



Steve Mahaffey

**3577 Linda Dr
Loganville Ga 30052
770-466-0377**

Customer
Sample Report

Home
1234 Main Street
Anywhere, GA 31234

Real Estate Agent



Inspection Date

Monday, January 03, 2005

Weather:

Clear

Temperature:

Report ID:

Inspected By
Steve Mahaffey



STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons. The home inspector does not report on the presence or absence of fungi, mold or bio-aerosols and is not part of this inspection.

Styles & Materials

FOUNDATION:

POURED CONCRETE

WALL STRUCTURE:

2 X 4 WOOD

ROOF STRUCTURE:

2 X 6 RAFTERS

METHOD USED TO OBSERVE CRAWLSPACE:

NO CRAWLSPACE

CEILING STRUCTURE:

6" OR BETTER

ROOF-TYPE:

GABLE

HIP

FLOOR STRUCTURE:

WOOD JOISTS

Inspection Items

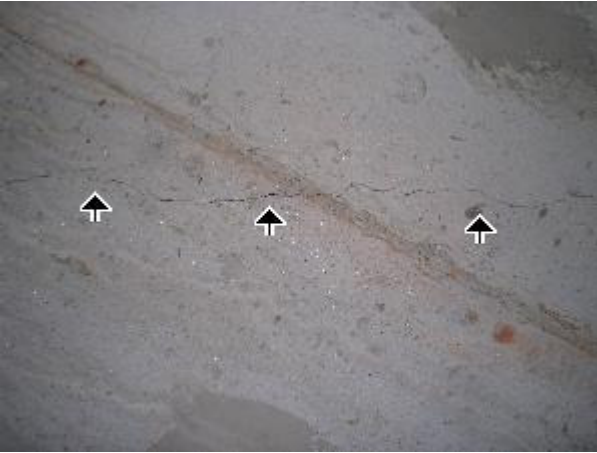
1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)



Comments: Inspected

There is water coming in at the top of the foundation wall and in a small hair line crack. The water appears to be entering from somewhere around the rock on the front stoop area. This could be something as simple as flashing or caulk to repair. Unable to determine the extent of water intrusion or how often it will occur.

1.1 FLOORS (Structural)



Comments: Inspected

There are some minor cracks in the basement and garage floors that need to be sealed with a concrete sealant.

1.2 WALLS (Structural)

Comments: Inspected

1.3 COLUMNS OR PIERS

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

Most walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.

1.5 ROOF STRUCTURE AND ATTIC

Picture 1



Picture 2



Comments: Inspected

There are two rafters in the attic that are broken and have had some repair but both need further repair. These should be scabbed on both sides. The rafter on the higher level of the attic should be scabbed from top to bottom on both sides due to the bows and cracks in it. Attic view.

EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
COMPOSITE BOARD
BRICK VENEER
STONE

EXTERIOR ENTRY DOORS:
STEEL

WINDOW TYPES:
DOUBLE-HUNG
SINGLE PANE

APPURTENANCE:
DECK WITH STEPS
SIDEWALK

AUTO OPENER MANUFACTURER:
GENIE

GARAGE DOOR MATERIAL:
METAL

GARAGE DOOR TYPE:
TWO AUTOMATIC

DRIVEWAY:
CONCRETE

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM



Comments: Inspected

There is some siding around the basement door up to the bottom of the deck that needs to be replaced.

2.1 DOORS (Exterior)



Comments: Inspected
The door jam in the basement has some rot and the trim should be replaced.

2.2 WINDOWS

Comments: Inspected

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected
Both garage doors reversed when met with resistance.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)



Comments: Inspected
There is an exposed area under the bay in the front where dirt level should be brought up to the brick.

2.6 EAVES, SOFFITS AND FASCIAS



Comments: Inspected, Repair or Replace
The fascia on the front, where the rock and brick were added, was not run all the way to the bottom of this area. This should be completed.

ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:
3-TAB FIBERGLASS

VIEWED ROOF COVERING FROM:
GROUND

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS



Comments: Inspected, Repair or Replace

There is a metal vent pipe exiting the roof on the garage side that needs the flashing put back under the shingles.

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Inspected

Gutters are full of debris in some areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning.

PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING DISTRIBUTION:

COPPER

WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

PLUMBING SUPPLY:

COPPER

PLUMBING WASTE:

PVC

CAPACITY:

40 GAL (1-2 PEOPLE)

MANUFACTURER:

A.O. SMITH

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Picture 1



Picture 2



Picture 3

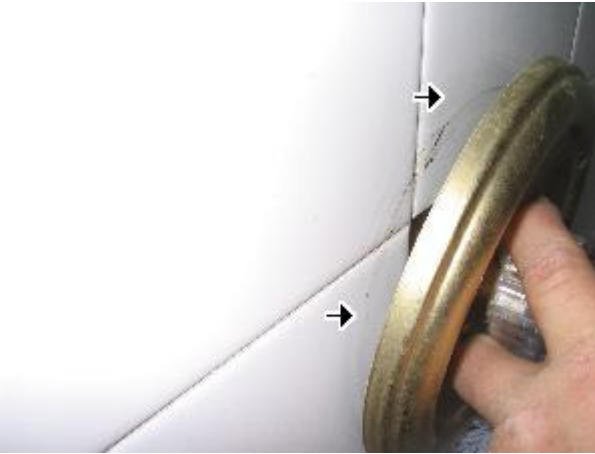
Picture 4



Picture 5



Picture 6

**Comments:** Inspected

The toilet in the shared hall bath is loose at the floor and should be re-secured. Picture 1.

There are water stains under the master bath shower on the sub floor. This could be a result of shower needing to be re-grouted. It was dry at the time of inspection. Pictures 2 & 3.

Hall bath toilet flush kit needs replacing due to rust. Picture 4.

The master shower faucet needs to be secured in wall. Picture 5.

Recommend silicone caulk along floor and tub at Shared Bath.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS



Comments: Inspected, Repair or Replace

The hot water heater has a gas leak around cut off connection. Tested with gas meter. This should be repaired.

Water temperature appears to be set too high and may scald or injure someone. Recommend reducing to a normal setting.

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Location of main water shut off is in the basement close to the stairwell.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

4.5 SUMP PUMP

Comments: Not Present

ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL CONDUCTORS:
BELOW GROUND

ELEC. PANEL MANUFACTURER:
CUTLER HAMMER

PANEL CAPACITY:
200 AMP

BRANCH WIRE 15 and 20 AMP:
COPPER

PANEL TYPE:
CIRCUITS

WIRING METHODS:
ROMEX

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected
Could not locate ground wire.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Picture 1



Picture 2



Comments: Inspected, Repair or Replace
The ceiling fan in the master bedroom needs the bell cover put back up. Picture 1.

The microwave should have an outlet in the cabinet above instead of a drop cord run to it. Picture 2.

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The GFCI outlet in the master bathroom for the tub has the neutral and hot crossed. This should be repaired.

5.6 SMOKE DETECTORS



Comments: Inspected

There is one smoke detector on the main level in the hall that needs a battery installed.

There is not a smoke detector in the basement. Recommend adding for safety reasons.

5.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE: FORCED AIR	ENERGY SOURCE: GAS	NUMBER OF HEAT SYSTEMS (excluding wood): ONE	
HEAT SYSTEM BRAND: CARRIER	DUCTWORK: INSULATED	TYPES OF FIREPLACES: GAS/LP LOG STARTER INSERT	OPERABLE FIREPLACES: ONE

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.4 SOLID FUEL HEATING DEVICES

Comments: Not Present

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.6 GAS/LP FIRELOGS AND FIREPLACES



Comments: Inspected, Repair or Replace
The fireplace has some cracks in the fire brick that should be sealed.

Black soot buildup indicates that Gas Firelogs do not appear to be arranged or positioned according to manufacturers specs. If logs are not positioned correctly, carbon monoxide can be produced.

6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

**COOLING EQUIPMENT
TYPE:**

AIR CONDITIONER UNIT

NUMBER OF A/C UNITS:

ONE

**COOLING EQUIPMENT ENERGY
SOURCE:**

ELECTRICITY

**CENTRAL AIR
MANUFACTURER:**

LENNOX

Inspection Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit (S).

7.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Not Inspected

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Inspected

INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:
SHEETROCK
WALLPAPER
FLOOR COVERING(S):
CARPET
HARDWOOD T&G
LINOLEUM
TILE
INTERIOR DOORS:

HOLLOW CORE

CABINERY:

WOOD

COUNTERTOP:
LAMINATE
CULTURED MARBLE

Inspection Items

8.0 CEILINGS
Comments: Inspected

8.1 WALLS
Comments: Inspected

8.2 FLOORS
Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments: Inspected

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)
Comments: Inspected

8.6 WINDOWS (REPRESENTATIVE NUMBER)
Comments: Inspected, Repair or Replace

The right window in the last bedroom on the right on the main floor would not lock. Recommend replacing hardware.

INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:
BLOWN

R- VALUE:
R-19 OR BETTER

VENTILATION:
GABLE VENTS
SOFFIT VENTS

EXHAUST FAN TYPES:
FAN ONLY

DRYER POWER SOURCE:
220 ELECTRIC

DRYER VENT:
FLEXIBLE METAL

Inspection Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Picture 1



Picture 2



Comments: Inspected, Repair or Replace

The bath fans terminate in the attic area. These should terminate on the exterior to prevent moisture in the attic.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Inspected

Thermostatically controlled vent fan in the attic was not inspected due to the low temperature.

BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

DISHWASHER:
WHIRLPOOL
RANGE/OVEN:
KENMORE

DISPOSER:
SINKMASTER
BUILT-IN MICROWAVE:
ROPER

EXHAUST/RANGE HOOD:
KENMORE
REFRIGERATOR:
WHIRLPOOL

Inspection Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

Light on Range hood not working. Bulb appears to be bad.

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER

Comments: Inspected

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To Steve Mahaffey

SUMMARY



Steve Mahaffey

**3577 Linda Dr
Loganville Ga 30052
770-466-0377**

**Customer
Sample Report**

**Home
1234 Main Street
Anywhere, GA 31234**

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

STRUCTURAL COMPONENTS

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

There is water coming in at the top of the foundation wall and in a small hair line crack. The water appears to be entering from somewhere around the rock on the front stoop area. This could be something as simple as flashing or caulk to repair. Unable to determine the extent of water intrusion or how often it will occur.

1.1 FLOORS (Structural)

Inspected

There are some minor cracks in the basement and garage floors that need to be sealed with a concrete sealant.

1.4 CEILINGS (structural)

Inspected

Most walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.

1.5 ROOF STRUCTURE AND ATTIC

Inspected

There are two rafters in the attic that are broken and have had some repair but both need

further repair. These should be scabbed on both sides. The rafter on the higher level of the attic should be scabbed from top to bottom on both sides due to the bows and cracks in it. Attic view.

EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Inspected

There is some siding around the basement door up to the bottom of the deck that needs to be replaced.

2.1 DOORS (Exterior)

Inspected

The door jam in the basement has some rot and the trim should be replaced.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected

Both garage doors reversed when met with resistance.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

There is an exposed area under the bay in the front where dirt level should be brought up to the brick.

2.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

The fascia on the front, where the rock and brick were added, was not run all the way to the bottom of this area. This should be completed.

ROOFING

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

There is a metal vent pipe exiting the roof on the garage side that needs the flashing put back under the shingles.

3.3 ROOFING DRAINAGE SYSTEMS

Inspected

Gutters are full of debris in some areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommend cleaning.

PLUMBING SYSTEM

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

The toilet in the shared hall bath is loose at the floor and should be re-secured. Picture 1.

There are water stains under the master bath shower on the sub floor. This could be a result of shower needing to be re-grouted. It was dry at the time of inspection. Pictures 2 & 3.

Hall bath toilet flush kit needs replacing due to rust. Picture 4.

The master shower faucet needs to be secured in wall. Picture 5.

Recommend silicone caulk along floor and tub at Shared Bath.

4.2 **HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

Inspected, Repair or Replace

The hot water heater has a gas leak around cut off connection. Tested with gas meter. This should be repaired.

Water temperature appears to be set too high and may scald or injure someone. Recommend reducing to a normal setting.

4.3 **MAIN WATER SHUT-OFF DEVICE (Describe location)**

Inspected

Location of main water shut off is in the basement close to the stairwell.

ELECTRICAL SYSTEMS

5.1 **SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Inspected

Could not locate ground wire.

5.3 **CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Inspected, Repair or Replace

The ceiling fan in the master bedroom needs the bell cover put back up. Picture 1.

The microwave should have an outlet in the cabinet above instead of a drop cord run to it. Picture 2.

5.5 **OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Inspected

The GFCI outlet in the master bathroom for the tub has the neutral and hot crossed. This should be repaired.

5.6 **SMOKE DETECTORS**

Inspected

There is one smoke detector on the main level in the hall that needs a battery installed.

There is not a smoke detector in the basement. Recommend adding for safety reasons.

HEATING

6.6 **GAS/LP FIRELOGS AND FIREPLACES**

Inspected, Repair or Replace

The fireplace has some cracks in the fire brick that should be sealed.

Black soot buildup indicates that Gas Firelogs do not appear to be arranged or positioned according to manufacturers specs. If logs are not positioned correctly, carbon monoxide can

be produced.

INTERIORS

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The right window in the last bedroom on the right on the main floor would not lock. Recommend replacing hardware.

INSULATION AND VENTILATION

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

The bath fans terminate in the attic area. These should terminate on the exterior to prevent moisture in the attic.

BUILT-IN KITCHEN APPLIANCES

10.2 RANGE HOOD

Inspected

Light on Range hood not working. Bulb appears to be bad.

Steve Mahaffey

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Steve Mahaffey

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2003 : Licensed To Steve Mahaffey