



LIFELINE INSPECTION SERVICES

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RESIDENTIAL PROPERTY INSPECTION

2526 S Main St
Molena, GA 30258

City Of Molena
08/20/2026



Inspector
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How to read this report:

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period.**

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, **prior to the end of your contingency period.** Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include **FYI** items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment is more important than the categorization.** Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible, and/or other

reasons. Please read the corresponding comment for more information.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but was still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

Photographs: Several photos and videos are in your inspection report. These photos are for informational purposes and may not include every instance or occurrence of a defect. For example, if the report has three photos of hail damage on the roof, this does not mean that there is only hail damage in those areas.

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.



MINOR DEFECT,
MAINTENANCE ITEM, OR FYI
ITEM



MARGINAL DEFECT



SIGNIFICANT DEFECT

-
-  3.3.1 Roof - Shingles / Asphalt: Shingles - End of Life
 -  3.6.1 Roof - Chimney: Crown - Cracking
 -  3.6.2 Roof - Chimney: Flue Liner(s) - Rain Cap Missing
 -  4.3.1 Exterior - Brick: Brick - Damage
 -  4.3.2 Exterior - Brick: Brick - Veneer Pulling Away from Structure
 -  5.3.1 Grounds - Grading / Lot Drainage: Area(s) Present in Need of Attention
 -  5.4.1 Grounds - Vegetation Observations: Vegetation - Overgrown
 -  5.4.2 Grounds - Vegetation Observations: Limbs - Contacting Roof Surface
 -  5.5.1 Grounds - Porch(es): Column - Missing
 -  6.5.1 Attic, Roof Structure, & Ventilation - Roof Structure / Framing: Roof Structure - Moisture Damage Present
 -  7.1.1 Heating & Cooling - General Info: Full HVAC Evaluation Recommended
 -  7.3.1 Heating & Cooling - Interior Unit(s) - Split System : Interior Unit - Aged
 -  7.4.1 Heating & Cooling - Venting: Damage/Corrosion Present
 -  7.11.1 Heating & Cooling - Air Supply Information: Cooling Mode - Low Differential
 -  8.1.1 Water Heater - Water Heater Condition: Unit(s) - Aged
 -  10.1.1 Electrical - General Info: Full Electrical Evaluation Recommended - Unlicensed/Age
 -  10.6.1 Electrical - Service Grounding / Bonding: Pipe Bonding - Missing/Not Visible
 -  10.8.1 Electrical - Breakers: AFCI - (Older) Not Present
 -  10.10.1 Electrical - GFCI Protection: GFCI - Not Present (Upgrade)
 -  10.11.1 Electrical - Smoke Alarms / Detectors: Smoke Alarms Not Present at all Recommended Locations
 -  11.2.1 Basement Foundation Area - Moisture Presence: Moisture - Indications of Past/Present Moisture (Finished Areas)
 -  12.3.1 Interior - Ceilings: Moisture Staining - Roof
 -  13.6.1 Bathroom(s) - Undersink Plumbing: Leak Present
 -  13.11.1 Bathroom(s) - Toilet(s): Continuously Runs (Minor)
 -  14.2.1 Kitchen & Built-In Appliances - Sink(s): Leak - Faucet Base
 -  14.5.1 Kitchen & Built-In Appliances - Dishwasher : Dishwasher - Aged
 -  14.7.1 Kitchen & Built-In Appliances - Exhaust Fan: No Exhaust Fan Present

15.5.1 Environmental Concerns - Fungal Growth: Fungal Growth Present on Surface(s)

15.6.1 Environmental Concerns - Pest/Insect/Wildlife Concerns: Presumed WDI - Damage Present

1: INSPECTION INFORMATION

Information

In Attendance

Inspector Only

Occupancy

Vacant

Type of Building

Church Building

Construction Year (Pulled From Online Sources)

1957

Inspection Type

Pre-purchase, Detached Structure
Inspection, Radon Testing

Standards of Practice Followed

InterNACHI

Weather Conditions

Clear

Temperature at the Time of Inspection

80+ Degrees

Precipitation in the Last 48 hrs?

No

Ground Condition

Dry

Orientation Photos (Including the Front, Rear, Left and Right Sides of the Home)

Photos show the exterior portions of the property.



Important Information / Limitations: Inspection Overview

The Inspector strives to perform all inspections in substantial compliance with the Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure located at 2526 S Main St, Molena, GA 30258, for the Client; City Of Molena, as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive or quantitative.**

There may be comments made in this report that exceed the required reporting of the Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement were not functioning properly, significantly deficient, or unsafe. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period**, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as **existing at the time of inspection only**, and expire at the completion of the inspection. The limit of liability of Lifeline Inspection Services LLC and its employees, officers, etc. does not extend beyond the day the inspection was performed. This is due to the fact that time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the InterNACHI Standards of Practice, and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of The Inspection Company. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

Important Information / Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information / Limitations: Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. We do not perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.**

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed, and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the occupants of the home. **Any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the homes items and components. Although, I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded.** To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life

expectancy chart can be viewed by visiting <https://www.nachi.org/life-expectancy.htm>

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge to me once you have completed reading this report. At that time I will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Limitations

Important Information / Limitations

OLDER HOME INFORMATION

LMT - This structure was over 50 years of age and all components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the building alone. Buildings of this age were not constructed to today's standards and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly a home inspection does not address code compliance, and today's codes have drastically changed in comparison with the codes that were in place when this home was constructed. ***To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician and other licensed professionals should be consulted and do further evaluations.***

As well older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect that may be present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

2: UTILITY SHUTOFF LOCATIONS

Information

Main Breaker / Service Disconnect Location

At Main Breaker in the Electrical
Panel

Water: Water Shutoff Valve Location

Water Meter

Gas/LP: Main Gas Shutoff Valve Location

On Exterior Meter

Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



Water: Indications Of Excessive Water Consumption

Meter Not Found

If the property is located on a public water supply we will monitor the meter reading for several minutes to determine if any excessive consumption is present without use of fixtures. If excessive consumption is noticed (especially in a vacant property) it is highly recommended to have a plumber evaluate further to check for any leaks.

FYI: This observation can be hindered due to an occupied home with appliances running (such as dishwasher or washing machine) or sellers home that may be running fixtures. Noted for your convenience.

Water: Meter Not Located

The water shut off is presumed to be at the water meter however no meter could be located on the property. This may be due to it being covered with grass or debris. You can ask the sellers or the water department servicing this area for records on location.

Gas/LP: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.



3: ROOF

Information

General Info: Inspection Method
Aerial Drone

General Info: Roof Covering Material
Architectural Composition Shingles

Shingles / Asphalt: Shingles Stage of Life Estimation
End of Life

Vents / Protrusions: Roof**Protrusion Type(s)**

Plumbing Stack Vent(s), Chimney,
Steeple

Chimney: Chimney Material

Brick

General Info: Roof Views**Shingles / Asphalt: Shingles Stage of Life Information**

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Limitations

General Info**ROOF LIMITATIONS**

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Roof Flashings

ROOF FLASHING INFORMATION & LIMITATIONS

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Chimney

CHIMNEY - FLASHING LIMITATIONS

LMT - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Recommendations

3.3.1 Shingles / Asphalt

**SHINGLES - END OF LIFE**

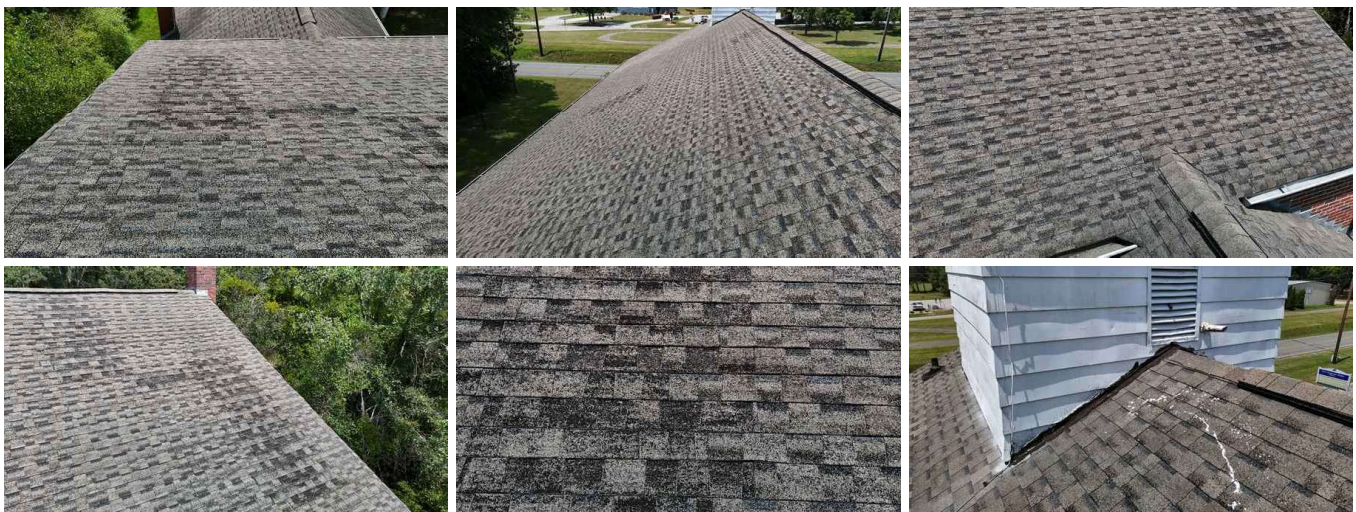
The shingles were at the end of their useful life with issues including (but not limited to):

- heavy granule loss
- brittleness
- delamination
- areas of damage or missing shingles
- several areas of sealant applied in a presumed attempt to prevent leaks.

No active leaks were observed at the time of inspection but issues should be expected due to its age and condition. Replacement of the roof covering is recommended to be performed by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



3.6.1 Chimney

**CROWN - CRACKING**

The chimney crown had some degree of cracking present. This can allow for rainwater infiltration into the masonry, and in freezing temperatures this infiltrated rainwater can freeze and expand allowing for damage to the masonry. Evaluation and repairs or replacement of the crown as needed is recommended to be conducted by a chimney sweep or other qualified person.

Recommendation

Contact a qualified chimney contractor.



3.6.2 Chimney



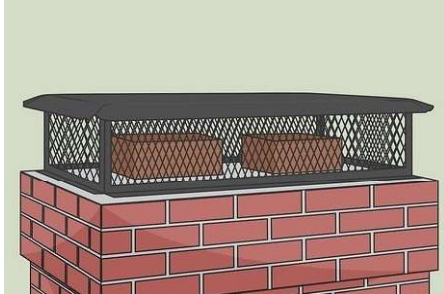
Minor Defect, Maintenance Item, or FYI Item

FLUE LINER(S) - RAIN CAP MISSING

Flue liner(s) were present that were not protected by a rain cap. Rain caps are recommended to protect the flue from rainwater that may cause cracks while the chimney is in use, and to prevent the entrance of wildlife and moisture into the chimney. The installation of chimney raincap(s) is recommended to be performed by a qualified person.

Recommendation

Contact a qualified chimney contractor.



Diagram



4: EXTERIOR

Information

Walls / Cladding: Cladding Material

Brick Veneer

Walls / Cladding: Wall Construction Type

Wood Framed, CMU Block

Walls / Cladding: Wall Crack(s) Present?

Yes

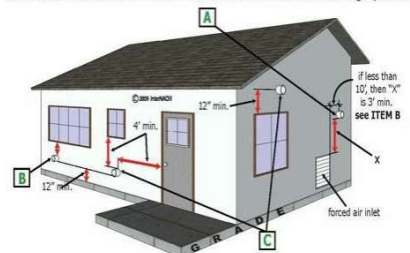
General Info: Probing of Wood

The Standards of Practice requires any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver or knife stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility at these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Termination Clearances of Mechanical Draft and Direct-Vent Venting Systems



H A: A mechanical draft venting system shall terminate at least 3 ft. above any forced-air inlet located within 10 ft.
 H B: The vent terminal of a direct-vent appliance with an input of 10,000 Btu/hr or less must be located at least 4" from any air opening in a building. If the input is over 10,000 Btu/hr but not over 50,000 Btu/hr, the vent termination must be located at least 9" from any air opening. If the input is over 50,000 Btu/hr the vent termination must be located at least 9" from any air opening. The bottom of the vent terminal and air intake must be at least 12" above grade.
 H C: Vent, excluding direct vent appliances, shall terminate at least 4 ft. below, 4 ft. horizontally from, or 1 ft. above any door, operable door, or gravity air inlet into any building. The bottom of the vent terminal shall be located at least 12 in. above grade.

Limitations

Wall Flashings

WALL FLASHING INFORMATION & LIMITATIONS

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Recommendations

4.3.1 Brick



Minor Defect, Maintenance Item, or FYI Item

BRICK - DAMAGE

Damaged brick(s) were present at the rear of the building and left an opening for pest or moisture intrusion. Repairs to the damage is recommended to be conducted as needed by a qualified mason.

Recommendation

Contact a qualified masonry professional.



4.3.2 Brick



Significant Defect

BRICK - VENEER PULLING AWAY FROM STRUCTURE

The brick veneer was cracked in several areas. One area at the back right has pulled away from the structure putting it out of plumb. Evaluation by a qualified mason is recommended with repairs made as needed.

Recommendation

Contact a qualified masonry professional.



5: GROUNDS

Information

Driveway and Walkway**Condition: Driveway Material**

Concrete

Driveway and Walkway**Condition: Walkway Material**

Concrete

Gas Meter/LP Tank Information:**Fuel Source**

Gas Meter

Gas Meter/LP Tank Information:**Location of Fuel Source**

Rear of Home

Vegetation Observations:**Vegetation Obscuring Wall(s)****Visibility?**

Yes

Gas Meter/LP Tank Information: Gas Meter in Off Position

FYI - The gas meter was locked in the off position at the time of inspection. Any items depending on gas for operation are excluded from this inspection.



Grading / Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert and/or manage rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Limitations

Grading / Lot Drainage

GRADING LIMITATIONS

LMT - The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the structure, as well as reading over the Sellers Disclosure which should list any such issues.

Recommendations

5.3.1 Grading / Lot Drainage

 Marginal Defect**AREA(S) PRESENT IN NEED OF ATTENTION**

Drainage areas and French drain-style systems were present below multiple windows. Heavy debris accumulation was noted and may restrict water flow, potentially allowing moisture to collect against or enter the building. Clean these areas and verify proper drainage. Routine cleaning and maintenance will be necessary to keep the drainage systems functioning properly.

Recommendation

Contact a qualified professional.



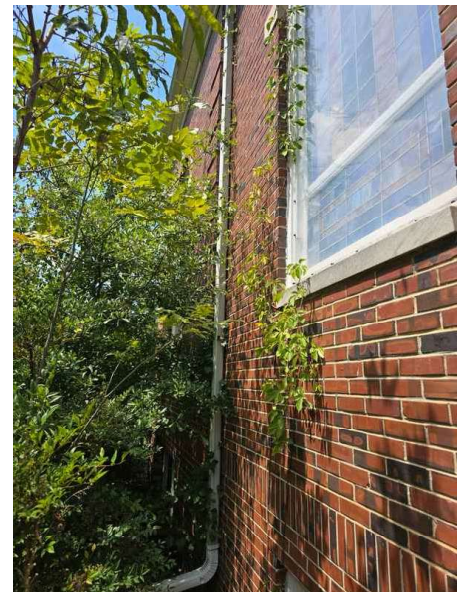
5.4.1 Vegetation Observations

 Marginal Defect**VEGETATION - OVERGROWN**

The vegetation in areas around the building was heavily overgrown. This can include trees and large shrubs in contact with the structure and/or roof. Vegetation in contact with the structure is a pathway for insects to reach the structure, and vegetation in contact with the roof can cause damage to the shingles by abrasion, as well as filling gutters with organic debris, impeding drainage. Pruning and removal of this vegetation as deemed necessary by a landscaping contractor is recommended.

Recommendation

Contact a qualified landscaping contractor



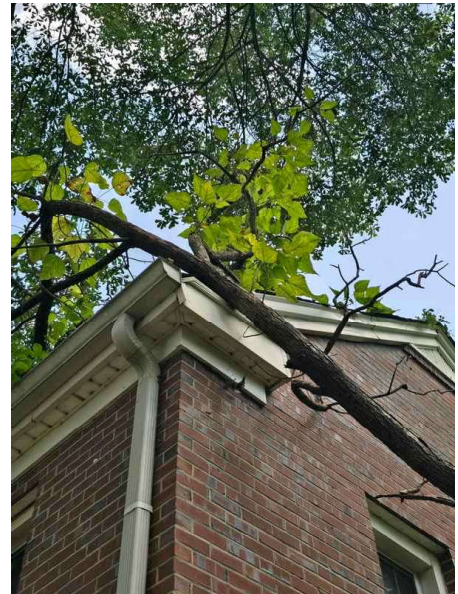
5.4.2 Vegetation Observations

 Marginal Defect
LIMBS - CONTACTING ROOF SURFACE

Tree or bush limbs were contacting the roof surface. These limbs can abrade the shingles causing damage, as well as holding moisture against the roof surface. Cutting back all branches at least 10' away from the roof is recommended by a tree trimming service or landscaper.

Recommendation

Contact a qualified tree service company.



5.5.1 Porch(es)

 Significant Defect
COLUMN - MISSING

A support column was missing at the covered porch where the porch roof connects near the building. This may leave the roof structure inadequately supported and could result in movement or damage. Have a qualified contractor evaluate the porch structure and install the proper support as needed.

Recommendation

Contact a qualified professional.



6: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

General Info/Limitations: Attic Accessibility

Hindrances/Limitations
Framing

Inspection Method: Inspection Method

Walked Where Possible

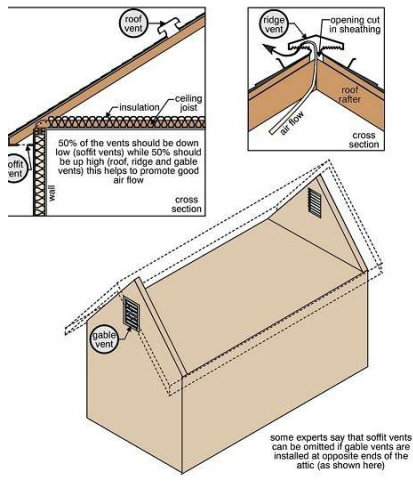
Attic Access: Access Location(s)
Upstairs Room

Attic Access: Access Type(s)
Scuttle Hole(s)

Ventilation: Ventilation Types
Soffit Inlet Vents

Roof Structure / Framing: Roof Structure Type

Types and locations of vents



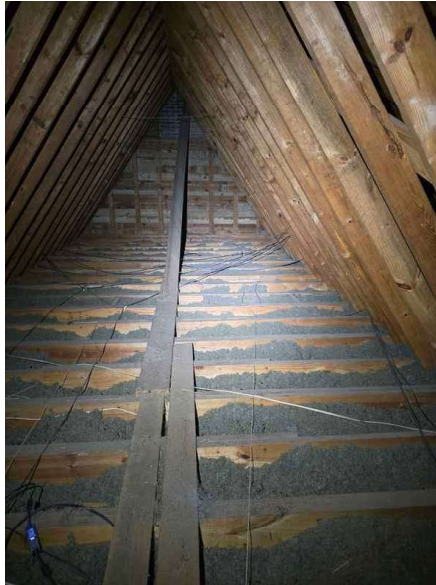
Rafters / Ceiling Joists, 1X Decking

Roof Structure / Framing:
Indications of Leak(s) Present
 Yes

Insulation: Insulation Type
 Rock Wool

Insulation: Insulation Amount (Average)
 6 - 10"

General Info/Limitations: Attic View(s)





General Info/Limitations: Accessibility Limitations

FYI - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of this area is limited to visual portions only., and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper, but this is a wild over-simplifications of the subject. As a good guiding principle the most important elements for healthy attic spaces are:

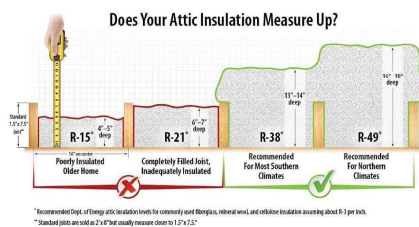
- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

For more information, please see: <https://www.greenbuildingadvisor.com/article/istibureks-rules-for-venting-roofs>

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft ³ / kg/m ³	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft ² (kg/m ²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 4" on center?	No	Yes	No
OK for 1/2" drywall, 6" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 4" on center?	Yes	Yes	Yes



Recommendations

6.5.1 Roof Structure / Framing

**Significant Defect****ROOF STRUCTURE - MOISTURE DAMAGE PRESENT**

There was numerous areas of moisture/water damage and staining present on the roof structure and/or decking throughout the attic. I can only report on the conditions as they existed at the time of inspection and can not confirm if this damage is from a past or present leak. I recommend inquiring with the sellers concerning any repairs in association with the leak, and having a roofing contractor make repairs to any damage as needed.

Recommendation

Contact a qualified roofing professional.



7: HEATING & COOLING

Information

General Info: Number Of Systems Installed

4

Exterior Unit(s) - Split System : Exterior Unit Location

Rear Of Building

Interior Unit(s) - Split System : Interior Unit(s) Location

Basement

**Thermostat(s): Thermostat Location(s)**Hallway, Upstairs Room,
Basement**General Info: Heating Source Present In Each Room**

Yes, Presumed

Exterior Unit(s) - Split System : Exterior Unit Energy Source & Type

Electric AC Unit

Interior Unit(s) - Split System : Interior Unit(s) Energy Source and Distribution

Gas Forced Air

General Info: Cooling Source Present in Each Room

Yes

Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage

35amps

Venting: Vent Termination Point

Exterior

Air Filter / Return Plenum: Filter Location(s)

Basement

Air Supply Information: Temperature Differential Cooling ModeAcceptable: 14-22°, Unacceptable:
less than 14°**Air Supply Information: Temperature Differential Heating Mode**

Not Functional

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

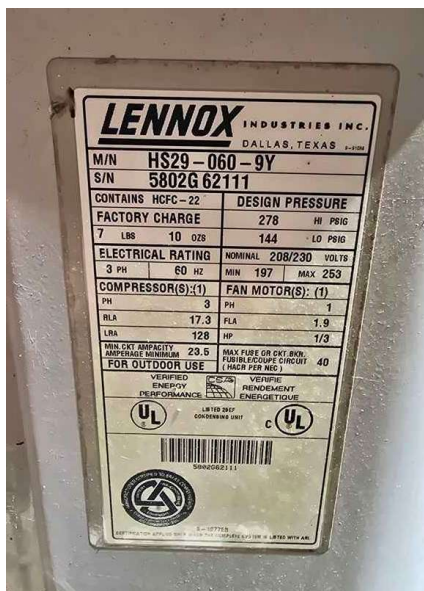
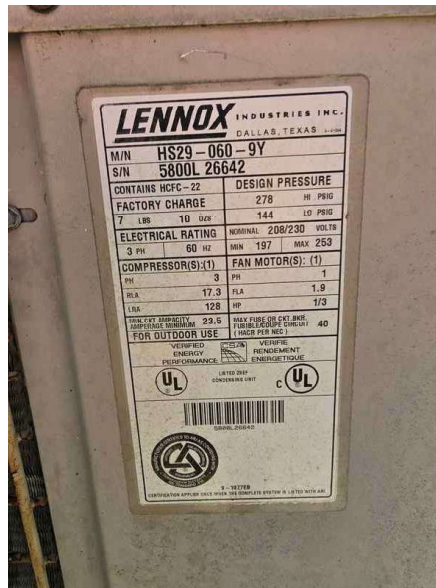
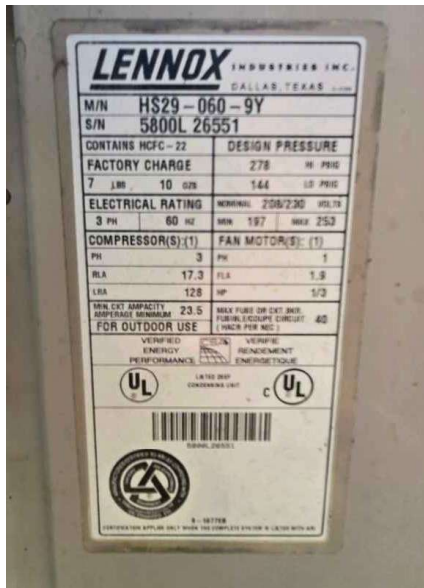
General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

Exterior Unit(s) - Split System : Exterior Unit Manufacturer

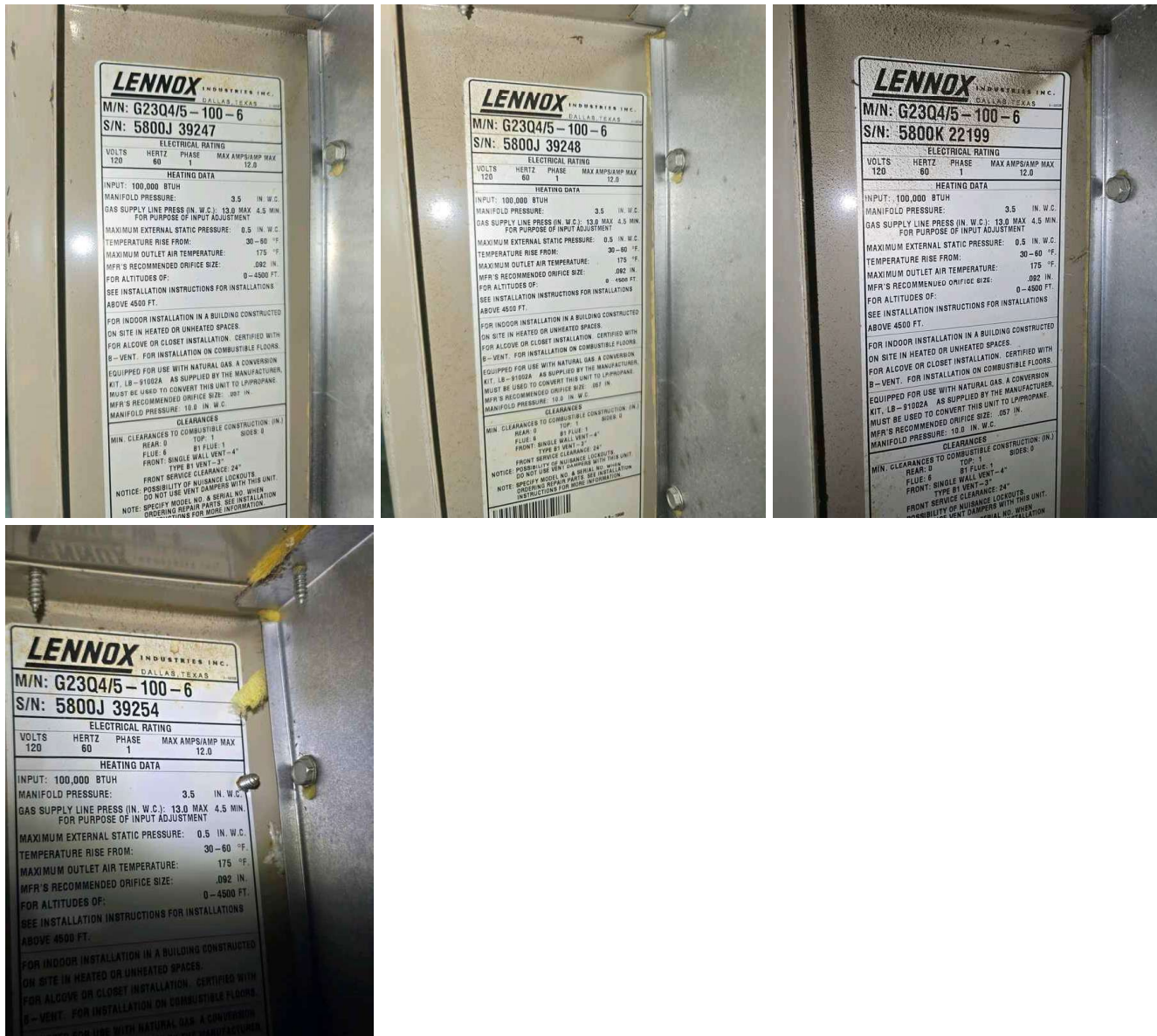
Lennox, Ruud



Exterior Unit(s) - Split System : Exterior Unit Manufacture Year
2011, 2002, 2000

The typical life expectancy of exterior units is approximately 13-15 years.

Interior Unit(s) - Split System : Interior Unit Manufacturer
Lennox



Interior Unit(s) - Split System : Interior Units Manufacture Year 2000

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Interior Unit(s) - Split System : Gas Was Off - Not Tested

LMT - The gas was off at the time of inspection and the gas furnace was not able to be tested for functionality. I recommend confirming proper operation prior to closing, and/or having an HVAC contractor to evaluate. The functionality of the unit is excluded from this inspection.

Venting: Vent Information

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

Thermostat(s): Thermostat Information - Multiple

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Air Supply Information: Gas Off - Heating Mode Not Tested

EXCL - The gas was off at the time of inspection and the gas furnace was not able to be tested for functionality. I recommend confirming proper operation prior to closing, and/or having an HVAC contractor to evaluate. The

functionality of the unit is excluded from this inspection.

Recommendations

7.1.1 General Info



Significant Defect

FULL HVAC EVALUATION RECOMMENDED

Due to the age of the unit(s) and the conditions noted in this report in regards to the unit(s), a full evaluation of the HVAC system(s) is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period. The listing of deficiencies found in this report should not be viewed as an all-inclusive listing of deficiencies due to the call for further evaluation.

7.3.1 Interior Unit(s) - Split System



Minor Defect, Maintenance Item, or FYI Item

INTERIOR UNIT - AGED

AGED - The units were past their typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s). Depending on prior maintenance and other factors the unit(s) could last anywhere from months to years, the remaining life is undeterminable. ***Due to their age, servicing is recommended to be conducted by an HVAC contractor.***

Recommendation

Contact a qualified HVAC professional.

7.4.1 Venting



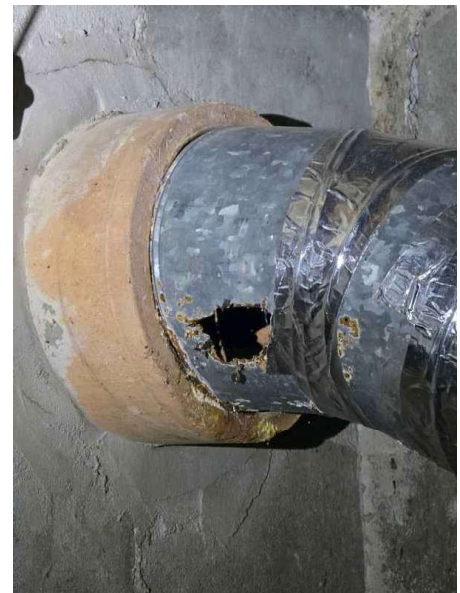
Significant Defect

DAMAGE/CORROSION PRESENT

A hole and an unsealed opening from a previously removed appliance were present in the shared flue serving four furnaces. These conditions could allow combustion gases, including carbon monoxide, to enter the building. The gas provider may not restore service until the flue is properly repaired or replaced. Have a qualified HVAC contractor evaluate the entire shared venting system and complete all necessary repairs before operating any gas-fired appliances.

Recommendation

Contact a qualified HVAC professional.



7.11.1 Air Supply Information



Marginal Defect

COOLING MODE - LOW DIFFERENTIAL

Three of the HVAC systems produced lower than typical supply air temperature in cooling mode at the time of inspection. The units were aged and failed to cool the majority of the building. A full evaluation is recommended to be performed by an HVAC contractor with repairs made as needed for proper operation.

Recommendation

Contact a qualified HVAC professional.

8: WATER HEATER

Information

Water Heater Condition: Number Of Water Heaters

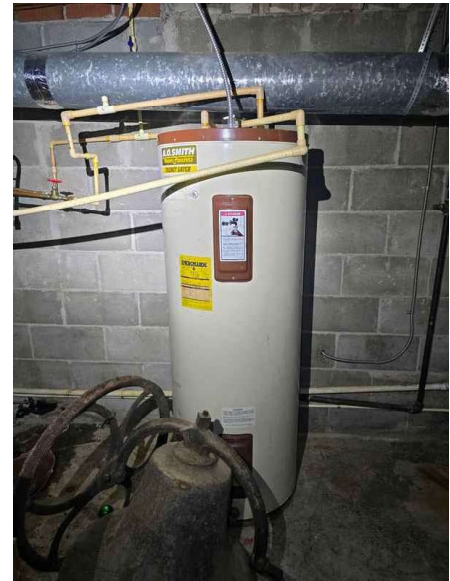
1

Water Heater Condition: Water Temperature

100-110 Degrees

Water Heater Condition: Water Heater Location

Utility Room



Water Heater Condition: Capacity

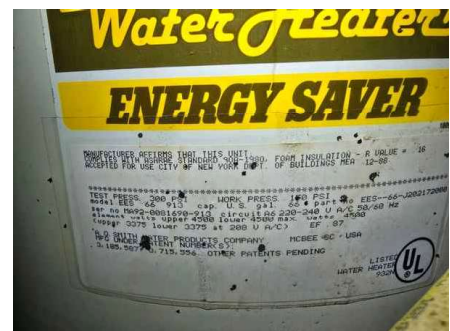
66 Gallons

Water Heater Condition: Energy Source

Electric

Water Heater Condition: Water Heater Manufacturer

AO Smith



Water Heater Condition: Water Heater Manufacture Year

1992

The manufacture year of a water heater provides critical information about its age, potential remaining lifespan, and maintenance requirements. Water heaters typically have a service life of 8-12 years, depending on maintenance, water quality, and usage. Understanding the manufacture year helps homeowners anticipate potential replacement needs and assess the unit's overall condition.

Recommendations

8.1.1 Water Heater Condition



Minor Defect, Maintenance Item, or FYI Item

UNIT(S) - AGED

FYI - Although functional, the unit was well past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors the unit could last anywhere from days to years, the remaining life is undeterminable.

Any items such as expansion tanks, drain pans, etc not present or recommended in this report will be required by code upon replacement. This is noted for your information and is not typically cost effective to make these repairs to older units u less recommended by a qualified contractor.

9: PLUMBING

Information

General Info: Water Supply**Source**

Public

Water Pressure: Water Pressure**(Approx.)**

50-60psi

Water Pipes: Service Pipe**Material (Visible Portions)**

PVC, Presumed

Water Pipes: Water Distribution**Pipe Material (Visible Portions)**

CPVC

Drain, Waste, and Vent Pipes**(DWV): Sewer/Septic Lateral****Material (Visible Portions)**

Not Visible

Drain, Waste, and Vent Pipes**(DWV): DWV Material Type****(Visible Portions)**

PVC

Main Cleanout: Cleanout**Location**

Not Found

Functional Flow: Functional Flow

Yes

Functional Drainage: Functional**Drainage**

See Bathroom Comments

General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Septic System: Septic System Information

FYI - The evaluation of septic systems lies beyond the scope of a home inspection. I recommend consulting with the sellers in regards to how the system has been maintained. Sources vary on this, but tanks are recommended to be pumped every 3-5 years depending on the occupant count of the home. **If maintenance records or invoices are not present for this time frame, it is recommended to have the tank pumped.** As well, the local county or municipality building department may have a site drawing on file for the location of the tank and drain field.

Water Pressure: Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect distribution pipes and connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage,

blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.

Main Cleanout: Sewer Cleanout Not Found

FYI - A cleanout for the sewer/septic lateral was not found. I recommend consulting with the sellers as to its location.

Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and we have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

10: ELECTRICAL

Information

Service Entrance: Service Entrance Type

Overhead Service Drop

Service Amperage: Service Entrance Conductors Type

4awg Copper, Presumed

Service Amperage: Service Amperage

250amps

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Location

Utility Room

Service Equipment / Electrical Panel: Electrical Panel Manufacturer

Square D

Service Equipment / Electrical Panel: Service Panel Ampacity

225 amps



Service Equipment / Electrical Panel: Enclosure Type

Type 1

Distribution Panel: Distribution Panel(s) Location

By the main Panel

Service Grounding / Bonding: GEC Present

Yes

**Service Grounding / Bonding:
Grounding Electrode Type**

Rebar (Ground Rod)

**Branch Wiring : Visible Branch
Wiring Type**

NM Sheathed Cable, BX Cable
(Armor Cable)

**Breakers: Breakers in Off
Position**

0

**Service Grounding / Bonding:
Water Pipe Bonding Present**

Not Required (CPVC)

**Branch Wiring : 15 & 20amp
Branch Wiring Metal Type**

Copper

**CO Detectors: CO Alarms
Presence at all Recommended
Locations**

Undetermined

**Service Grounding / Bonding: Gas
Pipe Bonding Present**

Not Found

Breakers: AFCI Breakers Present

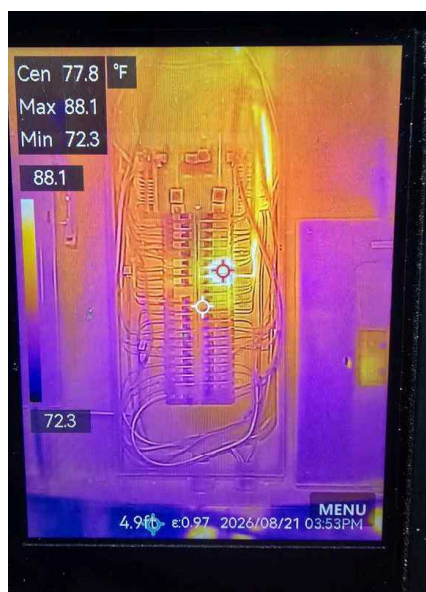
No

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

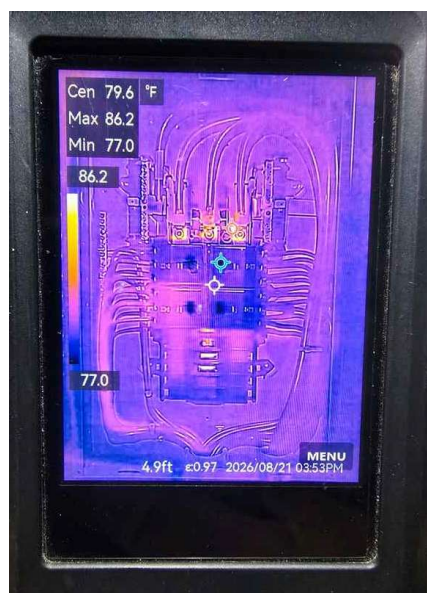
Service Equipment / Electrical Panel: No Hot Spots Observed with IR Camera

No hot spots or thermal anomalies were observed in the main electrical panel, under current loading conditions, during the inspection.



Distribution Panel: No Hot Spots Observed

No hot spots were observed with an infrared camera in the distribution panel(s) under the current load conditions at the time of inspection.



Breakers: AFCI Not Present

FYI - AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - and upgrading the panel should be considered in these situations.

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and

crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

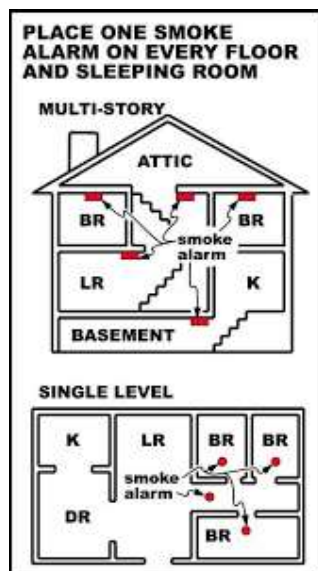
As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.

[illegible]

Smoke Alarms / Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



Smoke Alarms / Detectors: Smoke Alarms Not Tested

The smoke alarm units were not tested due to the possibility of them being integrated with the whole structure fire alarm system. I recommend consulting with the sellers as to their operation as well as confirming they are operational.

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

Limitations

Switches, Lights

LIGHTS NOT TESTED

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Recommendations

10.1.1 General Info

FULL ELECTRICAL EVALUATION RECOMMENDED - UNLICENSED/AGE

Due to multiple indications of improper or potentially unlicensed electrical work, along with age-related deficiencies, a licensed electrician should fully evaluate the electrical system and complete repairs as needed for safety and proper function. Observed concerns included missing grounding, nonfunctional lighting, and exposed wiring, terminations and connections, etc.

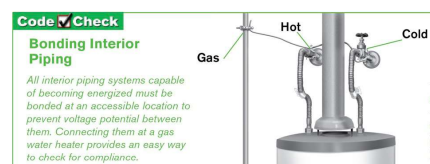
Recommendation

Contact a qualified electrical contractor.

10.6.1 Service Grounding / Bonding

PIPE BONDING - MISSING/NOT VISIBLE

The gas pipes were not bonded at visible portions. All metal pipes that run throughout the house should be bonded to prevent potential safety issues if they were to come in contact with an energized conductor. Evaluation and proper bonding of the pipes as needed is recommended to be conducted by a licensed electrician.



Recommendation

Contact a qualified electrical contractor.

10.8.1 Breakers

AFCI - (OLDER) NOT PRESENT

Arc Fault Circuit Interrupter (AFCI) protection was not present on any circuits. This type of protection may not have been required or commonly installed at the time the structure was built. However, AFCIs provide an added layer of safety by reducing the risk of electrical fires from arc faults, which older wiring systems can be more susceptible to. Upgrading the applicable breakers to AFCI protection is recommended for improved safety and should be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

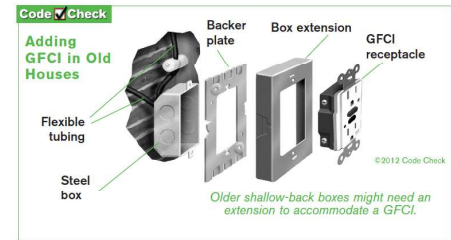
10.10.1 GFCI Protection

GFCI - NOT PRESENT (UPGRADE)
 Marginal Defect

SFTY - Although possibly not required at the time of construction, GFCI protection was not present in one or more areas. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as all kitchen and bathroom receptacles. I recommend upgrading the receptacles in these areas to GFCI protection for safety.

Recommendation

Contact a qualified electrical contractor.



Diagram

10.11.1 Smoke Alarms / Detectors

SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS

Minor Defect, Maintenance Item, or FYI Item

SFTY - Smoke alarms were not present at all locations required by today's standard. Some alarms were also aged. The installation/replacement of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Recommendation

Contact a qualified electrical contractor.

11: BASEMENT FOUNDATION AREA

Information

General Info: Foundation Type

Finished Basement

General Info: Floor Structure**Visual Obstructions**

Drop Ceiling Tiles

Moisture Presence: Indications of**Moisture at Visible Portions**

Efflorescence on Walls

Foundation Walls: Foundation**Wall Material**

CMU Block

Foundation Walls: Foundation**Wall Crack(s) Present?**

Hairline

Framing / Floor Structure: Floor**Structure Materials**

Wood Floor Joists

Floor Structure Support: Floor**Structure Support Type**

Steel Columns

Subfloor: Subfloor Material

Not Visible

Foundation Walls: Foundation Walls Covered by Parge Coat

EXCL - The foundation walls have been covered by a concrete parge coating and the CMU blocks were not visible for evaluation. The condition of the blocks behind this parge coating is excluded from this inspection.

Floor / Slab Condition: Not Visible - Floor Coverings

EXCL - The concrete slab in the basement was not visible for evaluation due to floor coverings.

Limitations

General Info**FINISHED BASEMENT**

EXCL - A completely finished basement was present. A full inspection of the beams, columns, floor structure / joists, subfloor, foundation walls, etc. was not possible due to finished walls, floors, and ceilings. Any comments made in relation to these items are limited to visual portions only. These components, in their entirety, are excluded from the inspection.

Moisture Presence

MOISTURE INFILTRATION INFORMATION - AREAS BELOW GRADE

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions cannot be given. **We have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

Recommendations

11.2.1 Moisture Presence



Significant Defect

MOISTURE - INDICATIONS OF PAST/PRESENT MOISTURE (FINISHED AREAS)

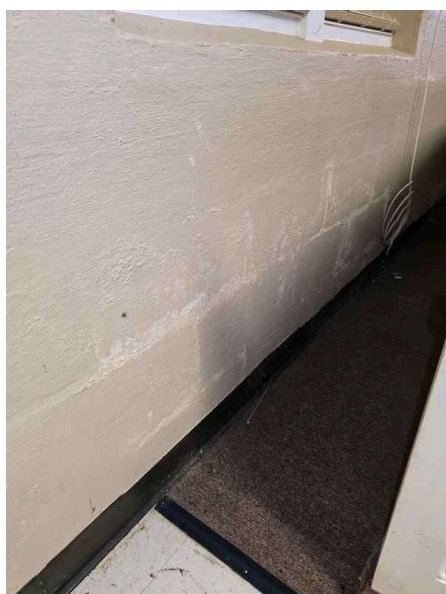
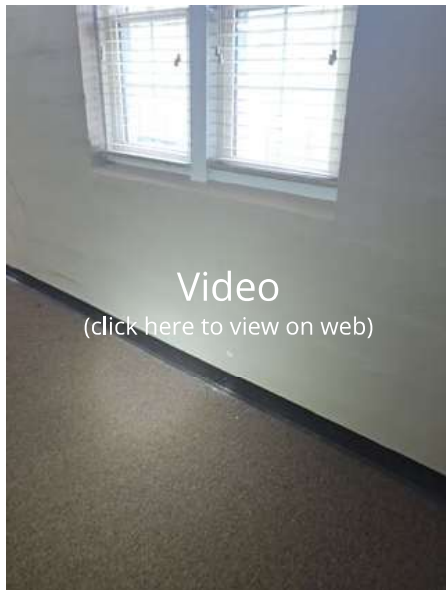
There were several indications of past/present moisture infiltration on foundation walls, baseboards, drywall, cabinetry, etc in or at the referenced area(s). Issues included efflorescence in the main basement area.

These indications of moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies. I recommend consulting with the sellers in regards to prior moisture infiltration into this area.

Evaluation by a foundation or grading contractor is also recommended to determine the exact source of the moisture, with repairs made to prevent or manage any future moisture infiltration.

Recommendation

Contact a qualified waterproofing contractor



12: INTERIOR

Information

Ceilings: Moisture Stains Present on Ceilings

Yes

Windows: Window Material
Vinyl

Windows: Window Style
Double Pane

Ceilings: Moisture Stains Information

The ceilings throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were present on the ceilings at the time of inspection unless otherwise noted in this report.

Limitations

General Info

PERSONAL BELONGINGS INFORMATION

LMT - Belongings were present in the building at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk through or at some point after these belongings have been removed.** If any concerns are noticed during your final walk through, feel free to contact me.

Recommendations

12.3.1 Ceilings

 Marginal Defect**MOISTURE STAINING - ROOF**

Numerous moisture stains were present on the ceilings in the referenced areas. Although the area(s) were not actively leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise. I recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains, a roofing contractor is recommended to evaluate and make repairs as needed. Painting and/or repairs as needed to the area(s) of the staining is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified roofing professional.



13: BATHROOM(S)

Information

General Info: Tub and Shower Drain Information

FYI - Water was ran through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

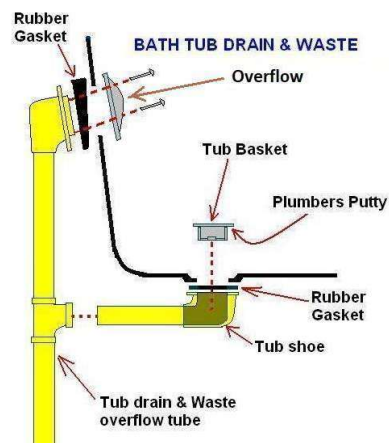
What can't be replicated is the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

Limitations

General Info

TUB AND SINK OVERFLOW LIMITATIONS

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



Recommendations

13.6.1 Undersink Plumbing

LEAK PRESENT

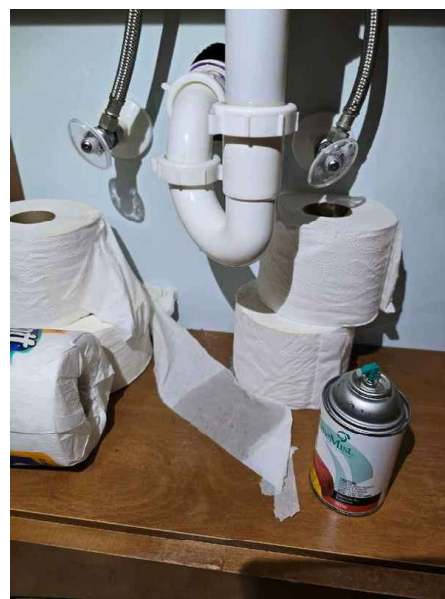
There was a leak present under the bathroom sink. Repairs are recommended to be conducted as needed to rectify any leaking by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Significant Defect



Upstairs Bathroom

13.11.1 Toilet(s)



Minor Defect, Maintenance Item, or FYI Item

CONTINUOUSLY RUNS (MINOR)

The referenced toilet continuously runs. This is usually associated with the fill valve needing adjustment. Adjustments by a qualified person is recommended.

Recommendation

Contact a handyman or DIY project



Men's upstairs

14: KITCHEN & BUILT-IN APPLIANCES

Information

Oven/Range: Energy Source

Electric

Exhaust Fan: Fan Type

Not Present

Dishwasher : Dishwasher Information

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

Refrigerator: Refrigerators Not Inspected

Refrigerators are not included in a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is a concern, I recommend having it evaluated by an appliance repair company or other qualified person prior to closing.

Recommendations

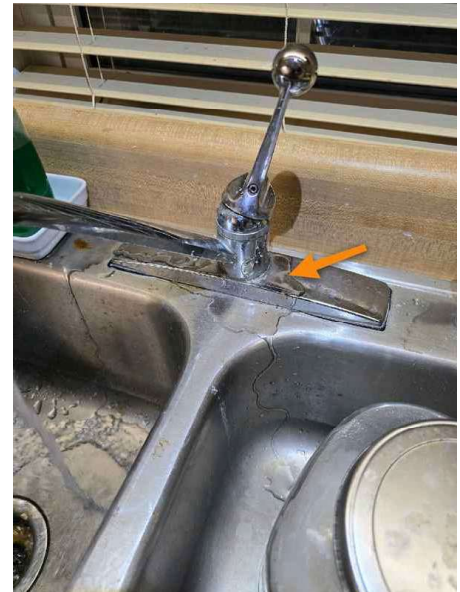
14.2.1 Sink(s)

 Marginal Defect
LEAK - FAUCET BASE

A leak was present from the base of the faucet. Repairs are recommended as needed by a licensed plumber or other qualified person to rectify the leak.

Recommendation

Contact a qualified plumbing contractor.



14.5.1 Dishwasher

 Minor Defect, Maintenance Item, or FYI Item
DISHWASHER - AGED

FYI - The dishwasher was an aged unit. Repairs or replacement should be anticipated in the future due to the age of the unit. A life expectancy chart can be found here:

<http://prohitn.com/component-life-expectancies/>

14.7.1 Exhaust Fan

 Marginal Defect
NO EXHAUST FAN PRESENT

No exhaust fan above the range/cooktop was present during the inspection. Installation of a vent fan is recommended by a qualified contractor.

Recommendation

Contact a qualified professional.

15: ENVIRONMENTAL CONCERNS

Information

Odors Present: Odor(s) Present in the Home

No Discernible Odors

Radon: Radon Level
Testing in Progress

Radon: Radon Testing Location
Basement

Lead Based Paint: Indications Of Lead

Not Tested

Fungal Growth: Fungal Growth Presence

Yes

Radon: Radon Testing In Progress

A radon monitor was set up at the time of inspection for short term testing, and this report will be updated when the monitor has been retrieved. The test will run for 48 hours, but based on the availability of personnel and scheduling at the time of inspection it may be over the 48 hour time frame before the monitor can be picked up. You should take this in to consideration for you due diligence time.

If the levels are at or over 4.0 pCi/L the EPA recommends that the home should have a mitigation system installed.

For information regarding radon mitigation systems or any technical questions we recommend contacting Todd Myers w/ Radon Mitigation Specialists (404-867-7834) or any other company who specializes in mitigation of radon

More information can be found at the EPA's website: <https://www.epa.gov/radon>

Asbestos: Asbestos Information

The possibility exists that homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. In accordance with the Standards of practice these items are not reported on during a home inspection. **If we see obvious signs of a material that we may believe to contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list.** Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. **If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link: <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos>

Lead Based Paint: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the Standards of practice lead based paint is not reported on, or tested for during a home inspection. **If lead based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.**

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector prior to the end of your inspection contingency period.

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

EXCL - Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity was done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

Recommendations

15.5.1 Fungal Growth

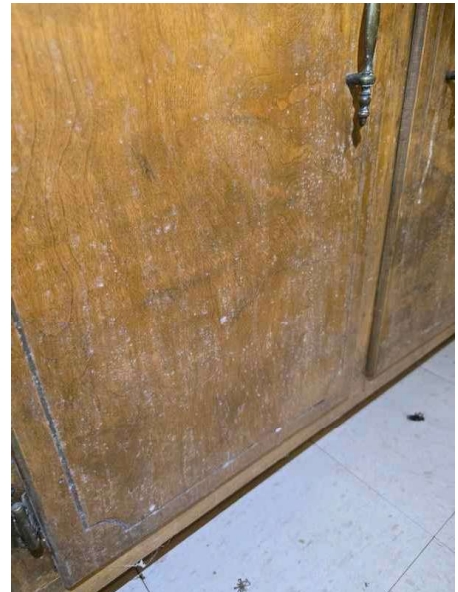
 Marginal Defect**FUNGAL GROWTH PRESENT ON SURFACE(S)**

There was fungal growth present on the cabinets in the kitchen. Evaluation and repairs to the source of the moisture allowing the formation of the growth is recommended to be conducted by a qualified contractor.

If requested, we can retrieve a surface sample to overnight to a lab for testing. This is a separate service and would need to be scheduled accordingly.

Recommendation

Contact a qualified professional.



15.6.1 Pest/Insect/Wildlife Concerns

 Significant Defect**PRESUMED WDI - DAMAGE PRESENT**

Presumed wood destroying insect activity was present in rooms on the basement floor at the rear of the building. Although no active pests were observed, an evaluation of the activity is recommended to be conducted by a licensed pest control company. An invasive evaluation of the area(s) of damage is recommended to be conducted by a qualified contractor with repairs made as deemed necessary to any damage found.

Recommendation

Contact a qualified pest control specialist.



STANDARDS OF PRACTICE

Inspection Information

Roof

In accordance with the Standards of Practice the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall:** Describe the type of roof covering materials, and Report on the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so, will be taken), report on the age or remaining life of the roof covering, move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Exterior

In accordance with the Standards of Practice **the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall:** Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening / screens, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to:** Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Grounds

In accordance with the Standards of Practice the home inspector **shall observe:** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe:** Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to:** Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Attic, Roof Structure, & Ventilation

In accordance with the Standards of Practice **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, or report on the adequacy of current ventilation, Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom; where insulation obscures the ceiling joists; or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Heating & Cooling

In accordance with the Standards of Practice **the home inspector shall observe:** the permanently installed heating and cooling systems including: Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe:** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine

homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Efficiency of the units and load testing are not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees, due to the possibility of damaging the compressor. Clients are advised to have an HVAC company to perform maintenance on the system on an annual basis.

Water Heater

In accordance with the Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down, or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing

In accordance with industry standards **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including: piping materials and supports; fixtures and faucets; functional flow; leaks; and cross connections. Interior drain, waste, and vent system, including: traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe:** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical

In accordance with the Standards of Practice **the home inspector shall observe:** Service entrance conductors; Service equipment, grounding equipment, the main over current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present / legible); Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe:** Service amperage and voltage (if known); Service entry conductor materials; Service type as being overhead or underground; and the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Basement Foundation Area

In accordance with the Standards of practice **the inspector will examine and report on the condition of:** the foundation walls, the framing (including probing of any framing that looks to have damage / deterioration), columns/piers, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the basement area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Interior

In accordance with the Standards of Practice **the home inspector shall observe:** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile, or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Bathroom(s)

In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975; but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Kitchen & Built-In Appliances

In accordance with the Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. **The home inspector is not required to operate:** Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Environmental Concerns

Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information, these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest related field prior to the end of your inspection contingency period.