the units calls for a maximum size breaker of 20 amps. The installed breaker size is 30 amps for both units. The breakers should be changed for proper protection of the units.

Electric Wiring To Heating Equipment:

Heating System:

Satisfactory.

Security System:

Main Power Panel & Circuitry

A security system is installed but the keypad was blank at the time of inspection indicating either a problem or lack of power. The door has contacts installed for the system, however it could not be determined if the lower level windows have such contacts due to the winder having locks installed. The seller should be consulted to determine if the windows have contacts and to inquire about the system not having power.

Lighting:

Kitchen:

Satisfactory.

Laundry:

Satisfactory.

Bathrooms:

Satisfactory.

Bedrooms/Bonus Room:

Satisfactory.

Living Room:

Satisfactory.

Dining Room:

Satisfactory.

Family Room:

Satisfactory.

Garage/Carport:

The garage light fixture does not work. It appears to only work at night since it has a photo cell installed. This might need to be changed.

PLUMBING SYSTEM

Plumbing:

<i>Water Source:</i>	Public water connected.
<i>Supply Piping Material To House:</i>	Not visible.
<i>Supply Piping Condition:</i>	Appears to be satisfactory.
<i>Water Meter Condition:</i>	Satisfactory.
<i>Main Water Line Shutoff:</i>	Garage.
<i>Distribution Piping Material In House:</i>	Copper.
<i>Water Pressure (PSI):</i>	60.
<i>Exterior Hose Bibbs:</i>	Satisfactory - The exterior hose bibb(s) appeared to function normally.
<i>Functional Supply:</i>	Satisfactory - By testing multiple fixtures at the same time, functional flow of the water supply was verified.
<i>Condition of Distribution Piping:</i>	Satisfactory.
<i>Sewage Disposal:</i>	Public Sewer System.
<i>Waste Line Materials:</i>	PVC.
<i>Waste Piping Condition:</i>	Satisfactory.
<i>Vent Piping Material:</i>	PVC.
<i>Vent Piping Condition:</i>	Satisfactory - The visible plumbing vent piping appears satisfactory.
<i>Functional Drainage:</i>	Yes - Functional drainage was verified.
<i>Objectionable Odors:</i>	No.

Water Heater(s):

<i>Location:</i>	Garage.
<i>Brand/Age/Capacity:</i>	Brand: Whirlpool; Age (Years): Unknown due to water heater blanket installed, it appears to be new; Tank Capacity (Gallons): 50.
<i>Fuel Source for Water Heater:</i>	Natural gas.
<i>Water Heater Condition:</i>	Satisfactory.
<i>Sediment Trap Installed for Natural Gas-Fired Unit:</i>	Yes - There is a sediment trap (drip leg) installed on the incoming gas line to the water heater.
<i>Gas Shutoff Valve:</i>	Satisfactory - There is a gas shutoff valve installed adjacent to the hot water tank.
<i>Vent Condition:</i>	Satisfactory - The exhaust vent appears to be correctly installed.
<i>Water Piping Condition:</i>	Satisfactory.
<i>Water Heater Fill Valve Installed:</i>	Yes - There is a valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
<i>Temperature Controls:</i>	Satisfactory.
<i>Drain Valve:</i>	Yes - There is a drain valve installed on the lower side of the water heater.
<i>Temperature & Pressure Relief Valve:</i>	Satisfactory - The TPR valve is correctly installed. It should be tested annually as stated on the tag of the valve.
<i>Thermal Expansion Control:</i>	Satisfactory. Expansion tank.
<i>Safety Overflow Pipe:</i>	Satisfactory - The overflow pipe is correctly installed.
<i>Combustion Air:</i>	Adequate.

KITCHEN

Kitchen:

<i>Walls:</i>	Satisfactory.
<i>Ceiling:</i>	Satisfactory.
<i>Pantry:</i>	Satisfactory.
<i>Floor:</i>	Satisfactory.
<i>Countertops:</i>	Satisfactory.
<i>Cabinets, Drawers, and Doors:</i>	Satisfactory.
<i>Faucets and Supply Lines:</i>	Satisfactory.
<i>Sink and Drain Lines:</i>	Satisfactory.
<i>Caulking (Water Contact Areas):</i>	Satisfactory.
<i>Food Waste Disposal:</i>	Satisfactory.
<i>Dishwasher:</i>	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your satisfaction.
<i>Cooktop Exhaust Vent:</i>	Satisfactory.
<i>Range/Oven/Cooktop Fuel Source:</i>	Gas Range.
<i>Range/Oven/Cooktop Condition:</i>	Free standing. Satisfactory. The burners and oven heated when tested. The inspection does not determine if the timers or thermostats are properly calibrated.
<i>Microwave Oven:</i>	There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.
<i>Refrigerator:</i>	There is a refrigerator installed. This inspection determined that the unit has a proper temperature in the refrigerator compartment and the freezer compartment.

LAUNDRY

Laundry:

<i>Location:</i>	Main level.
<i>Entry Door:</i>	Satisfactory.
<i>Walls:</i>	Satisfactory.
<i>Ceilings:</i>	Satisfactory.
<i>Floor:</i>	Satisfactory.
<i>Windows:</i>	Satisfactory.
<i>Washer & Dryer:</i>	A washer and dryer are installed. Testing of either is not included as a part of this inspection.
<i>Washer Hookup:</i>	Connection box with hot and cold water and a drain pipe. The drain pipe was not tested.
<i>Dryer Hookup:</i>	There is a hookup for a gas dryer and a 240-volt electric dryer.
<i>Dryer Ventilation:</i>	Satisfactory.

BATHROOMS

Bathrooms:

<i>Doors:</i>	The bathroom door to the master bathroom and the upper level hall bathroom will not lock. The striker plates should be adjusted.
<i>Windows:</i>	Satisfactory.
<i>Walls:</i>	Satisfactory.
<i>Ceilings:</i>	Satisfactory.
<i>Floors:</i>	Satisfactory.
<i>Ventilation:</i>	Satisfactory.
<i>Vanities:</i>	Satisfactory.
<i>Sinks, Faucets & Drains:</i>	Satisfactory.
<i>Toilets:</i>	Satisfactory.
<i>Caulking (Water Contact Areas):</i>	Satisfactory.
<i>Tubs & Showers:</i>	Satisfactory.

BEDROOMS/BONUS ROOM

Bedrooms/Bonus Room:

<i>Doors:</i>	The front middle bedroom and the right front bedroom door will not lock. The striker plate should be adjusted.
<i>Windows:</i>	Some windows are painted shut (master bedroom and front middle bedroom). This creates a safety hazard since the windows might need to be opened in case of emergency.
<i>Walls:</i>	Satisfactory.
<i>Ceilings:</i>	Satisfactory.
<i>Floors:</i>	Satisfactory.
<i>Closets:</i>	Satisfactory.

OTHER LIVING SPACES

Front Entry & Main Hallways:

- Entry Floor:* Satisfactory - The entry floor material is in satisfactory condition.
- Main Hallway:* Satisfactory - The main hallway walls and floor are in satisfactory condition.
- Lighting:* Satisfactory.
- Coat Closet:* Satisfactory.
- Main Staircase:* Satisfactory.
- Upper Level Hallway:* The upper level hall way has a bulge in the ceiling near the master bedroom. This area was not accessible in the attic due to this area being floored with plywood. It does not appear to be a structural problem. It should be monitored.

Living Room:

- Entry Doors:* Satisfactory.
- Walls:* Satisfactory.
- Ceilings:* Satisfactory.
- Floors:* Satisfactory.
- Windows:*



One of the windows is damaged near the bottom. Repair or replacement is needed.

Dining Room:

- Walls:* Satisfactory.
- Ceilings:* Satisfactory.
- Floors:* Satisfactory.
- Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.

Family Room:

- Walls:* Satisfactory.
- Ceilings:* Satisfactory.

Floors:



The hardwood flooring has deteriorated in the left rear corner. At least one board needs to be replaced.

Deteriorated board

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

GARAGE

Garage/Carport:

<i>Type:</i>	The garage is attached.
<i>Size of Garage/Carport:</i>	Two car.
<i>Number of Overhead Doors:</i>	One.
<i>Overhead Door and Hardware Condition:</i>	Satisfactory.
<i>Overhead Door Opener:</i>	Satisfactory.
<i>Automatic Reverse on the Door Opener:</i>	Satisfactory - The garage door reversed properly when it met resistance.
<i>Safety Beams on Door:</i>	Satisfactory.
<i>Floor Condition:</i>	Satisfactory, with only normal shrinkage cracks.
<i>Garage Walls Condition:</i>	The wall covering between the garage and living area is fire-rated material. Due to stored items in the garage, it was not possible to determine the condition of a portion of the walls hidden from view.
<i>Garage Ceiling Condition:</i>	There is a fire rated separation between the garage ceiling and the living areas or attic above.
<i>Entry Door to Structure:</i>	There is a fire rated door separating the garage from the living areas of the house.
<i>Garage Foundation:</i>	Satisfactory.
<i>Garage Roof Condition:</i>	Attached to the house.