

Confidential Inspection Report [XXXXXXXX]

,



Prepared for: [XXXXXXXX] [XXXXXXXX]

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 1, 2010

Report Summary

XXXXXXXXXXXX

XXXXXXX Way
Covington, GA 30014



Dear XXXXXXX:

At your request, a visual inspection of the above referenced property was conducted on February 1, 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

FOUNDATION

Interior View Of Basement:

Interior Basement Doors:

The basement door between the heated area and unheated safe room does not have weatherstrip installed as required by the International Energy Conservation Code. Weatherstrip is required to be installed on sides, top and bottom.

Basement Walls:

The wall insulation is installed backward with the vapor barrier facing the outside wall rather than facing the heated or living area as required in both unfinished areas of the basement.

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

Two toe boards (boards nailed to roof by roofers) was observed on the front. They should be removed and the nail holes properly sealed.

Roof Gutter System:

The gutter on the right upper level is leaking at the seam. Repairs should be made.

Attic & Ventilation:

Attic Accessibility:

The pull-down stairs to the attic in the house is not insulated as required by the [International Energy Conservation Code as amended by the State of Georgia Appendix "Air Sealing Points"](#), which requires insulation with a minimum of "R-3 rating".

Also, no weatherstrip is installed as required by the [International Energy Conservation Code Section 402.3.7 as amended by the state of Georgia](#) which requires that "hatches, scuttle holes cover and disappearing/pull-down stairs must have factory applied or otherwise approved weather-strip".

The scuttle hole cover to the attic in the master closet is not insulated as required by the [International Energy Conservation Code as amended by the State of Georgia Appendix "Air Sealing Points"](#), which requires insulation with a minimum of "R-3 rating".

Also, The scuttle hole cover does not have weather-strip installed as required by the [International Energy Conservation Code Section 402.3.7 as amended by the state of Georgia](#) which requires that "hatches, scuttle holes cover and disappearing/pull-down stairs must have factory applied or otherwise approved weather-strip".

Roof Bracing:

A bowed roof brace was observed in the attic. The brace in question is a 2x4. It should be replaced with a 2x6 with a 2x4 or 2x6 nailed on the edge.

STRUCTURAL

Structural:

Wall/Siding Condition:

An opening was observed in the exterior wall on the right side at the A/C unit. This opening should be sealed according to [The International Residential Code M2301.2.7 Roof and wall penetrations](#). [Roof and wall penetrations shall be flashed and sealed to prevent entry of water, rodents and insects.](#)

A bathroom vent on the left side is missing the flap. Repair is needed to prevent the entrance of vermin or insects.

Outside Entry Doors:

The deadbolt lock on the front door will not lock properly. Repairs should be made.

The entry door lock will not lock on the front door between the front porch and the garage. Repair or replacement is needed.

Window Condition:

A missing window on the left side should be replaced.

The window on the left side above the master close is partially open. This window cannot be accessed. This window should be closed.

Deck, Porch Or Balcony:

Framing of Deck/Porch/Balcony:

The joist hangers are too short. According to the hanger manufacturer's installation instruction, they should be at least 2/3 as long as the joist they are supporting. For this instance, the hangers should be app. 6 1/2 inches long.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Units:

Condenser Unit Condition:

The outside condenser unit is not yet installed for the basement, only the inside evaporator and heat strips are installed. The unit will need to be installed before the basement can be properly cooled and heated.

Service Disconnect & Wiring to Unit:

There is no connector installed in the service disconnect for the outside heat pumps for the main level and upper level. Therefore no power is available for the two units. The main level and the upper level are being heated by the backup heat strips only. These two units should be put into service by a qualified HVAC contractor.

Heating System:

Duct Insulation Condition:

Ductwork in the attic is not R-8 as required since 1/1/2008 by the [International Energy Conservation Code as amended by the State of Georgia 403.2.1 Insulation](#). Supply and return ducts in [unconditioned attics and exterior locations shall be insulated to minimum of R-8](#). All other ducts located outside the building thermal envelope shall be insulated to a minimum of R-6. If the house was permitted after 1/1/2008, the duct insulation should be R-8 instead of R-6.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Main Service Disconnect Location:

About 3 hours after the inspection had begun, one of the main breakers at the meter (rear breaker) tripped leaving part of the house without power. The breaker was reset by the inspector and did not trip again. It is not clear why the breaker tripped. A licensed electrician should evaluate the situation.

Main Service Ground/Other Systems Bonding:

The 2005 National Electric Code which was mandated in Georgia as of 1/1/2006 requires that all forms of grounding electrodes (means of grounding) that are present in a house must be used and must be bonded together. One of the forms is a "Concrete Encased Electrode". This is rebar that is in the basement wall of the house. The [National Electric Code states 250.50 Grounding Electrode System](#). All grounding electrodes as described in 250.52(A)(1) through (A)(6) [that are present at each building or structure served shall be bonded together to form the grounding electrode system](#). Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(7) shall be installed and used." Number (A)3 is the [Concrete Encased Electrode](#). The concrete encased electrode (rebar) was not used in this house as required. It is present in the basement but not used.

Smoke Alarms:

The arc fault circuit interrupter breakers installed for the bedrooms do not protect the smoke alarms in the bedrooms. The smoke alarms still have power after the AFCI breakers are tripped. The AFCI breakers should protect all the circuits in the bedrooms including those that supply power to the smoke alarms as stated in the [National Electric Code; 210.12 Arc-Fault Circuit-Interrupter Protection. \(B\) Dwelling Unit Bedrooms](#). [All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit](#). The definition of "Outlets" according to the code is "Outlet. A point on the wiring system at which current is taken to supply utilization equipment". This includes all receptacles, switches, light fixtures and smoke alarms.

Lighting And Wiring:

Interior View of Basement:

The light two fixtures on the right side unfinished basement do not work and do not appear to have power. Repair is needed.

The two light fixtures do not work as well as the receptacle in the left side unfinished basement and it appears that no power is supplied to these fixtures. Repair is needed.

The light fixture is missing the cover in the basement hallway. It should be installed.

BATHROOMS

Bathrooms:

Tubs & Showers:

No device was found for the faucet on the master tub to limit the water temperature to 120°F as required by the International Plumbing code as mandated by the State of Georgia effective 1/1/2007. **424.5 Bathtub and whirlpool bathtub valves.** The hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a maximum temperature of 120°F (49°C) by a water temperature limiting device that conforms to ASSE 1070, except where such protection is otherwise provided by a combination tub/shower valve in accordance with Section 424.3.

Whirlpools:

The whirlpool on the master tub does not work. Repairs should be made.

The whirlpool tub does not have an access door as required by the **International Residential Code: P2720.1 Whirlpool Bathtubs- Access Panel-** A door or panel of sufficient size shall be installed to provide access to the pump for repair and/or replacement.

BEDROOMS/BONUS ROOM

Bedrooms/Bonus Room:

Closets:

The closet door in the upper level right rear bedroom sticks. Repair is needed.

OTHER LIVING SPACES

Family Room:

Walls:

A settlement crack was observed on the wall. Repair is needed.

GARAGE

Garage/Carport:

Entry Door to Structure:

The garage entry door sticks. Repair is needed.

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 1, 2010.
Client: XXXXXXXXXXXX
Inspection Site: XXXX Way
Covington, GA 30014
Home Occupied: No.
People Present: Buyer.
Comments: Bank Owned-Foreclosure home. New construction. Any code violations cited are from the following codes as mandated by the State of Georgia. These codes are law whether or not the local jurisdiction enforces them: The International Residential Code for Structural and Mechanical components, the National Electrical Code for Electrical, The International Plumbing Code for plumbing, and the International Energy Conservation Code for Energy, all with current Georgia amendments if any apply.

Building Characteristics:

Main Entry Faces: West.
Estimated Year Built: 2008.
Building Type: Single family.
Stories: Two.
Space Below Grade: Basement.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Wet.
Outside Temperature (F): 30-50.

Utility Services:

Utilities Status: All utilities on.

Payment Information:

Fee Paid By: MasterCard.

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.

Utility Services:

Water Source:	Public water connected.
Water Meter Location:	Front yard.
Electric Service:	Underground.
Fuel Source:	Electric Heat Pump.
Sewage Disposal System:	Septic Tank System. Septic tank and drainage fields are not covered under the scope of this inspection.

FOUNDATION

Foundation:

Type of Foundation:	Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.
Foundation Materials:	Poured in place concrete.
Visible Portions of Exterior Foundation Slabs or Walls:	Satisfactory.
Visible Foundation Slab or Wall Cracks Noted From Exterior:	None.
Evidence of Movement:	There is no evidence of any movement.
Perimeter Foundation Drainage Surface:	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to insure that water drains away from the foundation.
Foundation Drains Visible:	Yes - foundation drains was noted.

Radon Gas: Radon test in progress, results will be forthcoming. The test must last at least 48 hours.

Interior View Of Basement:

Interior of Basement Percentage Finished Into Living Space: About half the interior of the basement is finished into living space.

Basement Ceiling Structure Visible: Only a limited amount of the ceiling structure is visible.

Basement Ceiling & Structure Condition: The visible portions appear to be satisfactory.

Sill Plates Visible: Visibility of the sill space is limited. Only that portion that is readily visible is commented on in this inspection.

Foundation Bolts or Straps Visible: The visible foundation bolts or straps are correctly used to secure the framing to the foundation. Some of the bolts or straps may not have been visible.

Interior Foundation Walls Visible: There is limited visibility of the interior portion of the exterior walls due to wall coverings. Only the readily visible portions of the foundation walls are included as a part of this inspection.

Interior View of Exterior Walls: Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Main Beam/Load Bearing Walls: Satisfactory - The main beam and/or load bearing walls installed appear to be in satisfactory condition.

Slab Foundation Floor Type: A monolithic slab floor is used in this construction. This is a slab that is approximately 4 inches thick except under load bearing walls where the slab is approximately 12 thick to support the weight of the load.

Floor Condition: Satisfactory.

Floor Cracks Visible: Any cracks observed appear to be normal curing cracks.

Basement Windows: There are basement level windows.

Interior Basement Doors:



The basement door between the heated area and unheated safe room does not have weatherstrip installed as required by the International Energy Conservation Code. Weatherstrip is required to be installed on sides, top and bottom.

Interior Stairway Access From: Hallway.

Staircase Condition: Satisfactory - The staircase to the basement level appears functional.

Moisture on Exposed Basement Walls Noted: There were no elevated moisture levels noted on the exposed areas of the basement walls at the time of inspection.

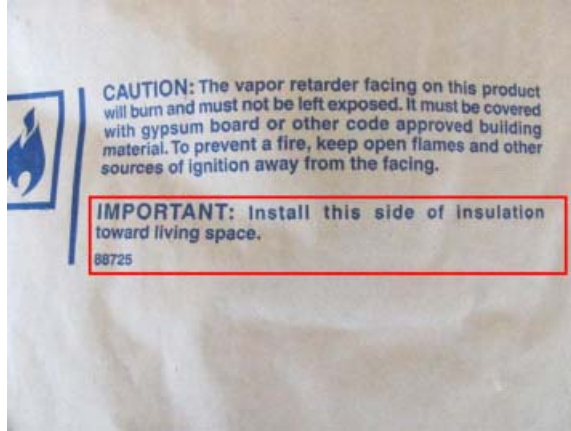
Evidence of Water Entry in the Basement Noted: No.

Evidence of Mold Noted: No.

Evidence of Insect Infestation: No - There was no visible evidence of insect infestation in the basement.

Overhead Floor Insulation: None.

Basement Walls:



The wall insulation is installed backward with the vapor barrier facing the outside wall rather than facing the heated or living area as required in both unfinished areas of the basement.

Walkout Basement:

Walkout Basement - Walls Exposed to Daylight:

One basement wall is exposed to daylight.

Drainage in Area of Walkout:

Satisfactory - The area around the walkout door appears to have adequate drainage.

Basement Entry Doors:

Satisfactory.

ROOF & ATTIC

Roofing:

Type Roof:

Gable.

Roof Covering Materials:

Asphalt composition shingles.

Cover Layers:

One. Current building code requirements in Georgia allow only one layer. When re-roofing, it will be necessary to remove all shingles.

Underlayment Installed:

Asphalt impregnated felt underlayment was installed under the roofing material.

Condition of Roof Covering Material:



Two toe boards (boards nailed to roof by roofers) was observed on the front. They should be removed and the nail holes properly sealed.

Slope:

Steep slope.

Plumbing Vents:

Satisfactory.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

Ladder on roof edge. The roof was too steep to walk on.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage from Exterior:

No.

Roof Gutter System:



The gutter on the right upper level is leaking at the seam. Repairs should be made.

Attic & Ventilation:

Attic Access Location:

Garage ceiling. Hallway ceiling.

Attic Accessibility:



The pull-down stairs to the attic in the house is not insulated as required by the [International Energy Conservation Code](#) as amended by the [State of Georgia Appendix "Air Sealing Points"](#), which requires insulation with a minimum of "R-3 rating". Also, no weatherstrip is installed as required by the [International Energy Conservation Code Section 402.3.7](#) as amended by the state of Georgia which requires that "hatches, scuttle holes cover and disappearing/pull-down stairs

[must have factory applied or otherwise approved weather-strip".](#)

The scuttle hole cover to the attic in the master closet is not insulated as required by the [International Energy Conservation Code](#) as amended by the [State of Georgia Appendix "Air Sealing Points"](#), which requires insulation with a minimum of "R-3 rating". Also, The scuttle hole cover does not have weather-strip installed as required by the [International Energy Conservation Code Section 402.3.7](#) as amended by the state of Georgia which requires that "hatches, scuttle holes cover and disappearing/pull-down stairs must have factory applied or otherwise approved weather-strip".

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Storage - The attic cavity has capacity for some storage since it is of rafter and ceiling joists construction.

Roof Framing:

A rafter system is installed to support the roof decking and transmit the roof load to the exterior and load bearing walls.

Roof Framing Condition:

Satisfactory - The roof framing appears to be adequate.

Roof Bracing:



A bowed roof brace was observed in the attic. The brace in question is a 2x4. It should be replaced with a 2x6 with a 2x4 or 2x6 nailed on the edge.

Roof Decking:

Satisfactory.

Evidence of Leaks on Interior of Attic:

None in the accessible attic spaces.

Roof Ventilation:

Satisfactory - There appears to be adequate ventilation installed. Vents are located near or on the ridge and in the soffit.

Access to Heating/Cooling Equipment:

Satisfactory.

Insulation Clear of Decking/Soffit Vents:

There is adequate clearance between the soffit vents and the insulation at the eaves to allow for proper air flow.

Insulation & Firestopping:

Satisfactory - The attic insulation appears to be adequate and properly installed. Type: Fiberglass: Average inches: 12. R Value: 30.

Evidence of Rodents or Vermin in Attic:

No.

STRUCTURAL

Structural:

Type of Construction:

Wood Frame.

Exterior Siding Materials:

Combination of: Brick. Fiber Cement boards.

Wall/Siding Condition:



An opening was observed in the exterior wall on the right side at the A/C unit. This opening should be sealed according to The International Residential Code **M2301.2.7 Roof and wall penetrations**. Roof and wall penetrations shall be flashed and sealed to prevent entry of water, rodents and insects.



A bathroom vent on the left side is missing the flap. Repair is needed to prevent the entrance of vermin or insects.

Trim Condition:

Satisfactory.

Soffit/Eaves:

Satisfactory.

Fascia:

Satisfactory.

Exterior Paint Condition:

Satisfactory.

Outside Entry Doors:

The deadbolt lock on the front door will not lock properly. Repairs should be made.
The entry door lock will not lock on the front door between the front porch and the garage. Repair or replacement is needed.

Windows Type:

Double pane Insulated glass windows. Single Hung.

Window Condition:



A missing window on the left side should be replaced.



The window on the left side above the master close is partially open. This window cannot be accessed. This window should be closed.

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.
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.

Deck, Porch Or Balcony:

Deck, Porch, or Balcony Present: Front Porch, Deck.

Deck/Porch/Balcony Materials: Wood framed. Treated wood.

Condition of Materials: Satisfactory - The wood materials are in satisfactory condition with no decay noted.

Framing of Deck/Porch/Balcony:



The joist hangers are too short. According to the hanger manufacturer's installation instruction, they should be at least 2/3 as long as the joist they are supporting. For this instance, the hangers should be app. 6 1/2 inches long.

Handrails: Yes.

Fireplaces/Chimneys:

Location of Fireplace: Family room. Keeping Room.

Type of Fireplace: Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.

Fireplace Fuel: Wood burning fireplace with a gas log starter, but not gas is available.

Fireplace Condition: Satisfactory - The firebox appears to be sound and useable in its current condition.

Damper Condition: Satisfactory - The flue damper appears to be functional.

Evidence of Drafting Problems: No evidence of drafting problems were noted; however, no fire was started to determine if it drafts well.

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.

Source of Combustion Air: Outside air is used for combustion.

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: Rheem. Age (Years): 1 1/2 Size (Tons): 2 1/2 & 5.
Type: Heat Pump- Electricity-powered.
Outside Unit/Condenser Location: Right side. Left 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: The outside condenser unit is not yet installed for the basement, only the inside evaporator and heat strips are installed. The unit will need to be installed before the basement can be properly cooled and heated.

Service Disconnect & Wiring to Unit:



There is no connector installed in the service disconnect for the outside heat pumps for the main level and upper level. Therefore no power is available for the two units. The main level and the upper level are being heated by the backup heat strips only. These two units should be put into service by a qualified HVAC contractor.

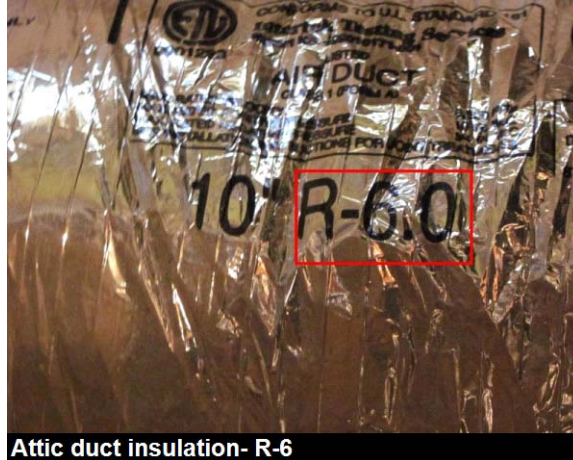
Missing connector

Condensate Line: Satisfactory.
Adequately sized?: It appears that the unit(s) are adequately sized for the area covered, but no formal calculation was done.

Heating System:

Heating System Type: Electric heat pump.
Fuel Source: The fuel source is electricity.
Brand/Age/Size: Same as the A/C unit since the same unit is used to heat also.
Heat Pump Backup Heat Source: Electric heat strips are installed for backup heat.
Supply and Return Registers: Satisfactory.
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:



Ductwork in the attic is not R-8 as required since 1/1/2008 by the [International Energy Conservation Code](#) as amended by the State of Georgia 403.2.1 Insulation. Supply and return ducts in [unconditioned attics and exterior locations](#) shall be insulated to minimum of R-8. All other ducts located outside the building thermal envelope shall be insulated to a minimum of R-6. If the house was permitted after 1/1/2008, the duct insulation should be R-8 instead of R-6.

Attic duct insulation- R-6

- Does each habitable room have a heat source? Yes.
- Adequate Returns or Undercut Doors: Yes.
- Thermostat Condition: Satisfactory - The thermostat worked properly when tested.
- 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: Basement.
- Main Service Disconnect Location: At the electric meter.

About 3 hours after the inspection had begun, one of the main breakers at the meter (rear breaker) tripped leaving part of the house without power. The breaker was reset by the inspector and did not trip again. It is not clear why the breaker tripped. A licensed electrician should evaluate the situation.

- Main Power Service Size: 300 amps - The main service 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: Locations: Exterior receptacles. Garage receptacles. Bathroom receptacles. Kitchen countertop receptacles.

Main Service Ground/Other Systems Bonding:



The 2005 National Electric Code which was mandated in Georgia as of 1/1/2006 requires that all forms of grounding electrodes (means of grounding) that are present in a house must be used and must be bonded together. One of the forms is a "Concrete Encased Electrode". This is rebar that is in the basement wall of the house. The [National Electric Code states 250.50 Grounding Electrode System](#). All grounding electrodes as described in 250.52(A)(1) through (A)(6) [that are present at each building or structure served shall be bonded together to form the grounding electrode system](#).

Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(7) shall be installed and used." Number (A)3 is the Concrete Encased Electrode. The concrete encased electrode (rebar) was not used in this house as required. It is present in the basement but not used.

Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Smoke Alarms: The arc fault circuit interrupter breakers installed for the bedrooms do not protect the smoke alarms in the bedrooms. The smoke alarms still have power after the AFCI breakers are tripped. The AFCI breakers should protect all the circuits in the bedrooms including those that supply power to the smoke alarms as stated in the [National Electric Code; 210.12 Arc-Fault Circuit-Interrupter Protection. \(B\) Dwelling Unit Bedrooms](#). [All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit](#). The definition of "Outlets" according to the code is "Outlet. A point on the wiring system at which current is taken to supply utilization equipment". This includes all receptacles, switches, light fixtures and smoke alarms.

Doorbell: A doorbell is installed and working.

Exterior Lighting: Satisfactory.

Lighting And Wiring:

Interior View of Basement: The light two fixtures on the right side unfinished basement do not work and do not appear to have power. Repair is needed.

The two light fixtures do not work as well as the receptacle in the left side unfinished basement and it appears that no power is supplied to these fixtures. Repair is needed.



The light fixture is missing the cover in the basement hallway. It should be installed.

Lighting/Wiring:

Attic & Ventilation: Satisfactory.

Electrical Receptacles:

Attic & Ventilation: Properly wired and grounded.
 Deck, Porch or Balcony: Satisfactory, GFCI protected as required.
 Kitchen: Properly wired and GFCI protected as required.
 Laundry: The receptacles are correctly wired.
 Bathrooms: Satisfactory, GFCI protected as required.
 Bedrooms/Bonus Room: Satisfactory- The receptacles tested are correctly wired and grounded.
 Front Entry & Main Hallways: Satisfactory.
 Dining Room: Satisfactory - The receptacles tested are correctly wired and grounded.
 Family Room: Satisfactory - The receptacles tested are correctly wired and grounded.
 Keeping Room: Satisfactory - The receptacles tested are correctly wired and grounded.
 Garage/Carport: Satisfactory GFCI protected as required.

Lighting:

Deck, Porch or Balcony: Satisfactory.
 Kitchen: Satisfactory.
 Laundry: Satisfactory.
 Bathrooms: Satisfactory.
 Bedrooms/Bonus Room: Satisfactory.
 Dining Room: Satisfactory.
 Family Room: Satisfactory.
 Keeping Room: Satisfactory.
 Garage/Carport: Satisfactory.

Breaker Properly Sized:

Air Conditioning Units: Yes.

Electric Wiring To Heating Equipment:

Heating System: Satisfactory.

Security System:

Main Power Panel & Circuitry Yes and it appears to function, but was not tested to see if the alarm would sound.

PLUMBING SYSTEM

Plumbing:

Water Source: Public water connected.
 Supply Piping Material To House: PVC.
 Supply Piping Condition: Appears to be satisfactory.
 Water Meter Condition: Satisfactory.
 Main Water Line Shutoff: Basement.
 Distribution Piping Material In House: CPVC.
 Water Pressure (PSI): 55.
 Exterior Hose Bibbs: Satisfactory - The exterior hose bibb(s) appeared to function normally.
 Functional Supply: Satisfactory - By testing multiple fixtures at the same time, functional flow of the water supply was verified.

**Water Hammer Arrestors
Installed:**



No water hammer arrestors

No water hammer arrestors were found as required by the International Plumbing Code mandated by the State of Georgia effective 1/1/2007 "**604.9 Water hammer**. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturers specifications. Water-hammer arrestors shall conform to ASSE 1010. " Water

hammer arrestors should be installed at the ice maker valve, the dishwasher connection, and on the hot and cold water valves at the clothes washer. File photo inserted for reference.



File photo of water hammer arrestor

Condition of Distribution Piping: Satisfactory.

Sewage Disposal: Septic System. Inspection of the septic system is beyond the scope of the home inspection.

Waste Line Materials: PVC.
Waste Piping Condition: Satisfactory.
Vent Piping Material: PVC.
Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears satisfactory.
Supply/Waste Piping Supports: Satisfactory .
Functional Drainage: Yes - Functional drainage was verified.
Objectionable Odors: No.
Location of Accessible Waste Line Cleanouts: Basement.
Lawn Sprinkler System: There is a lawn sprinkler system installed.

Water Heater(s):

Location: Basement.
Brand/Age/Capacity: Brand: (2) Rheem. Age (Years): 1 1/2 Tank Capacity (Gallons): 50 Each.
Fuel Source for Water Heater: Electric.
Electric Service to Water Heater: Satisfactory.
Water Heater Condition: Satisfactory.
Water Piping Condition: Satisfactory.
Water Heater Fill Valve Installed: 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.
Temperature Controls: Satisfactory.
Electric Heating Elements: Appear to be satisfactory. The thermostats may need to be adjusted for the desired hot water temperature.
Drain Valve: Yes - There is a drain valve installed on the lower side of the water heater.
Temperature & Pressure Relief Valve: Satisfactory - The TPR valve is correctly installed. It should be tested annually as stated on the tag of the valve.
Thermal Expansion Control: Satisfactory. Expansion tank.
Safety Overflow Pipe: Satisfactory - The overflow pipe is correctly installed.

KITCHEN

Kitchen:

Walls: Satisfactory.
Ceiling: Satisfactory.
Pantry: Satisfactory.
Floor: Satisfactory.
Countertops: Satisfactory.
Cabinets, Drawers, and Doors: Satisfactory.
Faucets and Supply Lines: Satisfactory.
Sink and Drain Lines: Satisfactory.
Caulking (Water Contact Areas): Satisfactory.
Food Waste Disposal: None installed.
Dishwasher: 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.
Cooktop Exhaust Vent: Satisfactory.
Range/Oven/Cooktop Fuel Source: Electric Cooktop. Electric Oven.
Range/Oven/Cooktop Condition: Built-in - There is a built-in cooktop and oven. They appeared to function correctly at the

Microwave Oven: time of the inspection. The inspection does not determine if the calibration of timers or thermostats are accurate.
There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

Refrigerator: None.

Water For Refrigerator: Water valve installed.

LAUNDRY

Laundry:

Location: Main level.

Entry Door: Satisfactory.

Walls: Satisfactory.

Ceilings: Satisfactory.

Floor: Satisfactory.

Washer & Dryer: None.

Washer Hookup: Connection box with hot and cold water and a drain pipe. The drain pipe was not tested.

Dryer Hookup: 240-volt receptacle provided for an electric dryer.

Dryer Ventilation: Satisfactory.

BATHROOMS

Bathrooms:

Doors: Satisfactory.

Windows: Satisfactory.

Walls: Satisfactory.

Ceilings: Satisfactory.

Floors: Satisfactory.

Ventilation: Adequate.

Vanities: Satisfactory.

Sinks, Faucets & Drains: Satisfactory.

Toilets: Satisfactory.

Caulking (Water Contact Areas): Satisfactory.

Tubs & Showers: No device was found for the faucet on the master tub to limit the water temperature to 120°F as required by the International Plumbing code as mandated by the State of Georgia effective 1/1/2007. [424.5 Bathtub and whirlpool bathtub valves](#). The hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a maximum temperature of 120°F (49°C) by a water temperature limiting device that conforms to ASSE 1070, except where such protection is otherwise provided by a combination tub/shower valve in accordance with Section 424.3.

Whirlpools: The whirlpool on the master tub does not work. Repairs should be made.
The whirlpool tub does not have an access door as required by the [International Residential Code: P2720.1 Whirlpool Bathtubs- Access Panel](#)- A door or panel of sufficient size shall be installed to provide access to the pump for repair and/or replacement.

BEDROOMS/BONUS ROOM

Bedrooms/Bonus Room:

Doors:	Satisfactory.
Windows:	Satisfactory.
Walls:	Satisfactory.
Ceilings:	Satisfactory.
Floors:	Satisfactory.
Closets:	The closet door in the upper level right rear bedroom sticks. Repair is needed.

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.
Main Staircase:	Satisfactory.
Upper Level Hallway:	Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Dining Room:

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

Family Room:

Walls:



A settlement crack was observed on the wall. Repair is needed.

Ceilings:	Satisfactory.
Ceiling Fans:	Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.
Floors:	Satisfactory.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.

Keeping Room:

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

GARAGE

Garage/Carport:

Type:	The garage is attached.
Size of Garage/Carport:	Two car.
Number of Overhead Doors:	Two.
Overhead Door and Hardware Condition:	Satisfactory.
Overhead Door Opener:	Satisfactory.
Automatic Reverse on the Door Opener:	Satisfactory - The garage door reversed properly when it met resistance.
Safety Beams on Door:	Satisfactory.
Floor Condition:	Satisfactory, with only normal shrinkage cracks.
Garage Walls Condition:	The wall covering between the garage and living area is fire-rated material.
Garage Ceiling Condition:	There is a fire rated separation between the garage ceiling and the living areas or attic above.
Entry Door to Structure:	The garage entry door sticks. Repair is needed.
Garage Foundation:	Satisfactory.