



Prepared by:
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Prepared For:
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158 Willow st.
Lawrenceville, GA, 30046

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Rating Information

- **Functional:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- **Maintenance Item:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- **Monitor:** Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed.
- **Not Present:** Not present or visible at the time of the inspection.
- **Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- **Marginal:** Item/component was performing some or all of its functions, but not as intended, and/or it's condition was not appropriate for its age and use. Requires repair or maintenance to become fully functional. Cost estimates may be required by a qualified specialist and are at the discretion of the client if estimates will be obtained.
- **Defective:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- **Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.

General Information

Property & Inspection Details

Inspector Name: Joe Inspector

Company Name: Professional Home Inspections

Company Address: 45 Inspection st.

City: Dayton

State: Ohio

Zip: 45420

Phone: 555-555-5555

Email: info@inspectortoolbelt.com

Website: inspectortoolbelt.com

Utilities On?

Yes

Others Present

Client(s), Buyer's Agent

Weather Conditions

Sunny

Inspection Date

2021-07-03

Sewage Disposal

Public

Water Source

Public

Roof

Roof Material

Marginal

Roof Material

Fiberglass/Asphalt

A qualified roofing contractor is recommended to evaluate and estimate repairs

Roof showed signs of deterioration

The pitch of the roof was too low for the roofing material that was used

Trees were touching and overhanging the roof which can significantly reduce the life of the roofing material.

Moisture stains on the porch ceiling were noted.



Flashing

Maintenance Item

Unconventional flashing/rolled roofing against home and can be prone to leaking



Gutters

Maintenance Item

Only two small sections of gutters were noted which did not have end caps or downspouts



Chimneys

Maintenance Item

Missing rain/snow cap(s)



Disclaimer

Please note that roofs come with limitations due to height, weather, inaccessibility, and other limitations.

Note to Client

A roof requires maintenance and monitoring. Issues can arise at any time - before, during, and after your home inspection. Be sure to monitor and have your roof repaired by a qualified professional as needed.

Valleys

Functional

Skylights

Not Present

Electrical Mast

Functional

Exteriors

Siding/Exterior Surface

Maintenance Item

Type
Vinyl

Surface damage noted
Unsealed gaps were present



Trim & Fascia

Maintenance Item

Surface damage was noted
Peeling/deteriorated paint was noted
WDI damage was present
Loose trim was present



Hose Bibs

Maintenance Item

Hose bib inoperative at time of inspection



Disclaimer

Please note that the exterior of the home has limitations, such as vegetation, items being out of reach, and other limitations.

Note to Client

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or its components is strictly complementary and the inspector is not held liable for these comments.

Entry Doors

Functional

Windows

Functional

Exterior Electric

Functional

Lots & Grounds

Porch

Maintenance Item

Unevenness of porch structure and decking noted, peeling paint on handrails, moisture stains on ceiling



Balcony

Functional



Disclaimer

Vegetation, trees, lack of access, and other items/situations limit the inspection of your lots and grounds

Note To Client

Your lots and grounds require constant care as a homeowner. Caring for decks, the grading around your home, and other items should be on your regular home maintenance checklist.

Driveway

Functional

Walkways

Functional

Steps/Stoops

Functional

Deck

Functional

Patio

Functional

Grading/Drainage

Maintenance Item

Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion

Window Wells

Functional

Vegetation

Maintenance Item

Recommend keeping vegetation away from the structure(s)

Air Conditioning

Disclaimer

Air conditioner units should not be operated when the outside temperature is below 65 F. As such, when the temperature is below that point this report always reflects a visual inspection only and not the operation of the system.

Note To Client

Your air conditioning system is an important part of your home. Be sure to have it regularly inspected by a qualified HVAC company before using it each year. Regular maintenance and changing of the filters are also important.

AC System Operation

Functional

Exterior Unit

Functional

Pad mounted

Condensation Removal

Functional

Refrigerant Lines

Functional

Exterior Electrical Disconnect

Functional

Blower Fan/Filter

Functional

Thermostat

Functional

Exposed Ductwork

Functional

Structure

Structure Type

Monitor

Structure Type

Wood Framed

Unevenness in the structure was noted



Foundation

Monitor

Cracks and deterioration noted throughout. Indications of possible foundation movement noted in the basement at foundation wall near basement stairs. A section of foundation under the mudroom on the South end appeared to have deteriorated and the wood structure and the foundation were not touching at the outside SW corner





Joists/Trusses

Defective

Rim joists/sills, floor joists, sub floor, and other framing members throughout the basement were deteriorated and had WDI damage throughout basement. Some floor joists appeared to have repairs, but rim joist and other areas did not. rim joist and other areas appeared to possibly be past structural integrity. A qualified structural and/or general contractor is recommended to evaluate and estimate repairs

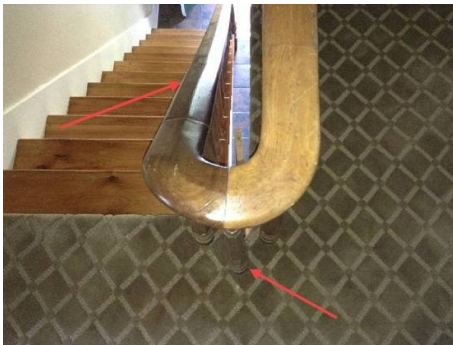




Stairs/Handrails

Maintenance Item

Loose handrails
Handrails too low



Disclaimer

There are many limitations to the structural inspections. This report only encompasses visible parts of these components at the time of inspection. Items behind walls, floors, inaccessible areas, or otherwise not visible are not reported on.

Note To Client

Homes tend to move and shift over time to a reasonable degree - especially if this is an older home. Monitoring your home's structure and its movement is important, and a structural inspection would be needed for anything unusual.

Beams

Functional

WDI damage was present
A qualified structural and/or general contractor is recommended to evaluate and estimate repairs

Bearing Walls

Functional

Piers/Posts

Functional

Floor/Slab

Functional

Insulation

Functional

Subfloor

Maintenance Item

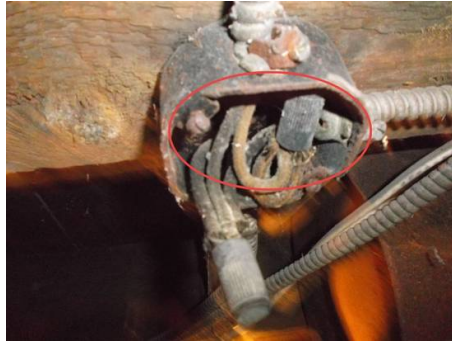
WDI damage noted in several areas

Basement/Crawlspace

Electrical

Maintenance Item

Unconventional wiring throughout, missing junction box covers



Moisture

Monitor

Indications of possible moisture intrusion were present at the time of inspection. Monitor and control as needed



Crawl Space

Maintenance Item

Foam insulation and tight space did not allow for inspection of majority of space. Issues can arise from spray-foam insulation sprayed on framing, plumbing, wiring and other items and areas. Work in this area and repairs may be difficult.



Disclaimer

Finished basements are never fully inspected, as the majority of its components are behind or under finished areas.

Note To Client

Basements have unique issues, particularly with moisture. Be sure to monitor your basement for issues including moisture intrusion.

Walls & Ceilings

Functional

Floors

Functional

Egress Window

Not Present

Plumbing

Functional

Sump Pump

Functional

Basement Stairs & Railings

Functional

Plumbing

Main Water Shutoff

Maintenance Item

Shutoff located in basement.
Active leak noted at main supply line



Water Lines

Maintenance Item

Noted several areas along water supply lines where corrosion was present and leaks could occur. Monitor and repair as needed
Evidence of previous leakage was noted





Water Heater

Monitor

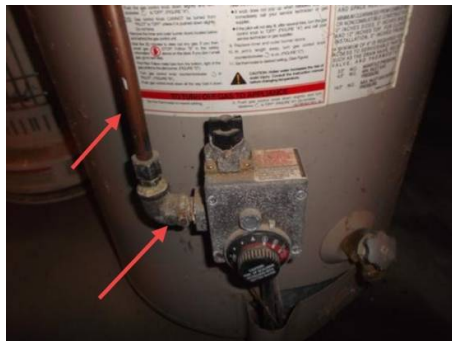
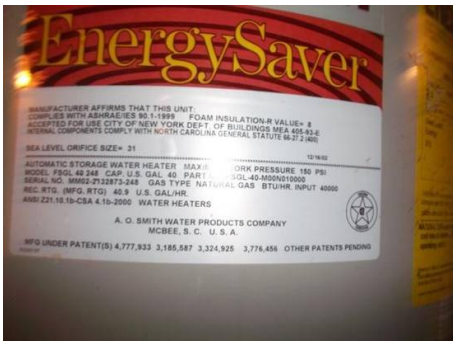
Water Heater Type

Gas

Missing drain tube

Improper gas line used, missing drip-leg

Water heater appeared aged and is nearing the end of its useful life



Disclaimer

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist.

Orangeburg Piping - Orangeburg drain lines were a type of drain line that was used for several decades and is generally in a period of decay. Most of it is at the main sewer line and underground. When it is in the home, it is very difficult to identify. This inspection was not intended to identify Orangeburg drain lines and is not part of the inspection. If any is suspected to be in the home or going to the street, then it should be immediately evaluated by a qualified plumbing specialist.

Note To Client

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things down the drain that are approved to be disposed of that way, treating your water as needed, and having your

plumbing system regularly inspected and cleaned.

Main Water Supply Line

Functional

Drain Lines

Functional

Service Caps

Functional

Plumbing Vents

Functional

Gas Lines

Functional

Heating System

Heating System Operation

Maintenance Item

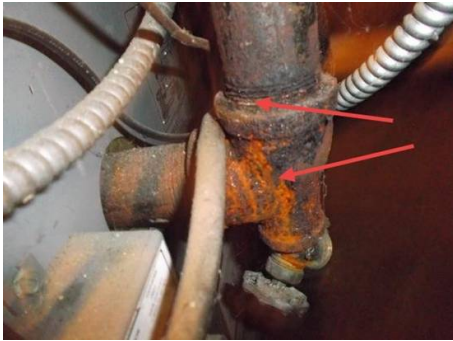
Fuel Source

Natural Gas

Type of Unit

Hydronic

Unit appeared functional but in need of servicing. Possible leaks noted



Disclaimer

A specialist should fully inspect and test the entire heating and cooling system and a regular maintenance program instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and will likely reveal other issues, as ours is a limited visual inspection.

Note To Client

Your heating system should be inspected and tested by a qualified HVAC specialist at least once per year, and when issues arise.

Heat Distribution Method

Functional

Heat Distribution

Radiators

Insulation on pipes can contain asbestos. This is not an asbestos inspection and not testing was done to determine if the material was asbestos. Evaluation by a qualified asbestos specialist is recommended

Fuel Tank

Functional

Electrical

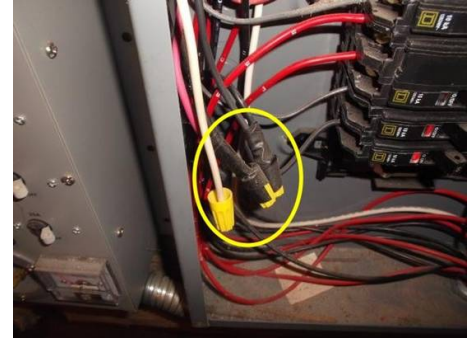
Electric Panel

Maintenance Item

Service Maximum Capacity

200 Amp

Missing panel screws, unused capped wires in panel, rust on panel noted



Ground

Functional

Plumbing ground end was not connected after water meter



Disclaimer

Electrical components, conditions, style of installation, and quality of workmanship can vary in electrical systems and panels. This inspection was strictly visual, and very limited. Electrical systems are very important, and can be very dangerous if not installed properly. The Inspector recommends a full investigation by a qualified electrician before using any electricity to fully examine the system and panel.

Generators and their systems should be inspected separately by a qualified specialist and are not part of this inspection. Any comments on this are strictly a courtesy or incidental and not part of the inspection.

Note To Client

Your electrical system is very important, but can also be dangerous. Taking on electrical work yourself is not recommended unless you are a qualified professional, We strongly recommend having a qualified electrician make any assessments and repairs that are needed.

Main Service Drop/Entry

Functional

Breakers/Fuses

Functional

Branch Wiring

Monitor

Older wiring used throughout home. Recommend considering wiring updates as possible.

Safety Issue - Foam insulation noted on wiring can cause heat issues or other problems with wiring

Sub Panels

Functional

Attic

Roof Framing

Maintenance Item

Wood destroying insect damage noted on some framing members



Ventilation

Maintenance Item

Insufficient ventilation for size of structure

Baffles were laying flat or partially under insulation. Air was not able to pass freely through soffits



Roof Sheathing

Maintenance Item

Slight discoloration of sheathing in isolated areas noted, which can indicate insufficient ventilation



Disclaimer

Secondary attic areas were not inspected unless otherwise indicated. Attics in general limit the inspection with insulation, debris, type of structure, and other factors. As such, not all areas were able to be fully inspected.

Note To Client

The attic of a home is often forgotten about until there is an issue. Regular, professional inspections of your attic can help prevent many issues from developing or getting out of hand.

Attic Access

Functional

Bathroom Venting

Functional

Insulation

Functional

Bathrooms

Tub/showers

Defective

Unfinished and unused tub/shower setup



Sinks/Faucets

Functional

Loose faucet valve in tub



Disclaimer

Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

Note To Client

Bathrooms are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

Walls & Ceilings

Functional

Electrical

Functional

Toilets

Functional

Ventilation

Functional

Living Spaces

Electrical

Maintenance Item

Some outlets noted with hot-neutral reverse or missing covers



Fireplace/Wood Stove

Functional

Fuel Source

Natural Gas

A fire was not started in the following component and not all aspects or parts of the fireplace/ wood stove components could be, and were not, tested. As such, it is recommended that an appropriately qualified specialist fully inspect, clean, and test the entire system before use



Closets

Maintenance Item

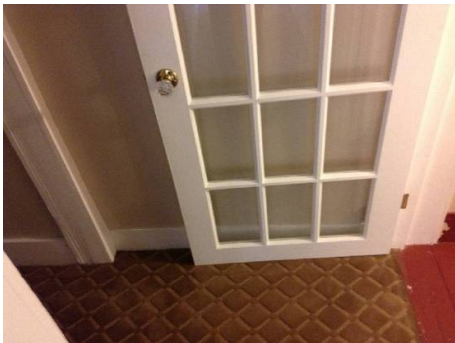
2nd Floor hall closet had what appeared to be a mouse hole in floor



Interior Doors

ITB Default Rating

Doors at top and bottom of rear stairs did not close or close properly



Disclaimer

Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

Note To Client

The living area of our home is very important - especially when it comes to egress, smoke alarms, CO detectors, and other items. Please be sure to keep up with critical items in this section for your own safety.

Bedrooms

Functional

Walls & Ceilings

Functional

Surface damage throughout home

Floors

Functional

Smoke, Fire, & CO Detectors

Functional

HVAC Sources

Functional

Kitchen

Disclaimer

Due to kitchens being used to store food and other items, parts of the kitchen were likely not able to be fully accessed during the inspection.

Note To Client

Kitchens are a combination of water, electricity, and mechanical items in a room that is used frequently. Regularly monitor your bathroom for leaks, safety issues, or maintenance items.

Walls & Ceilings

Functional

Cabinets

Functional

Appliances

Functional

Sink/Faucet

Functional

Ventilation

Functional

Wood Destroying Insects (WDI)

Signs of WDI

Monitor

Note: Indications of wood destroying insects were present at time of inspection in the form of frass, tunnels, exit holes, and wood damage. Rim joists/sills, floor joists, sub floor, and other framing members throughout the basement had WDI. WDI damage was also noted on some framing in the attic as well as isolated areas on the exterior. Further investigation by a qualified pest control company and possible treatment are recommended. Since much of WDI damage is usually unseen, great care should be taken by a professional to determine the full extent of the damage since this was a limited visual inspection.

Conditions around the home were conducive to an infestation, such as wood to ground contact, unsealed/improperly sealed areas, vegetation touching/too close to the home, moisture and other conditions. Recommend preventative measures be taken to remedy these conditions, as wood destroying insects can begin their colonies in just a few days, and can destroy large portions of the structure in a few short weeks.



Final Comments

From The Inspector

If you are reading this report but did not hire us to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests.

ENVIRONMENTAL CONDITIONS: Unless otherwise indicated, the inspection and report do not address, and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

CODES: No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the home. It is the responsibility of the Buyer or Home Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Home Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Home Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular

maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

Please note that all residences should have C.O. and fire/smoke detectors. It is the responsibility of the client/ resident to ensure that these are placed in sufficient quantity throughout the home and in secondary areas to ensure the safety of those residing there.

Structure

Joists/Trusses

Defective

Rim joists/sills, floor joists, sub floor, and other framing members throughout the basement were deteriorated and had WDI damage throughout basement. Some floor joists appeared to have repairs, but rim joist and other areas did not. rim joist and other areas appeared to possibly be past structural integrity. A qualified structural and/or general contractor is recommended to evaluate and estimate repairs



Bathrooms

Tub/Showers

Defective

Unfinished and unused tub/shower setup



Roof

Roof Material

Marginal

Roof Material

Fiberglass/Asphalt

A qualified roofing contractor is recommended to evaluate and estimate repairs

Roof showed signs of deterioration

The pitch of the roof was too low for the roofing material that was used

Trees were touching and overhanging the roof which can significantly reduce the life of the roofing material.

Moisture stains on the porch ceiling were noted.



Flashing

Maintenance Item

Unconventional flashing/rolled roofing against home and can be prone to leaking



Gutters

Maintenance Item

Only two small sections of gutters were noted which did not have end caps or downspouts



Chimneys

Maintenance Item

Missing rain/snow cap(s)



Exteriors

Siding/Exterior Surface

Maintenance Item

Type

Vinyl

Surface damage noted
Unsealed gaps were present



Trim & Fascia

Maintenance Item

Surface damage was noted
Peeling/deteriorated paint was noted
WDI damage was present
Loose trim was present



Hose Bibs

Maintenance Item

Hose bib inoperative at time of inspection



Lots & Grounds

Porch

Maintenance Item

Unevenness of porch structure and decking noted, peeling paint on handrails, moisture stains on ceiling



Grading/Drainage

Maintenance Item

Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion

Vegetation

Maintenance Item

Recommend keeping vegetation away from the structure(s)

Structure

Structure Type

Monitor

Structure Type

Wood Framed

Unevenness in the structure was noted



Foundation

Monitor

Cracks and deterioration noted throughout. Indications of possible foundation movement noted in the basement at foundation wall near basement stairs. A section of foundation under the mudroom on the South end appeared to have deteriorated and the wood structure and the foundation were not touching at the outside SW corner





Stairs/Handrails

Maintenance Item

Loose handrails
Handrails too low



Subfloor

Maintenance Item

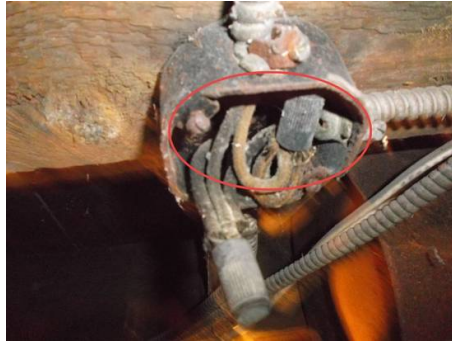
WDI damage noted in several areas

Basement/Crawlspace

Electrical

Maintenance Item

Unconventional wiring throughout, missing junction box covers



Moisture

Monitor

Indications of possible moisture intrusion were present at the time of inspection. Monitor and control as needed



Crawl Space

Maintenance Item

Foam insulation and tight space did not allow for inspection of majority of space. Issues can arise from spray-foam insulation sprayed on framing, plumbing, wiring and other items and areas. Work in this area and repairs may be difficult.



Plumbing

Main Water Shutoff

Maintenance Item

Shutoff located in basement.
Active leak noted at main supply line



Water Lines

Maintenance Item

Noted several areas along water supply lines where corrosion was present and leaks could occur. Monitor and repair as needed
Evidence of previous leakage was noted





Water Heater

Monitor

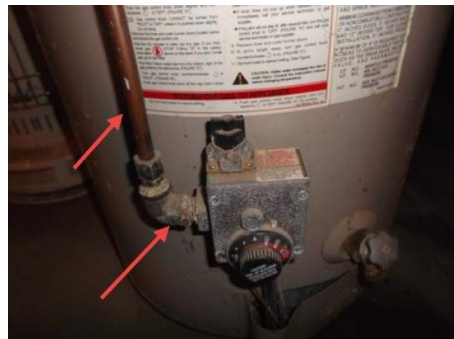
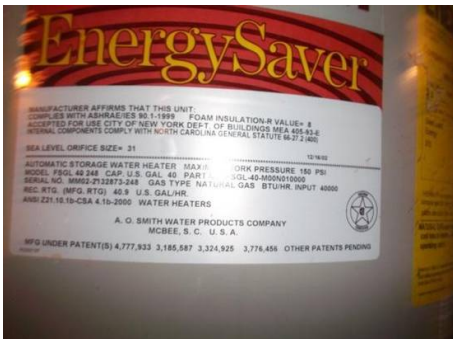
Water Heater Type

Gas

Missing drain tube

Improper gas line used, missing drip-leg

Water heater appeared aged and is nearing the end of its useful life



Heating System

Heating System Operation

Maintenance Item

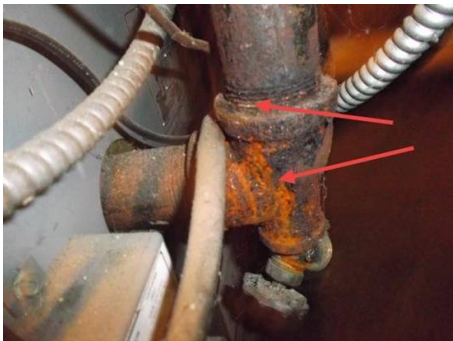
Fuel Source

Natural Gas

Type of Unit

Hydronic

Unit appeared functional but in need of servicing. Possible leaks noted



Electrical

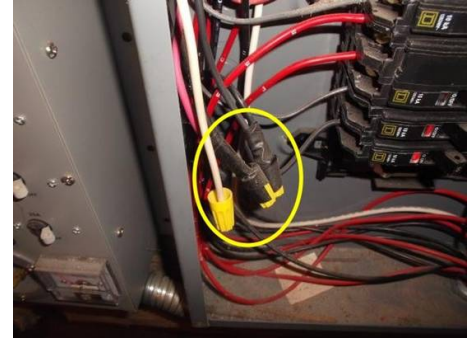
Electric Panel

Maintenance Item

Service Maximum Capacity

200 Amp

Missing panel screws, unused capped wires in panel, rust on panel noted



Branch Wiring

Monitor

Older wiring used throughout home. Recommend considering wiring updates as possible.

Safety Issue - Foam insulation noted on wiring can cause heat issues or other problems with wiring

Attic

Roof Framing

Maintenance Item

Wood destroying insect damage noted on some framing members



Ventilation

Maintenance Item

Insufficient ventilation for size of structure

Baffles were laying flat or partially under insulation. Air was not able to pass freely through soffits



Roof Sheathing

Maintenance Item

Slight discoloration of sheathing in isolated areas noted, which can indicate insufficient ventilation



Living Spaces

Electrical

Maintenance Item

Some outlets noted with hot-neutral reverse or missing covers



Closets

Maintenance Item

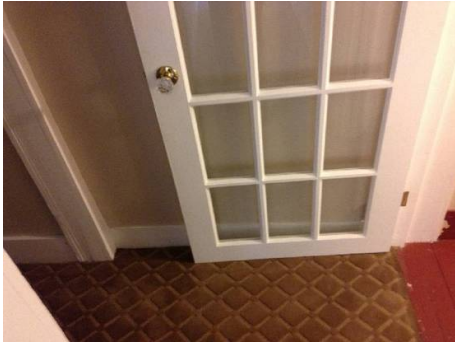
2nd Floor hall closet had what appeared to be a mouse hole in floor



Interior Doors

ITB Default Rating

Doors at top and bottom of rear stairs did not close or close properly



Wood Destroying Insects (WDI)

Signs of WDI

Monitor

Note: Indications of wood destroying insects were present at time of inspection in the form of frass, tunnels, exit holes, and wood damage. Rim joists/sills, floor joists, sub floor, and other framing members throughout the basement had WDI. WDI damage was also noted on some framing in the attic as well as isolated areas on the exterior. Further investigation by a qualified pest control company and possible treatment are recommended. Since much of WDI damage is usually unseen, great care should be taken by a professional to determine the full extent of the damage since this was a limited visual inspection.

Conditions around the home were conducive to an infestation, such as wood to ground contact, unsealed/improperly sealed areas, vegetation touching/too close to the home, moisture and other conditions. Recommend preventative measures be taken to remedy these conditions, as wood destroying insects can begin their colonies in just a few days, and can destroy large portions of the structure in a few short weeks.

