TO: John McDonough, City Manager

FROM: David B. Wells, Facilities Manager

DATE: September 13, 2016 for Submission onto the Work Session Agenda of the September 20, 2016, City Council Meeting

ITEM: Hammond Drive Property Assessment Update

Background:

During the August 2nd Work Session Staff presented to Mayor & Council the consideration of Use of City Acquired Properties for Public Safety Employee Housing. Council requested staff to implement an assessment plan for the homes purchased by the City along Hammond Drive and to report its findings. Furthermore, Council discussed the need to have a Property Management Company maintain the homes and the rental fees for the City. Currently, the City owns 6 lots along Hammond Drive. There are homes on 3 of the lots: 418, 521, 550.

Discussion:

An assessment of homes currently purchased is attached for reference. The presentation also provides a breakdown of the added inspection process the City will be conducting on all potential Hammond Drive property purchases.

Alternatives:

At this time, staff recommends that the structure on lots 418 and 550 be demolished due to extensive forecasted costs to bring it up to code. Further, staff recommends that the home on 521 be renovated. If the decision to renovate is undertaken, staff recommends that a property management company be placed under contract to manage the process.

Proceed with demolition of purchased property (estimated at $15,000 per home). Proceed with the needed repairs identified on the Home Inspection Report. The City could choose not to contract with a Rental Property Management company to rent the property to a City police officer or firefighter.

Financial Impact:

The City currently has $200,000 available to invest in FY2017 Hammond Drive Demolition/Renovation projects.

Attachments:

I. Hammond Drive Property Assessment
II. Home Inspection Reports

Hammond Drive Assessment Update

September 20, 2016

SANDY SPRINGS
GEORGIA

Background

- During the August 2nd Work Session Staff presented to Mayor & Council the consideration of Use of City Acquired Properties for Public Safety Employee Housing.
- Council requested staff to implement an assessment plan for the homes purchased by the City along Hammond Drive and to report its findings.
- Council discussed the need to have a Property Management Company maintain the homes and rental fees for the City.
- Currently, the City owns 6 lots along Hammond Drive. There are homes on 3 of the lots: 418, 521, 550.

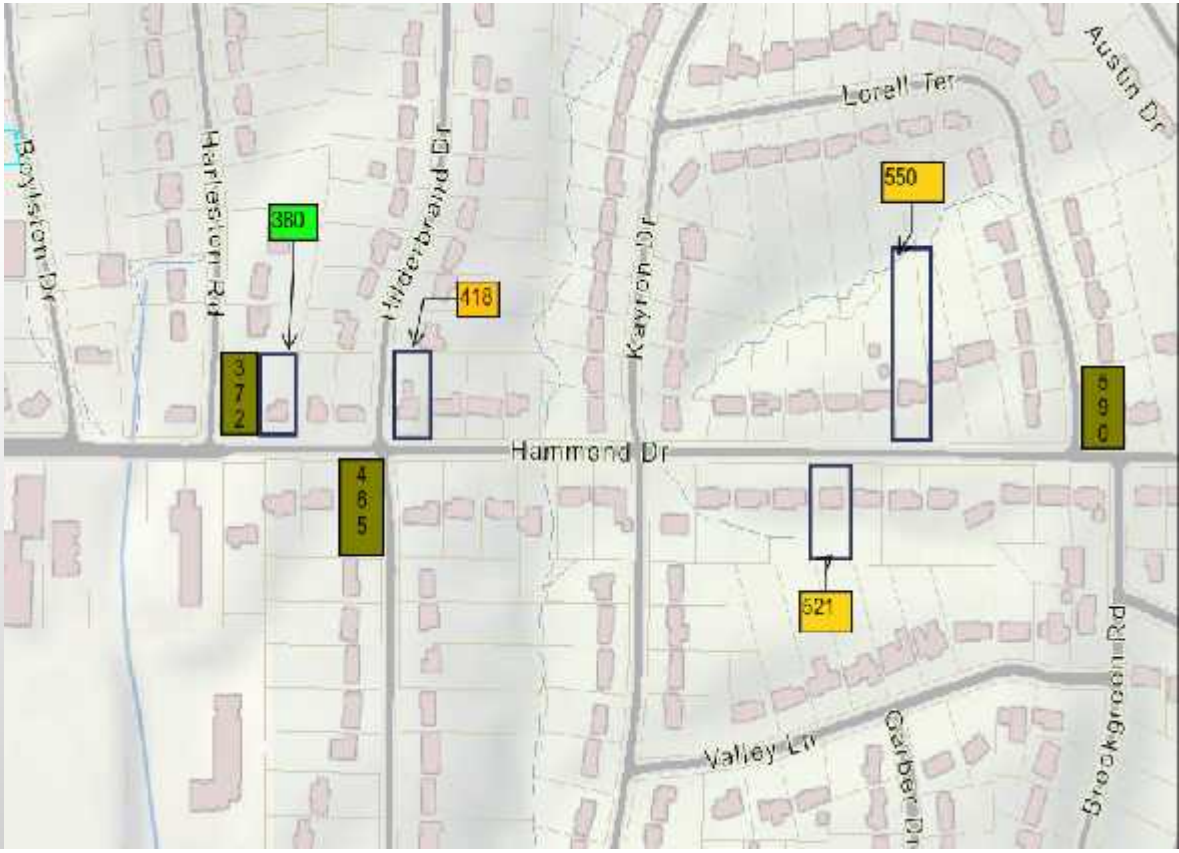
Hammond Drive Properties

Properties with Homes:

- 418 Hammond Drive
- 521 Hammond Drive
- 550 Hammond Drive
- 380 Hammond Drive (Awaiting Closing)

Properties without Homes:

- 372 Hammond Drive
- 465 Hammond Drive
- 590 Hammond Drive



SANDY SPRINGS

521 Hammond Drive

Home Inspection Conducted only, Need Asbestos and LBP inspections

- House was renovated and is in generally Good condition. Was built in 1958 and has potential to have Lead Based Paint and Asbestos within the house.
- Estimated repairs ($10,500)
  - Lot draining, moisture in basement ($5,000+)
  - Driveway Surface broken in many places($2,500)
  - Plumbing
    - Hot Water Heater over 10 years old ($1,500)
    - No Expansion Tank($350)
  - Electrical
    - Numerous receptacle issues ($750)
  - Cleaning of the house ($400)

550 Hammond Drive

Home Inspection Conducted only, Need Asbestos and LBP inspections

- House was built in 1956 and is in **Poor Condition (many repairs needed)**. Has considerable signs of vermin activity with a severe roach infestation. Pre 1978 home and has potential to have Lead Based Paint and Asbestos within the house.
- Estimated repairs ($44K+)
  - Roof, soffit and gutters are in poor condition ($15K)
  - Basement show signs of active moisture penetration ($5K)
  - Driveway and sidewalk are deteriorated ($12K)
  - Electrical Panel and outlets need numerous repairs ($5K)
  - HVAC duct work and T-stat repairs ($2K)
  - Sub Flooring under Bathrooms water damage ($4K)

418 Hammond Drive

Home Inspection Conducted only, Need Asbestos and LBP inspections

- House was built in 1950 and is in **Poor Condition (many repairs)**. Pre 1978 home and has potential to have Lead Based Paint and Asbestos within the house.
- Estimated repairs ($50K+)
  - Roof, soffit and gutters are in poor condition ($20K)
  - Basement show signs of active moisture penetration ($5K)
  - Foundation has cracks in the walls and block are shifted ($10-20K)
  - Driveway and sidewalk are deteriorated ($8K)
  - Electrical Panel and outlets need numerous repairs ($10K)
  - Kitchen Sub Flooring has sever water damage and wood rot ($10K)

SANDY SPRINGS

380 Hammond Drive

- Council approved purchase (Due Diligence Period)
- Recommend Maxis perform
  - *Phase I Environmental Site Assessment (ESA)
  - Master Inspector Home Inspection
  - Rodent Inspection (required for demolition)
  - Limited Asbestos Survey (required for demolition)
- House was built in 1952
  - Homes built before 1978 have a potential Lead Based Paint and Asbestos

Next Steps:

- City requests direction on:
  - Maximum Dollar Amount of Repairs
  - Rental Rate for Public Safety Employee
  - Property Management to manage the repairs and rental of the properties to be rented
    (Average 8-10% or $100-$130 per month per property)

InspectAtlanta

Home Inspection Report

418 Hammond Drive, Sandy Springs, GA 30328

Inspection Date:
09/12/16

Prepared For:
The City of Sandy Springs

Prepared By:
InspectAtlanta, LLC
4602 Astible Circle
Acworth, GA 30102

770-591-1216 Office
678-643-2689 Cell

Report Number:
0912161

Inspector:
Charles Holt

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home that has been lacking maintenance and needs many repairs. Apart from the short term need to deal with this lacking maintenance, ***the improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

1. **Major Concern, Repair:** The floor structure below the kitchen shows evidence of possible rot. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood needs to be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.
2. **Repair:** The cracks observed in the right front corner of the foundation need to be sealed. Cracks of this nature are usually the result of soil pressure. The size, pattern, and location of these cracks does not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor needs to be consulted.
3. **Repair:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations need to be examined and sealed as necessary. Expect to replace the roof soon.
4. **Repair:** Debris needs to be removed from the roofing to reduce risk of leaks and early roof wear.
5. **Monitor:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.
6. **Repair:** Nail heads are exposed at the ridge and hip caps. They need to be sealed to reduce risk of leaks. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
7. **Repair:** Minor leaks in the gutter seams at the rear and front of the house need to be repaired. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
8. **Repair:** The disconnected downspout at the right rear area of the home needs to re-secured.

9. **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The front downspout needs to be re-connected to the auxiliary line.
10. **Repair:** The gutters require cleaning to avoid spilling roof runoff around the home – a potential source of water entry or water damage.
11. **Major Concern:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
12. **Repair:** The pergola trim shows evidence of substantial rot. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
13. **Possible Major Concern, Repair:** The porch has settled relative to the house proper. This is a common condition that needs to be repaired. If the porch supports have not already been repaired, replacement may be needed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
14. **Repair, Safety Issue:** The left and right overhead garage doors are damaged and need repair. A qualified garage door technician needs to be consulted to further evaluate this condition and make the necessary repairs. **Note:** The detached garage was inaccessible at the time of the inspection.
15. **Repair:** It is recommended that the basement door be replaced with a proper exterior door and that all gaps to the exterior be completely sealed.
16. **Repair:** Localized evidence of moisture intrusion was visible at the basement exterior door. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
17. **Repair:** Tree branches need to be trimmed away from the house to avoid damage to the exterior of the home.
18. **Repair:** The exterior brickwork at the window ledge of the rear window, the rear bedroom window, and the right side window needs to be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
19. **Repair:** Wood/soil contact at the base of the garage siding needs to be eliminated. Rotted or damaged siding that is uncovered needs to be repaired. These areas are at risk of additional hidden damage.
    Repair: The fascia at the rear of the pergola and the front and rear soffits show evidence of substantial rot. Repair or replacement is needed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
20. **Repair:** Significant damage to the front soffit at the incoming telephone and cable lines was noted. Repair or replacement is needed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
21. **Repair:** Damage to the interior finish was observed in the patio ceiling. Active water leaking is suspected. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
22. **Repair:** The light fixtures in the left front bedroom and the right front bedroom need to be replaced.
23. **Repair:** The front porch light fixture is loose and needs to be repaired or replaced.
24. **Repair:** Several of the light fixtures in the basement are loose/damaged and need to be repaired or replaced.
25. **Repair:** The splices in the left and right attic need to be fitted with junction boxes to prevent a shock hazard.
26. **Repair:** The installation of junction boxes is recommended for the splices below the kitchen sink.
27. **Repair:** The loose switch for the garbage disposal needs to be properly secured.
28. **Repair:** The junction box near the middle right of the subfloor area needs to be fitted with a cover plate in order to protect the wire connections.
29. **Repair:** The outlet at the service panel has reversed polarity (i.e. it is wired backwards). This outlet and the circuit need to be investigated and repaired as necessary.
30. **Monitor:** The main distribution panel shows evidence of rusting, due to dripping water. This condition needs to be improved. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician needs to be consulted.
31. **Safety Issue:** The main service panel cover was not removed due to standing water.
32. **Repair:** The dirty air filter for the furnace needs to be cleaned.
33. **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
34. **Repair:** There is evidence of previous vermin activity in the attic. A pest control specialist needs to be consulted in this regard.

35. **Repair:** The level of ventilation in the attic needs to be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
36. **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
37. **Repair:** A shut off valve is needed for the dishwasher water supply line. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs.
38. **Repair:** The incoming water supply line is leaking and needs repair. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs.
39. **Major Concern, Repair:** The supply piping is leaking is leaking below the refrigerator. This has resulted in significant standing water in the basement and subfloor below the kitchen. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
40. **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is not properly plumbed. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs.
41. **Repair, Safety Issue:** The water heater is missing the secondary expansion valve or tank. This has been a requirement since 1998. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs. Additional information about secondary expansion tanks can be found at: http://www.watts.com/pages/learnAbout/thermalExpansion.asp?catId=64
42. **Repair:** The hallway bathroom toilet is loose and needs to be further secured.
43. **Repair:** The hallway bathroom sink is loose and needs to be further secured.
44. **Repair:** The hallway bathroom fan was inoperative at the time of the inspection. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
45. **Monitor:** The left rear basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
    The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
    In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
46. **Repair:** The left front bedroom entry door needs to be trimmed or be adjusted as necessary to work properly. (Sticky).
47. **Repair:** One of the right rear bedroom windows is cracked and needs to be replaced. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
48. **Repair:** The window lock keeper for the hall bathroom is missing and needs to be replaced. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
49. **Repair:** Signs of mildew were observed in the hall bathroom and bathroom closet. Cleaning with a mildewcide is needed.
50. **Repair:** The fireplace chimney needs to be cleaned and inspected prior to operation. A qualified chimney sweep contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
51. **Repair:** The fireplace damper is missing and needs to be replaced. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
52. **Repair, Safety Issue:** The floor of the fireplace firebox needs to be repaired for improved safety. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the InterNACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The scope of this inspection is in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at http://www.nachi.org/sop.htm. Such inspections are visual. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection. The estimated outside temperature at the start of the inspection was seventy eight degrees F.

RECENT WEATHER CONDITIONS

Dry weather conditions have been present in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation: •Concrete Block •Basement and Crawl Space Configuration
Columns: •Steel
Floor Structure: •Wood Joists •Diagonal Plank Subfloor
Wall Structure: •Wood Frame
Ceiling Structure: •Joists •Horizontal Plank Sheathing
Roof Structure: •Rafters

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is average to above average quality. The materials and workmanship, where visible, are average to above average. The visible joist and rafter spans appear to be within typical construction practices. The inspection did not discover evidence of significant structural movement.

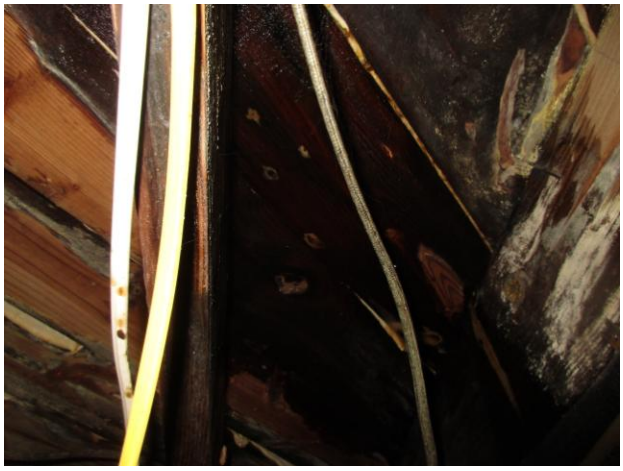
General Comments

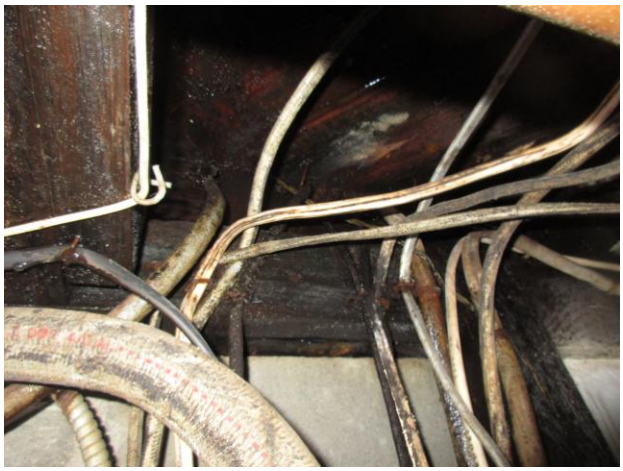
Some major defects were observed in the accessible structural components of the house. Some repair to the structural components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Floors

- **Major Concern, Repair:** The floor structure below the kitchen shows evidence of possible rot. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood needs to be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.



Foundation

- **Repair:** The cracks observed in the right front corner of the foundation need to be sealed. Cracks of this nature are usually the result of soil pressure. The size, pattern, and location of these cracks does not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor needs to be consulted.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt/Composition Shingle •Approximate Age: Twenty Plus Years
Roof Flashings: •Metal •Thermoplastic
Chimneys: •Brick
Roof Drainage System: •Aluminum •Downspouts discharge below grade
Method of Inspection: •Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are in average condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Average quality materials have been used as roof coverings. The pitch of the roof and the present ventilation system should help result in an average life expectancy for roof coverings, (appears to be a twenty to twenty five year shingle). Roof flashing details appear to be in good order.

General Comments

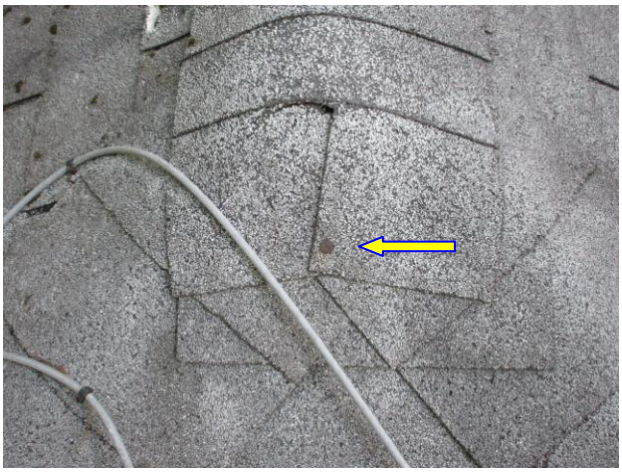
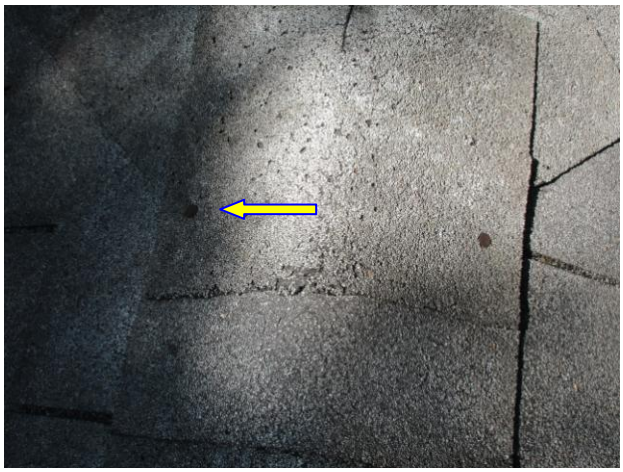
Repair to the roofing components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations need to be examined and sealed as necessary. Expect to replace the roof soon.
- **Repair:** Debris needs to be removed from the roofing to reduce risk of leaks and early roof wear.
- **Monitor:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.

- **Repair:** Nail heads are exposed at the ridge and hip caps. They need to be sealed to reduce risk of leaks. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Gutters & Downspouts

- **Repair:** Minor leaks in the gutter seams at the rear and front of the house need to be repaired. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


- **Repair:** The disconnected downspout at the right rear area of the home needs to re-secured.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The front downspout needs to be re-connected to the auxiliary line.


- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the home – a potential source of water entry or water damage.


LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Cement Fiber •Plywood
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Metal-Glass •Solid Wood-Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt •Concrete
Entry Walkways and Patios:	•Tile •Flagstone
Porches, Decks, Steps, Railings:	•Treated Wood •Tile •Concrete
Overhead Garage Door(s):	•Steel
Surface Drainage:	•Level Grade •Graded Away From House

EXTERIOR OBSERVATIONS

Positive Attributes

The window and door frames are in generally good condition. The exterior siding materials that have been installed on the house are relatively low maintenance products. There is no wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The lot drainage was good, taking surface water away from the home. The walkway is in fair to good condition.

General Comments

The exterior of the home is in fair to good condition. The exterior of the home has been badly neglected. Major repairs will be necessary to bring it up to acceptable standards.

RECOMMENDATIONS / OBSERVATIONS

Driveway

- **Major Concern:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Pergola

- **Repair:** The pergola trim shows evidence of substantial rot. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


Porch

- **Possible Major Concern, Repair:** The porch has settled relative to the house proper. This is a common condition that needs to be repaired. If the porch supports have not already been repaired, replacement may be needed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Garage

- **Repair, Safety Issue:** The left and right overhead garage doors are damaged and need repair. A qualified garage door technician needs to be consulted to further evaluate this condition and make the necessary repairs. **Note:** The detached garage was inaccessible at the time of the inspection.


Doors

- **Repair:** It is recommended that the basement door be replaced with a proper exterior door and that all gaps to the exterior be completely sealed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


- **Repair:** Localized evidence of moisture intrusion was visible at the basement exterior door. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


Landscaping

- **Repair:** Tree branches need to be trimmed away from the house to avoid damage to the exterior of the home.


Windows

- **Repair:** The exterior brickwork at the window ledge of the rear window, the rear bedroom window, and the right side window needs to be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.


- **Repair:** The old windows are in need of glazing (putty) improvements. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Major Concern, Repair:** The window frames require caulking and painting. A qualified painting contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Exterior Walls

- **Repair:** The exterior of the home needs to be painted to preserve the building materials.
- **Repair:** Wood/soil contact at the base of the garage siding needs to be eliminated. Rotted or damaged siding that is uncovered needs to be repaired. These areas are at risk of additional hidden damage.

Exterior Eaves

- **Repair:** The fascia at the rear of the pergola and the front and rear soffits show evidence of substantial rot. Repair or replacement is needed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair:** Significant damage to the front soffit at the incoming telephone and cable lines was noted. Repair or replacement is needed. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Porch

- **Repair:** Damage to the interior finish was observed in the patio ceiling. Active water leaking is suspected. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Fuses •Located: At the Panel
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: In the Basement
Auxiliary Panel:	•Panel Rating: 60 Amp •Breakers •Located: In the Basement
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Not Present
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Some of the light fixtures were operated satisfactorily. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A qualified, licensed electrician should be consulted to undertake the repairs recommended.

RECOMMENDATIONS / OBSERVATIONS

Lights

- **Repair:** The light fixtures in the left front bedroom and the right front bedroom need to be replaced.
- **Repair:** The front porch light fixture is loose and needs to be repaired or replaced.

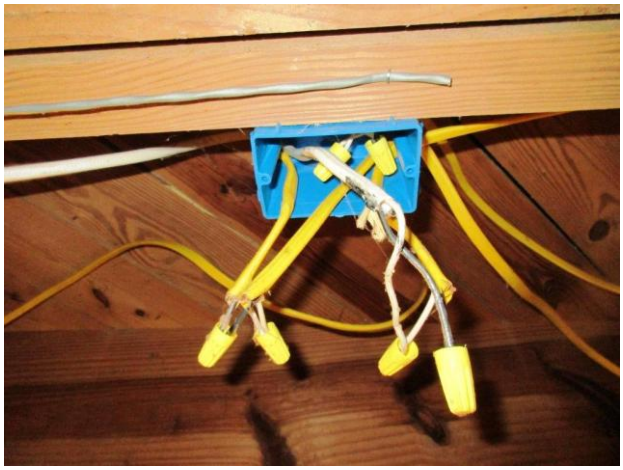
- **Repair:** Several of the light fixtures in the basement are loose/damaged and need to be repaired or replaced.


Distribution Wiring

- **Repair:** The splices in the left and right attic need to be fitted with junction boxes to prevent a shock hazard.

- **Repair:** The installation of junction boxes is recommended for the splices below the kitchen sink.
- **Repair:** The loose switch for the garbage disposal needs to be properly secured.


- **Repair:** The junction box near the middle right of the subfloor area needs to be fitted with a cover plate in order to protect the wire connections.



Outlets

- **Repair:** The outlet at the service panel has reversed polarity (i.e. it is wired backwards). This outlet and the circuit need to be investigated and repaired as necessary.

Main Panel

- **Monitor:** The main distribution panel shows evidence of rusting, due to dripping water. This condition needs to be improved. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician needs to be consulted.
- **Safety Issue:** The main service panel cover was not removed due to standing water.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested. **Note: Power was off to the outlets and lights.**
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- The main panel cover plate (dead front) could not be removed at the time of the inspection due to standing water.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Forced Air Furnace
Heating System Size: •80,000 BTUH Input Combined Heating Capacity
Heating System Age: •Fourteen Plus Years
Vents, Flues, Chimneys: •Metal-Single Wall •Metal-Multi Wall
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The thermostat has two fan settings, allowing for continuous circulation and cleaning of air within the home.

General Comments

The heating system shows no visible evidence of major defects. No significant repairs to the heating system are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The dirty air filter for the furnace needs to be cleaned.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning
Central System Size: •3.0 Tons Cooling Capacity (Approximate)
Central System Age: •Fifteen Plus Years

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to heating and air conditioning. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects. No repairs are needed at this time.

RECOMMENDATIONS/OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R19 Fiberglass in the Attic
Crawl Space Insulation:	•None
Exterior Wall Insulation:	•R11 Fiberglass in Exterior Walls •Not Visible
Roof Ventilation:	•Soffit Vents
Exhaust Fan/vent Locations:	•Dryer •Bathrooms

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
Insulation levels are typical for a home of this age and construction.

General Comments
Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. No significant repair to the insulation and ventilation components is necessary at this time.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic
- **Repair:** There is evidence of previous vermin activity in the attic. A pest control specialist needs to be consulted in this regard.

- **Repair:** The level of ventilation in the attic needs to be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Galvanized
Main Water Valve Location:	•At the Left Rear of the Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron •PVC Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): Forty •Age: Seven Plus Years
Fuel Shut-Off Valves:	•Natural Gas Main Valve at the left side of the home
Other Components:	•Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in good condition. The piping system within the home, for both supply and waste, is a good quality system. The plumbing fixtures appear to have been maintained. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

Some repairs to the plumbing components are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

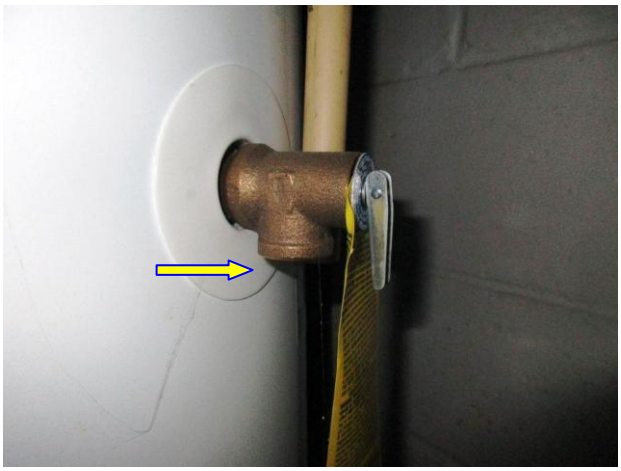
Supply Plumbing

- **Repair:** A shut off valve is needed for the dishwasher water supply line. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs.
- **Repair:** The incoming water supply line is leaking and needs repair. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs.

- **Major Concern, Repair:** The supply piping is leaking is leaking below the refrigerator. This has resulted in significant standing water in the basement and subfloor below the kitchen. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is not properly plumbed. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair, Safety Issue:** The water heater is missing the secondary expansion valve or tank. This has been a requirement since 1998. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs. Additional information about secondary expansion tanks can be found at: http://www.watts.com/pages/learnAbout/thermalExpansion.asp?catId=64




Fixtures

- **Repair:** The hallway bathroom toilet is loose and needs to be further secured.
- **Repair:** The hallway bathroom sink is loose and needs to be further secured.

Waste / Vent

- **Repair:** The hallway bathroom fan was inoperative at the time of the inspection. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall •Plaster
Floor Surfaces:	•Wood •Tile
Window Type(s) & Glazing:	•Double Hung •Single Pane
Doors:	•Wood-Hollow Core •Solid Wood

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The doors and windows are good quality units and are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Basement Leakage

- **Monitor:** The left rear basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Doors

- **Repair:** The left front bedroom entry door needs to be trimmed or be adjusted as necessary to work properly. (Sticky).

Windows

- **Repair:** One of the right rear bedroom windows is cracked and needs to be replaced. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair:** The window lock keeper for the hall bathroom is missing and needs to be replaced. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


Wall / Ceiling Finishes

- **Repair:** Signs of mildew were observed in the hall bathroom and bathroom closet. Cleaning with a mildewcide is needed.


LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •None
Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested: •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances appear to be in good condition. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are above average quality. The appliances that have been installed in the kitchen are above average quality.

General Comments

No improvements to the appliances are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- **The electric supply to the kitchen and the majority of the home was shut off preventing testing of the appliances.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

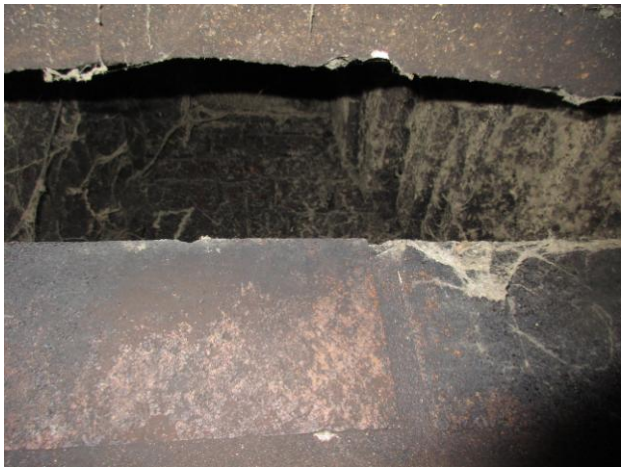
General Comments

On the whole, the fireplace and its components are in above average condition. Some repairs are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney needs to be cleaned and inspected prior to operation. A qualified chimney sweep contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair:** The fireplace damper is missing and needs to be replaced. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair, Safety Issue:** The floor of the fireplace firebox needs to be repaired for improved safety. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.



LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review you home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

InspectAtlanta

Home Inspection Report

521 Hammond Drive, Sandy Springs, GA 30328

Inspection Date:
08/22/16

Prepared For:
The City of Sandy Springs

Prepared By:
InspectAtlanta, LLC
4602 Astible Circle
Acworth, GA 30102

770-591-1216 Office
678-643-2689 Cell

Report Number:
0822161

Inspector:
Charles Holt

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built and maintained home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

1. **Repair:** Debris needs to be removed from the roofing to reduce risk of leaks and early roof wear.
2. **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
3. **Major Concern, Repair:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs. (Trip hazards).
4. **Repair:** The grading of the soil at the front and right side of the home needs to be altered for improved erosion control. A qualified landscaping contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
5. **Repair, Safety Issue:** The overhead garage door will not close completely and requires adjustment. A qualified garage door technician needs to be consulted to further evaluate this condition and make the necessary repairs.
6. **Repair:** The loose light fixture in the basement needs to be repaired or replaced.
7. **Repair:** The patio door light and the front flood lights were inoperative. If the bulbs are not blown, the circuits need to be repaired.
   Repair: The upper level bathroom outlet, the front master bedroom outlet, and the right front master bedroom outlet tested with open ground. Ungrounded 3-prong outlets need to be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
8. **Repair:** A receptacle for the electric range needs to be installed.
9. **Repair, Safety Issue:** A junction box needs to be installed and covered for the dishwasher electrical supply.

10. **Improve:** The missing air filter for the furnace needs to be replaced.
11. **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. (Gas was off to the home so the system needs to be evaluated by a licensed heating and cooling technician after service is restored).
12. **Improve:** The missing air filter for the furnace needs to be replaced.
13. **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
14. **Repair:** The air conditioning condensate line needs to be altered to extend away from the home. A qualified heating and cooling technician needs to be consulted to further evaluate this condition and make the necessary repairs.
15. **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range. One cannot predict with certainty when replacement will become necessary.
16. **Repair, Safety Issue:** The water heater is missing the secondary expansion valve or tank. This has been a requirement since 1998. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs. Additional information about secondary expansion tanks can be found at: http://www.watts.com/pages/learnAbout/thermalExpansion.asp?catId=64
17. **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway leading to the basement.
18. **Major Concern, Repair:** The front basement shows evidence of active moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
    In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. A qualified basement waterproofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
19. **Repair:** The lower level bathroom door closes by itself and needs to be adjusted as necessary to work properly.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the InterNACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The scope of this inspection is in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at http://www.nachi.org/sop.htm. Such inspections are visual. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection. The estimated outside temperature at the start of the inspection was seventy five degrees F.

RECENT WEATHER CONDITIONS

Dry and rainy weather conditions have been present in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement and Crawl Space Configuration
Columns:	•Steel •Concrete Block
Floor Structure:	•Wood Joists •Diagonal Plank Subfloor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joists •Plywood Sheathing
Roof Structure:	•Rafters

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is average to above average quality. The materials and workmanship, where visible, are average to above average. The visible joist and rafter spans appear to be within typical construction practices. The inspection did not discover evidence of structural movement.

General Comments

No major defects were observed in the accessible structural components of the house. No repair to the structural components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt/Composition Shingle •Approximate Age: Three to Five Years
Roof Flashings:	•Metal •Thermoplastic
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are in above average condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Above average quality materials have been used as roof coverings. The pitch of the roof and the present ventilation system should help result in an above average life expectancy for roof coverings, (appears to be a thirty year shingle). Roof flashing details appear to be in good order.

General Comments

No significant repair to the roofing components is necessary at this time.

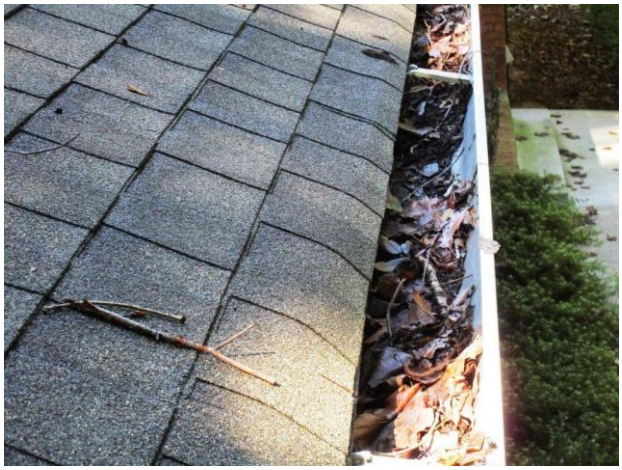
RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Debris needs to be removed from the roofing to reduce risk of leaks and early roof wear.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Wood Lap Siding •Cement Fiber Siding
Eaves, Soffits, and Fascias:	•Wood •Plywood
Exterior Doors:	•Metal •Metal-Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Brick
Overhead Garage Door(s):	•Metal •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House

EXTERIOR OBSERVATIONS

Positive Attributes

The window and door frames are in very good condition. The exterior siding materials that have been installed on the house are relatively low maintenance products. There is no wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, taking surface water away from the home. The walkway is in good condition.

General Comments

The exterior of the home is in fair to good condition. The exterior shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Driveway

- **Major Concern, Repair:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs. (Trip hazards).


Lot Drainage

- **Repair:** The grading of the soil at the front and right side of the home needs to be altered for improved erosion control. A qualified landscaping contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


Garage

- **Repair, Safety Issue:** The overhead garage door will not close completely and requires adjustment. A qualified garage door technician needs to be consulted to further evaluate this condition and make the necessary repairs.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 150 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 150 Amps •Breakers •Located: At the Panel
Service Grounding:	•Copper
Service Panel & Overcurrent Protection:	•Panel Rating: 150 Amp •Breakers •Located: In the Basement
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is arranged well and all of the breakers are properly sized. Generally speaking, the electrical system is in good order. The majority of the light fixtures and outlets that were tested operated satisfactorily. The distribution of electricity within the home is good. The majority of the 3-prong outlets that were tested were appropriately grounded. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A qualified, licensed electrician should be consulted to undertake the repairs recommended.

RECOMMENDATIONS / OBSERVATIONS

Lights

- **Repair:** The loose light fixture in the basement needs to be repaired or replaced.
- **Repair:** The patio door light and the front flood lights were inoperative. If the bulbs are not blown, the circuits need to be repaired.

Outlets

- **Repair:** The upper level bathroom outlet, the front master bedroom outlet, and the right front master bedroom outlet tested with open ground. Ungrounded 3-prong outlets need to be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A receptacle for the electric range needs to be installed.


Distribution Wiring

- **Repair, Safety Issue:** A junction box needs to be installed and covered for the dishwasher electrical supply.


LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace
Heating System Size:	•90,000 BTUH Input Heating Capacity
Heating System Age:	•Six Plus Years
Vents, Flues, Chimneys:	•Metal-Single Wall •Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by three thermostats. The thermostats have two fan settings, allowing for continuous circulation and cleaning of air within the home.

General Comments

The heating system shows no visible evidence of major defects. No repairs to the heating system are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. (Gas was off to the home so the system needs to be evaluated by a licensed heating and cooling technician after service is restored).
- **Improve:** The missing air filter for the furnace needs to be replaced.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- **The gas was off to the heating system, thereby preventing a test at the time of the inspection.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning
Central System Size:	•3.5 Tons Cooling Capacity (Approximate)
Central System Age:	•Twenty Eight Plus Years

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to heating and air conditioning. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects. Some repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Repair:** The air conditioning condensate line needs to be altered to extend away from the home. A qualified heating and cooling technician needs to be consulted to further evaluate this condition and make the necessary repairs.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in the Attic
Exterior Wall Insulation:	•R11-13 Fiberglass in Exterior Walls •Not Visible
Roof Ventilation:	•Ridge Vents •Roof Vents •Soffit Vents •Turbine Vents
Exhaust Fan/vent Locations:	•Dryer •Bathrooms

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
This appears to be a well insulated home. (Upgraded).

General Comments
Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. No repair to the insulation and ventilation components is necessary at this time.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of the Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•PVC Plastic •ABS Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): Forty •Age: Eleven Years
Fuel Shut-Off Valves:	•Natural Gas Main Valve at the right side of the home
Other Components:	•Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in good condition. The piping system within the home, for both supply and waste, is a good quality system. The plumbing fixtures appear to have been maintained. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

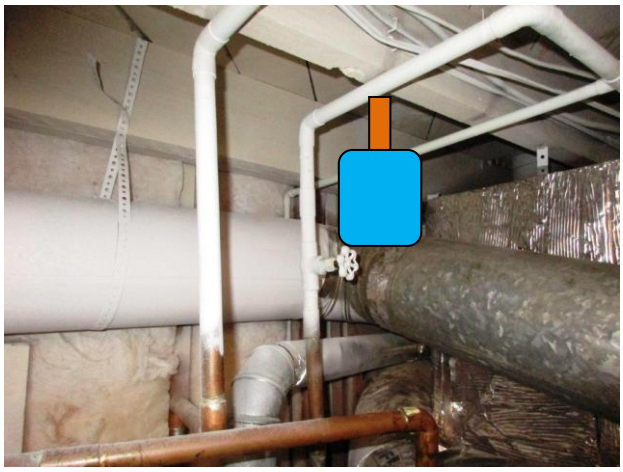
General Comments

Some minor repairs to the plumbing components are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair, Safety Issue:** The water heater is missing the secondary expansion valve or tank. This has been a requirement since 1998. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs. Additional information about secondary expansion tanks can be found at: http://www.watts.com/pages/learnAbout/thermalExpansion.asp?catId=64



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- **The water supply to the house was shut off at the time of this inspection.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials: •Drywall
Floor Surfaces: •Carpet •Wood •Tile
Window Type(s) & Glazing: •Double Hung •Sliders •Double Glazed
Doors: •Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors
The doors and windows are good quality units and are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Floors
The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Stairways
- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway leading to the basement.

Basement Leakage

- **Major Concern, Repair:** The front basement shows evidence of active moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. A qualified basement waterproofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Doors

- **Repair:** The lower level bathroom door closes by itself and needs to be adjusted as necessary to work properly.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested: •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are above average quality.

General Comments

There were no appliances to inspect at this time.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review you home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

InspectAtlanta

Home Inspection Report

550 Hammond Drive, Sandy Springs, GA 30328

Inspection Date:
08/24/16

Prepared For:
The City of Sandy Springs

Prepared By:
InspectAtlanta
4602 Astible Circle
Acworth, GA 30102

770-591-1216 Office
678-643-2689 Cell

Report Number:
0824161

Inspector:
Charles Holt

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well-built home but it needs many repairs. ***While the repairs recommended in this report are common for a home of this age and type, the amount of repairs are numerous.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

1. **Repair:** The right rear of the basement shows evidence of active moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
   The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
   In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
2. **Repair:** Localized evidence of previous moisture damage was visible below both of the bathrooms. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs. (It appears that plumbing repairs have been made).
3. **Major Concern, Repair:** The roofing is at the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined

and sealed as necessary. Expect to replace the roof soon. The roof needs to be examined by a roofing contractor and repair/replacement cost estimated.

4. **Repair:** Debris needs to be removed from the roofing to reduce risk of leaks and early roof wear.
   Repair: Repairs to the roofing are needed. Damaged or missing shingles at the right and left ridge caps need to be replaced. All roof penetrations need to be examined and sealed as necessary. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
5. **Repair:** Exposed nail heads were visible at all roofing penetrations. Damaged or missing roofing material needs to be repaired. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
6. **Major Concern, Repair:** The ridge in the attic at the front of the chimney shows signs of significant damage. (Light is visible from the interior). Damaged or missing flashing material needs to be repaired. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
7. **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **Note:** Extreme caution needs to be used when cleaning; the plants growing out of the gutters at the rear of the roof is Poison Ivy.
8. **Repair:** The gutters at the right side and right rear side of the home need to be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage. A qualified roofing or gutter contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
9. **Repair:** The left rear downspout is damaged and needs to be repaired. A qualified roofing or gutter contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
10. **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.
11. **Major Concern, Repair:** The surface of the driveway and rear parking area is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
12. **Repair:** The fascia and soffits above the deck at the rear of the home, at the right front corner of the home above the porch, and at the left side of home show evidence of substantial rot. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
13. **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition needs to be altered for improved safety. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
14. **Repair:** The loose/damaged brickwork at the carport support wall needs to be repaired to avoid movement in the support structure.
15. **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.
16. **Major Concern, Repair:** The surface of the driveway and rear parking area is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
17. **Repair:** The fascia and soffits above the deck at the rear of the home, at the right front corner of the home above the porch, and at the left side of home show evidence of substantial rot. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
18. **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition needs to be altered for improved safety. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
19. **Repair:** The loose/damaged brickwork at the carport support wall needs to be repaired to avoid movement in the support structure.
20. **Repair, Safety Issue:** The oversized twenty (20) amp breakers at the top left and top right side of the main distribution panel need to be replaced. All breakers serving household branch circuits should be sized at fifteen (15) amps when connected to 14 gauge wire.
21. **Major Concern, Repair:** The main distribution panel is an outdoors type panel used for main disconnects and is not appropriate for a load center with multiple circuit breakers. This panel needs to be replaced with an appropriate load center. be replaced.

22. **Repair:** The oversized fifty (50) amp breaker at the bottom right of the main distribution panel needs to be replaced. The breaker serving this household branch circuits should be sized at 30 amps due to the size 10 wire.
23. **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required at the right, left, and top of the panel where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.
24. **Repair:** The light in the left rear bedroom, the right rear flood lights, and the front porch light were inoperative at the time of this inspection. If the bulbs are not blown, then the circuits need to be repaired.
25. **Repair:** The ungrounded 3-prong outlet in the left front bedroom needs to be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
26. **Repair:** The ground fault circuit interrupter (GFCI) outlets in the Jack and Jill bathroom and the hallway bathroom did not respond correctly to testing during the inspection. These receptacles need to be replaced.
    Repair: It is suspected that the batteries in the smoke detectors are defunct. This needs to be investigated.
27. **Repair:** As the thermostat was inoperative, the furnace could not be tested at the time of the inspection. The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. A qualified heating and cooling technician needs to be consulted to further evaluate the condition of the furnace and make the necessary repairs.
28. **Repair:** The furnace requires an exterior filter frame. A qualified heating and cooling technician needs to be consulted to further evaluate this condition and make the necessary repairs.
29. **Repair:** The dirty air filter for the furnace needs to be replaced.
30. **Repair, Safety Issue:** Evidence of substantial corrosion was noted at the furnace flue in the crawl space. The furnace flue has a negative slope which is not sufficient to allow the safe flow of exhaust gases. A qualified heating and cooling technician needs to be consulted to further evaluate this condition and make the necessary repairs. (Replace the damaged section and provide adequate support for the flue slope. A separate flue may be required in the chimney to prevent this corrosive condition).
31. **Repair:** The programmable thermostat was inoperative at the time of the inspection and requires new batteries.
32. **Repair, Safety Issue:** The water heater is missing the secondary expansion valve or tank. This has been a requirement since 1998. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs. Additional information about secondary expansion tanks can be found at: http://www.watts.com/pages/learnAbout/thermalExpansion.asp?catId=64
33. **Repair:** There is no shut off valve on the cold water supply to the refrigerator. It is suggested that one be installed. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs. (Should be in the same room as the appliance).
34. **Repair:** The handle for the shut off valve at the dishwasher water supply is missing and needs to be replaced. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs.
35. **Repair:** The kitchen faucet is leaking. Replacement of this fixture is recommended. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs.
36. **Repair:** The tank to the hallway bathroom toilet is loose and shows signs of leakage. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs.
37. **Repair:** The toilets in hallway bathroom and the Jack and Jill bathroom are loose and need to be properly secured.
38. **Repair:** The missing drain stops in the hallway bathroom sink and bathtub need to be replaced.
39. **Repair:** There is evidence of considerable vermin activity in the home. Roach and other insect infestations were seen throughout the home. A qualified licensed pest control specialist needs to be consulted to further evaluate this condition and make the necessary repairs.
40. **Repair:** It is recommended that handset be installed on the basement exit door.
41. **Repair:** The kitchen pantry door and the left rear bedroom closet door need to be adjusted to latch properly.
42. **Repair:** The bi-fold door for the family room needs to be replaced.
43. **Monitor, Repair:** Possible active leaking was noted at the living room ceiling; some repairs to the roof were noted. Drywall repairs are needed.
44. **Repair, Safety Issue:** The steel bars on the basement windows need to be removed as a matter of safety.
45. **Repair:** The door bell is inoperative. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
46. **Repair:** The microwave oven is inoperative and needs to be replaced.

47. **Repair:** The oven light is inoperative. If the bulb is not blown, then the circuit needs to be repaired.
48. **Repair:** The waste disposer is inoperative. A qualified appliance technician needs to be consulted to further evaluate this condition and make the necessary repairs.
49. **Repair:** The missing electrical cover plate for the garbage disposal needs to be replaced to avoid a shock hazard.
50. **Repair:** A proper tail piece for the clothes dryer unit needs to be installed.
51. **Repair:** The fireplace chimney needs to be cleaned and inspected prior to operation. A qualified chimney sweep contractor needs to be consulted to clean the chimney, inspect the chimney, and make any necessary repairs.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the InterNACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The scope of this inspection is in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at http://www.nachi.org/sop.htm. Such inspections are visual. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection. The estimated outside temperature at the start of the inspection was eighty two degrees F.

RECENT WEATHER CONDITIONS

Dry weather conditions with periods of rain have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement and Crawl Space Configuration
Columns:	•Steel •Concrete Block •Interior Support Walls
Floor Structure:	•Wood Joists •Diagonal Plank Subfloor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joists
Roof Structure:	•Rafters •Horizontal Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is average to above average quality. The materials and workmanship, where visible, are average to above average. The visible joist and rafter spans appear to be within typical construction practices. The inspection did not discover evidence of structural movement.

General Comments

No major defects were observed in the accessible structural components of the house. Some repair to the structural components is necessary at this time.

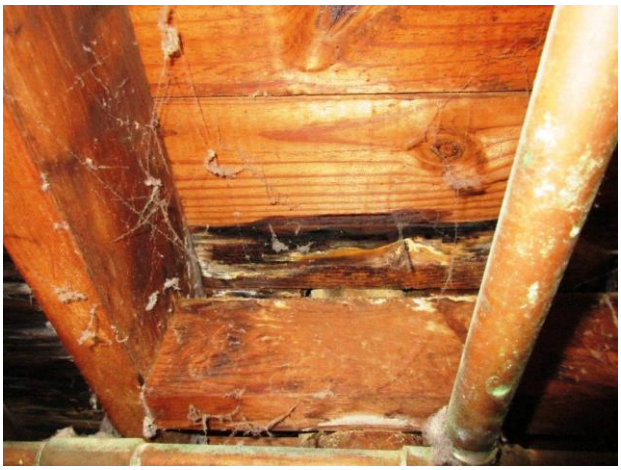
RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Repair:** The right rear of the basement shows evidence of active moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Floors

- **Repair:** Localized evidence of previous moisture damage was visible below both of the bathrooms. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs. (It appears that plumbing repairs have been made).




LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering: •Asphalt Composition Shingle •Approximate Age: Twenty Years
Roof Flashings: •Metal •Thermoplastic
Chimneys: •Brick
Roof Drainage System: •Aluminum •Downspouts discharge above grade
Method of Inspection: •Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are in average condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is average. Average quality materials have been used as roof coverings. The pitch of the roof and the attic ventilation system should help result in an average life expectancy for roof coverings, (appears to be a twenty year shingle). Roof flashing details appear to be in good order.

General Comments

Repair to the roofing components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. The roof needs to be examined by a roofing contractor and repair/replacement cost estimated.
- **Repair:** Debris needs to be removed from the roofing to reduce risk of leaks and early roof wear.

- **Repair:** Repairs to the roofing are needed. Damaged or missing shingles at the right and left ridge caps need to be replaced. All roof penetrations need to be examined and sealed as necessary. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

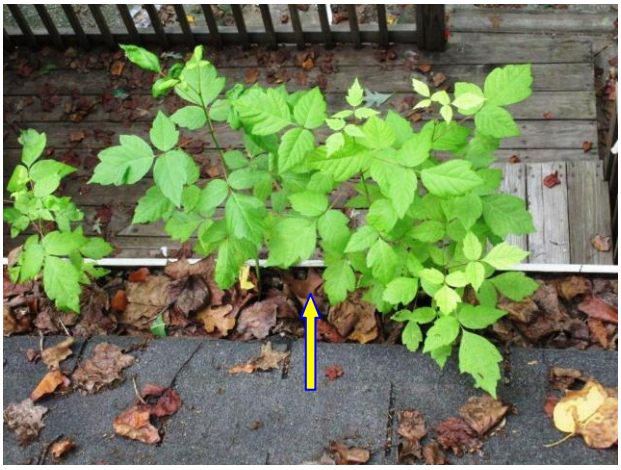




- **Repair:** Exposed nail heads were visible at all roofing penetrations. Damaged or missing roofing material needs to be repaired. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Major Concern, Repair:** The ridge in the attic at the front of the chimney shows signs of significant damage. (Light is visible from the interior). Damaged or missing flashing material needs to be repaired. A qualified roofing contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **Note:** Extreme caution needs to be used when cleaning; the plants growing out of the gutters at the rear of the roof is Poison Ivy.



- **Repair:** The gutters at the right side and right rear side of the home need to be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage. A qualified roofing or gutter contractor needs to be consulted to further evaluate this condition and make the necessary repairs.


- **Repair:** The left rear downspout is damaged and needs to be repaired. A qualified roofing or gutter contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Asbestos Cement Shake
Eaves, Soffits, and Fascias:	•Wood •Plywood
Exterior Doors:	•Solid Wood-Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•None
Surface Drainage:	•Light Slope •Graded Away From House

EXTERIOR OBSERVATIONS

Positive Attributes

The window and door frames are in good condition. The exterior siding materials that have been installed on the home are relatively low maintenance products. There is no wood/soil contact around the perimeter of the home, thereby reducing the risk of insect infestation or rot. The deck appears to be constructed from pressure treated wood. The lot drainage was good, taking surface water away from the home. The driveway and walkways are in very good condition.

General Comments

The exterior of the home is in fair to good condition. The exterior shows normal wear and tear for a home of this age. Some repair to the exterior components is necessary at this time.

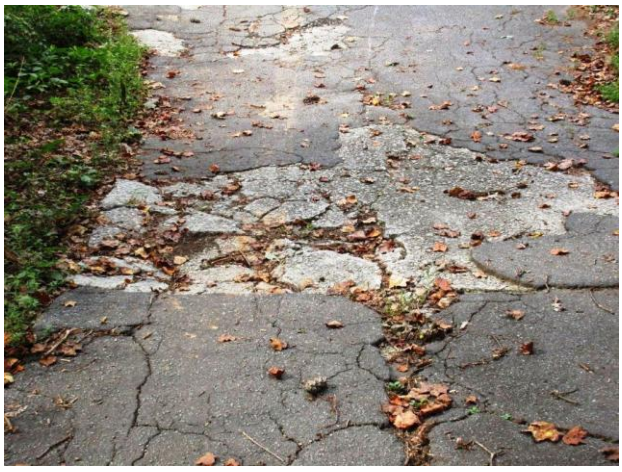
RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

Driveway

- **Major Concern, Repair:** The surface of the driveway and rear parking area is in a deteriorated condition. Resurfacing is necessary to correct this condition. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.




Exterior Eaves

- **Repair:** The fascia and soffits above the deck at the rear of the home, at the right front corner of the home above the porch, and at the left side of home show evidence of substantial rot. All moisture damaged wood needs to be replaced so as to prevent more serious damage in the future. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.




Walkway

- **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition needs to be altered for improved safety. A qualified concrete contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Carport

- **Repair:** The loose/damaged brickwork at the carport support wall needs to be repaired to avoid movement in the support structure.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating: 200 Amps •Breakers •Located: At the Panel
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Ratings: 200 Amps •Breakers •Located: In the Basement
Distribution Wiring:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The majority of the light fixtures and outlets that were tested operated satisfactorily. The distribution of electricity within the home is good. Some of the 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

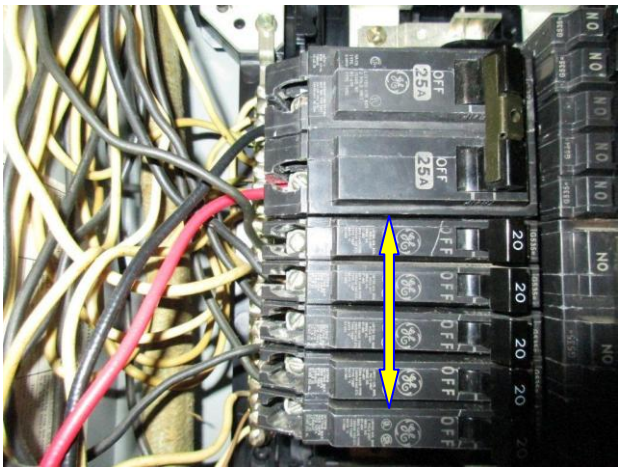
General Comments

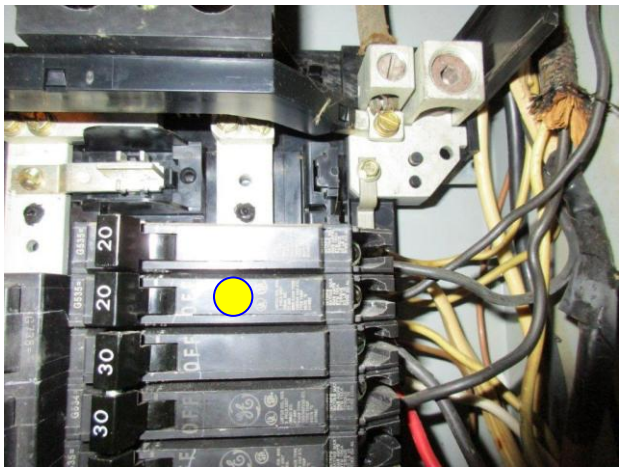
Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A qualified, licensed electrician should be consulted to undertake the repairs recommended.

RECOMMENDATIONS / OBSERVATIONS

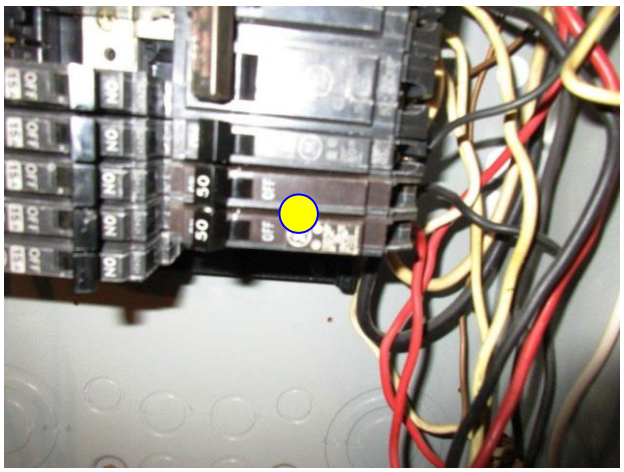
Main Panel

- **Repair, Safety Issue:** The oversized twenty (20) amp breakers at the top left and top right side of the main distribution panel need to be replaced. All breakers serving household branch circuits should be sized at fifteen (15) amps when connected to 14 gauge wire.

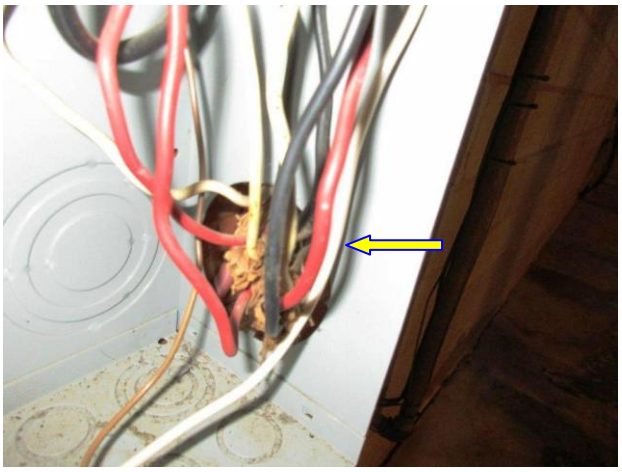


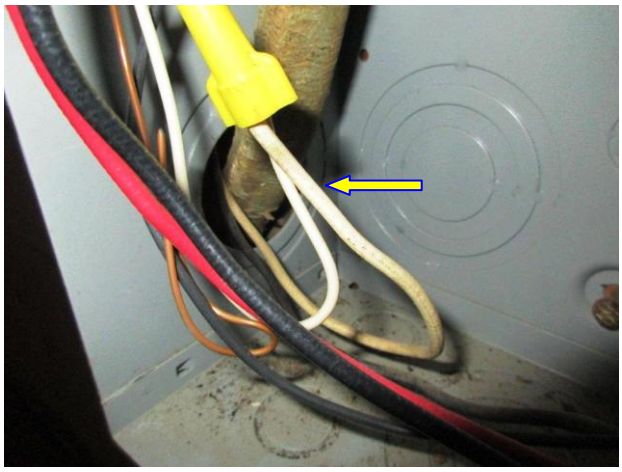


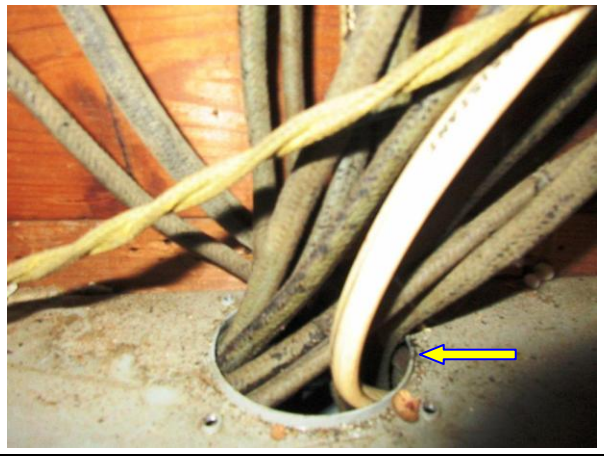
- **Major Concern, Repair:** The main distribution panel is an outdoors type panel used for main disconnects and is not appropriate for a load center with multiple circuit breakers. This panel needs to be replaced with an appropriate load center. be replaced.
- **Repair:** The oversized fifty (50) amp breaker at the bottom right of the main distribution panel needs to be replaced. The breaker serving this household branch circuits should be sized at 30 amps due to the size 10 wire.



- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required at the right, left, and top of the panel where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.







Lights

- **Repair:** The light in the left rear bedroom, the right rear flood lights, and the front porch light were inoperative at the time of this inspection. If the bulbs are not blown, then the circuits need to be repaired.

Outlets

- **Repair:** The ungrounded 3-prong outlet in the left front bedroom needs to be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** The ground fault circuit interrupter (GFCI) outlets in the Jack and Jill bathroom and the hallway bathroom did not respond correctly to testing during the inspection. These receptacles need to be replaced.

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This needs to be investigated.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace
Heating System Size:	•90,000 BTUH Input Heating Capacity
Heating System Age:	•Seven Plus Years
Vents, Flues, Chimneys:	•Metal-Single Wall •Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a programmable thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The thermostats have two fan settings, allowing for continuous circulation and cleaning of air within the home.

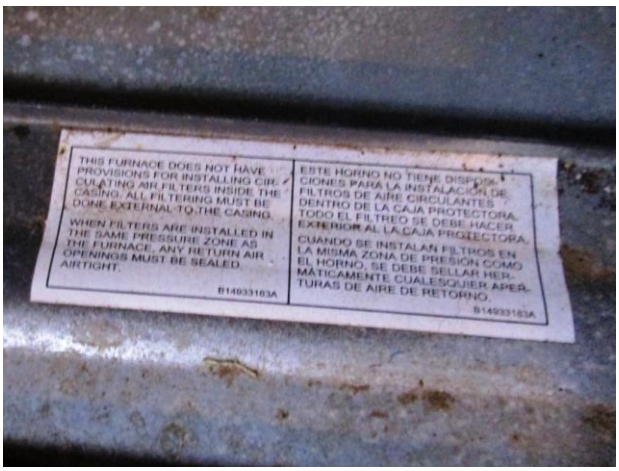
General Comments

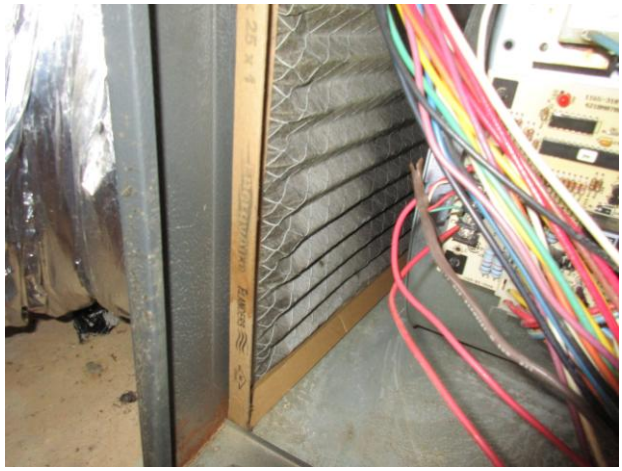
The heating system shows no visible evidence of major defects. No significant repairs to the heating system are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** As the thermostat was inoperative, the furnace could not be tested at the time of the inspection. The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. A qualified heating and cooling technician needs to be consulted to further evaluate the condition of the furnace and make the necessary repairs.
- **Repair:** The furnace requires an exterior filter frame. A qualified heating and cooling technician needs to be consulted to further evaluate this condition and make the necessary repairs.





- **Repair:** The dirty air filter for the furnace needs to be replaced.

Combustion / Exhaust

- **Repair, Safety Issue:** Evidence of substantial corrosion was noted at the furnace flue in the crawl space. The furnace flue has a negative slope which is not sufficient to allow the safe flow of exhaust gases. A qualified heating and cooling technician needs to be consulted to further evaluate this condition and make the necessary repairs. (Replace the damaged section and provide adequate support for the flue slope. A separate flue may be required in the chimney to prevent this corrosive condition).

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning
Central System Size: •3.0 Tons Combined Cooling Capacity (Approximate)
Central System Age: •Twenty Plus Years

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to heating and air conditioning.

General Comments

The system shows no visible evidence of major defects. No significant repairs to the cooling system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Thermostat

- **Repair:** The programmable thermostat was inoperative at the time of the inspection and requires new batteries.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R11 Fiberglass in the Attic
Basement Wall Insulation:	•R11 Fiberglass in the Basement Walls
Exterior Wall Insulation:	•R11 Fiberglass in the Exterior Walls •Not Visible
Floor Cavity Insulation:	•Not Visible
Roof Ventilation:	•Soffit Vents •Power Ventilator Fan
Exhaust Fan/vent Locations:	•Bathrooms •Dryer •Cooktop Exhaust Vent/Fan

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
Insulation levels are typical for a home of this age and construction.

General Comments
Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Some repair to the insulation and ventilation components is necessary at this time.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof
- **Repair:** There are very low levels of insulation. Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Repair:** The attic ventilator fan was inoperative at the time of the inspection. This fan needs to be replaced when the roof is replaced. In lieu of replacing this fan, passive ventilation should be installed.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•At the Front of the Crawl Space
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron •PVC Plastic
Water Heater:	•Electric •Approximate Capacity (in gallons): Forty •Age: Seven Plus Years
Fuel Shut-Off Valves:	•Natural Gas Main Valve on the left side of the home
Other Components:	•Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in very good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

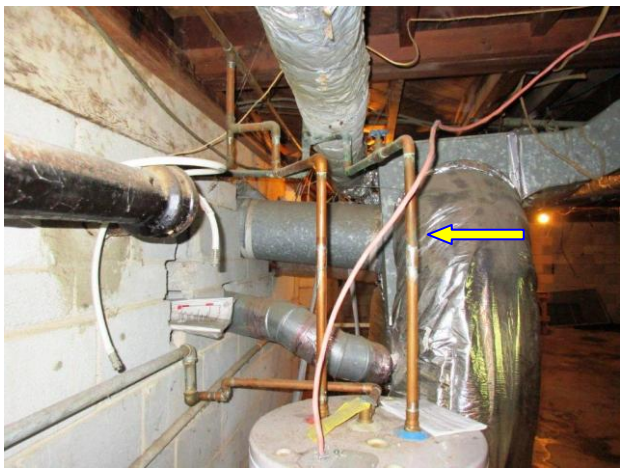
General Comments

The plumbing system requires some minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair, Safety Issue:** The water heater is missing the secondary expansion valve or tank. This has been a requirement since 1998. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs. Additional information about secondary expansion tanks can be found at: http://www.watts.com/pages/learnAbout/thermalExpansion.asp?catId=64



Supply Plumbing

- **Repair:** There is no shut off valve on the cold water supply to the refrigerator. It is suggested that one be installed. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs. (Should be in the same room as the appliance).
- **Repair:** The handle for the shut off valve at the dishwasher water supply is missing and needs to be replaced. A qualified plumber needs to be consulted to further evaluate this condition and make the needed repairs.


Fixtures

- **Repair:** The kitchen faucet is leaking. Replacement of this fixture is recommended. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair:** The tank to the hallway bathroom toilet is loose and shows signs of leakage. A qualified plumber needs to be consulted to further evaluate this condition and make the necessary repairs.


- **Repair:** The toilets in hallway bathroom and the Jack and Jill bathroom are loose and need to be properly secured.

- **Repair:** The missing drain stops in the hallway bathroom sink and bathtub need to be replaced.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall •Tongue and Groove •Wood Paneling
Floor Surfaces:	•Wood •Tile •Vinyl
Window Type(s) & Glazing:	•Double Hung •Fixed Pane •Single Pane
Doors:	•Solid Wood •Wood Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The doors and windows are good quality units and are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Insects

- **Repair:** There is evidence of considerable vermin activity in the home. Roach and other insect infestations were seen throughout the home. A qualified licensed pest control specialist needs to be consulted to further evaluate this condition and make the necessary repairs.

Doors

- **Repair:** It is recommended that handset be installed on the basement exit door.
- **Repair:** The kitchen pantry door and the left rear bedroom closet door need to be adjusted to latch properly.
- **Repair:** The bi-fold door for the family room needs to be replaced.

- **Monitor, Repair:** Possible active leaking was noted at the living room ceiling; some repairs to the roof were noted. Drywall repairs are needed.

Windows

- **Repair, Safety Issue:** The steel bars on the basement windows need to be removed as a matter of safety.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Cooktop •Built-in Electric Oven •Waste Disposer •Microwave Oven •Dishwasher •Cooktop Exhaust Vent/Fan

Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested: •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are in very good condition. All of the appliances tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are above average quality. The appliances that have been installed in the kitchen are above average quality.

General Comments

Some improvements to the appliances are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

Door Bell

- **Repair:** The door bell is inoperative. A qualified contractor needs to be consulted to further evaluate this condition and make the necessary repairs.

Microwave Oven

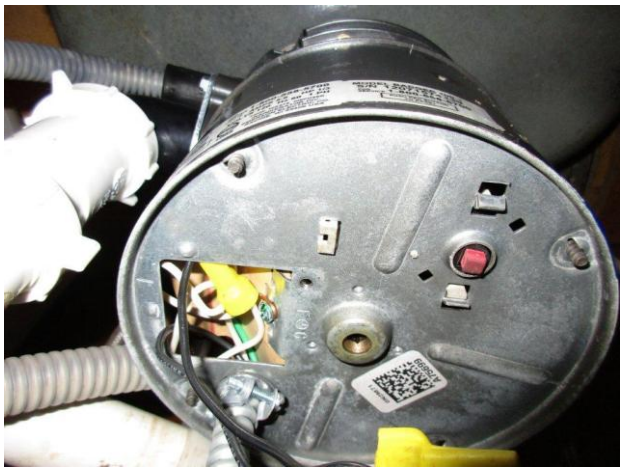
- **Repair:** The microwave oven is inoperative and needs to be replaced.

Oven

- **Repair:** The oven light is inoperative. If the bulb is not blown, then the circuit needs to be repaired.

Waste Disposer

- **Repair:** The waste disposer is inoperative. A qualified appliance technician needs to be consulted to further evaluate this condition and make the necessary repairs.
- **Repair:** The missing electrical cover plate for the garbage disposal needs to be replaced to avoid a shock hazard.



Clothes Dryer

- **Repair:** A proper tail piece for the clothes dryer unit needs to be installed.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and its components are in above average condition. Some repairs are needed at this time.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney needs to be cleaned and inspected prior to operation. A qualified chimney sweep contractor needs to be consulted to clean the chimney, inspect the chimney, and make any necessary repairs.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review you home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!