



# Inspection Report

## Customer Example

**Property Address:**

Your Address

Your City GA Your Zip Code



**HERO Home Inspection Services**

**Devin Childers ACI#262765  
P.O Box 1771  
Adairsville, GA 30103  
(770) 356-3561 (c)**



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<b>Date:</b> 1/1/2020	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> Your Address Your City GA Your Zip Code	<b>Customer:</b> Customer Example	<b>Real Estate Professional:</b> Your Realtor Example Real Estate Brokerage

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Maintenance Required (MR)** = Inspector located an item that is in need of maintenance that may be handled by the homeowner. i.e: changing air filters or smoke detector batteries ; If homeowner is not comfortable handling tasks, have a qualified contractor perform the needed maintenance.

**Tradesman Repair (TR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified tradesman contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**Type of building::**

Single Family (2-story)

**Approximate Square Footage::**

1800

**Approximate Year of Original**

**Construction::**  
2000

**Inspection started at::**

10am

**Inspection ended at::**

1:30pm

**Occupancy::**

The home was occupied

**Attending the Inspection::**

Buyer

**Weather during the Inspection::**

Cloudy

**Significant precipitation in last 3 days::**

Yes

**Temperature during inspection::**

Over 65 (F) = 18 (C)

**Ground/Soil surface condition:**

Dry

**Radon Test:**

No



# 1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.



## Styles & Materials

**Method of inspection::**

Drone with camera

**The roof style was::**

Gable

**Primary roof-covering type::**

Architectural Fiberglass Asphalt Shingle

**Drainage system description::**

Gutters and downspouts installed

**Underlayment/Interlayerment::**

Black Felt



		IN	NI	MR	TR
1.0	Roof Structure Exterior	•			
1.1	Underlayment	•			
1.2	Roof Flashing	•			
1.3	Roof Drainage System			•	
1.4	Plumbing and Combustion Vents	•			
1.7	Asphalt Composition Shingle	•			
		IN	NI	MR	TR

IN= Inspected, NI= Not Inspected, MR= Maintenance Required, TR= Tradesman Repair

**Comments:**

**1.3 (1)** One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.



1.3 Item 1(Picture)



1.3 Item 2(Picture)





1.3 Item 3(Picture)



1.3 Item 4(Picture)

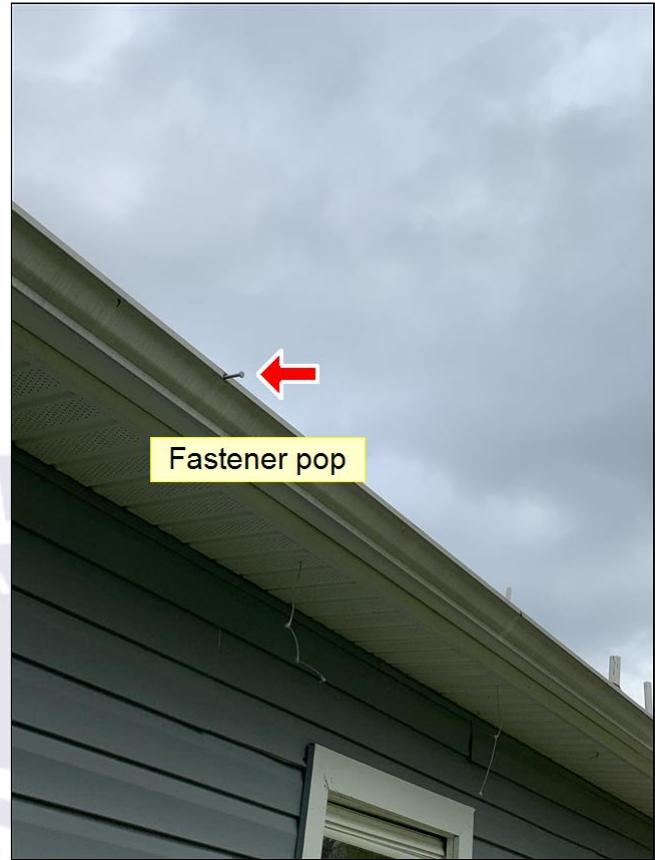


1.3 (2) Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

Gutters were loose in areas and should be securely re-attached by a qualified contractor.



1.3 Item 5(Picture)



1.3 Item 6(Picture)





## 2. Attic

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)



### Styles & Materials

**Attic inspected from::**

Access Hatch (inadequate headroom)

**Attic thermal insulation material::**

Blown-in Fiberglass

**Approximate attic thermal insulation depth::**

8-12 inches

**Roof Structure Ventilation::**

Attic ventilation appeared sufficient

**Roof structure ventilation device type::**

Continuous ridge and soffit vents

**Roof Framing Type::**

Manufactured Roof Trusses

**Roof Sheathing Material::**

Oriented Strand Board (OSB)

		IN	NI	MR	TR
2.0	Attic Access		•		
2.1	Conventional Roof Framing	•			
2.2	Truss Roof Framing	•			
2.3	Roof Sheathing	•			
2.4	Roof Structure Ventilation	•			
2.5	Attic Electrical				•
2.8	Attic Thermal Envelope	•			
		IN	NI	MR	TR

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**Comments:**

**2.0** The attic space lacked adequate headroom for safe entry. As a result, inspection of the attic space lies beyond the scope of the General Home Inspection and it was not fully inspected. The interior wall accesses were painted shut and was not accessed by the inspector.



2.0 Item 1(Picture)



2.0 Item 2(Picture)





2.0 Item 3(Picture)

**2.3** Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. Although the roof had experienced recent rain, sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected.



2.3 Item 1(Picture)

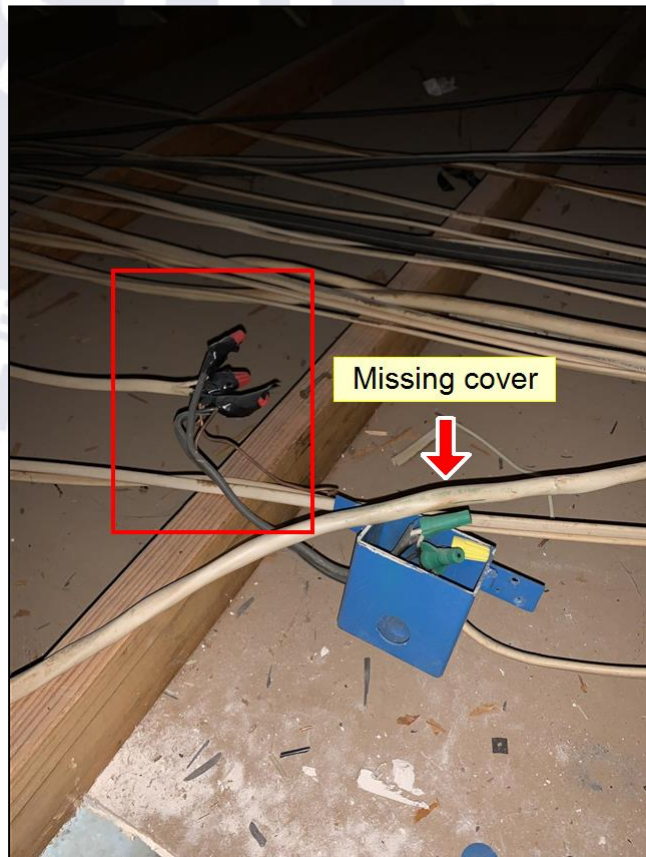


**2.4** Gable vents were installed as attic ventilation devices. The performance of gable vents can vary with wind direction and opening size. This vent was likely sealed with the new roof install and may not be necessary due to installation of ridge vent.



2.4 Item 1(Picture)

**2.5** Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/ electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.



2.5 Item 1(Picture)

### 3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.



#### Styles & Materials

Driveway Material::

Concrete

Walkway Materials::

Concrete

		IN	NI	MR	TR
3.0	Driveway				•
3.1	Walkways				•
3.2	General Grounds				•
3.3	Exterior Trim	•			
3.4	Porch				•
		IN	NI	MR	TR

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**Comments:**

**3.0** Significant cracks visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.



3.0 Item 1(Picture)





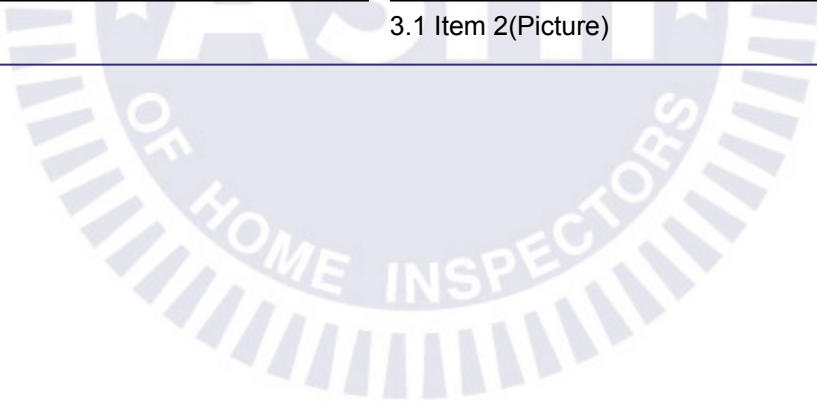
**3.1** Tree roots had caused heaving and damage to walkways. These areas are trip hazards. The roots should be removed to prevent future growth and damage to the home's foundation. All work to be performed by a licensed contractor.



3.1 Item 1(Picture)



3.1 Item 2(Picture)





**3.2 (1)** The roots should be removed to prevent future growth and damage to the home's foundation. All work to be performed by a licensed contractor.



3.2 Item 1(Picture)

**3.2 (2)** The home had areas of erosion visible that will continue unless action is taken to prevent it. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified landscape contractor to gain an idea of options and costs for correction.



3.2 Item 2(Picture)

**3.4** The porch had peeling paint that needed maintenance. Failure to maintain the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for refinishing wood components as necessary.



3.4 Item 1(Picture)



3.4 Item 2(Picture)







Missing spindle

3.4 Item 3(Picture)



# 4. Wall Exteriors

## Styles & Materials

Exterior wall-covering Material: Vinyl Siding  
 Exterior Doors:: Metal

		IN	NI	MR	TR
4.0	Door Exteriors	•			
4.1	Window Exteriors	•			
4.2	Exterior Wall Penetrations	•			
4.3	Exterior Wall Membrane	•			
4.4	Vinyl Siding				•
		IN	NI	MR	TR

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### Comments:

**4.4** Areas of loose or sagging vinyl siding covering exterior walls indicated failure of the fastening method. Vinyl siding in these areas should be re-fastened or replaced to prevent damage to the siding and to prevent potential damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



## 5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

### Styles & Materials

**Foundation Configuration::**

Concrete Slab-on-Grade

**Foundation Method/Materials::**

Poured concrete footings

**Main Floor Structure::**

Concrete Slab

**Exterior Wall Structures::**

Conventional 2x4 Wood Frame

**Typical Ceiling Structure::**

Drywall attached to roof trusses

		IN	NI	MR	TR
5.0	Exterior Wall Construction	•			
5.1	Floor Structure	•			
5.2	Foundation	•			
5.5	Slab-on-Grade	•			
		IN	NI	MR	TR

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### Comments:

**5.5** Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern.

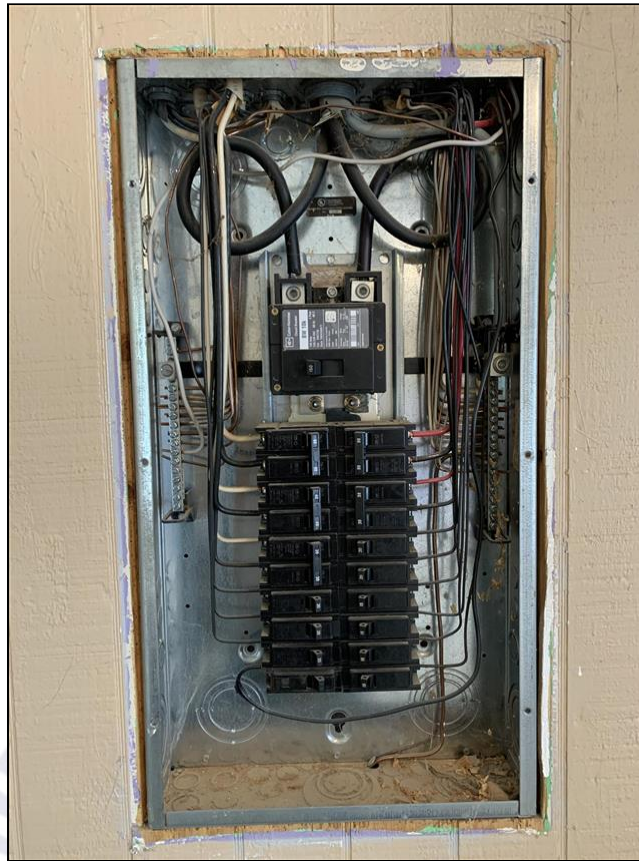
## 6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting







**Styles & Materials**

**Electrical Service Conductors::**

Underground service

**Service Panel Ampacity::**

150 amps

**Service Panel Type::**

Load Center

**Service Panel Manufacturer::**

Cutler Hammer

**Service Disconnect Location::**

Meterbase Panel

**Service Disconnect Type::**

Breaker

**Service Grounding Electrode::**

Ufer (concrete/rebar)

**Wiring Methods::**

Surface mounted distribution

**Type of Branch Wiring::**

Vinyl-coated

**Ground Fault Circuit Interruptor (GFCI)**

**Protection::**

YES

**Arc Fault Circuit Interruptor (AFCI)**

**Protection::**

NO

		IN	NI	MR	TR
6.0	General Electrical System Condition	•			
6.3	Electric Meter	•			
6.4	Service Entrance Conductors	•			
6.5	Service Panel Manufacturer	•			
6.6	Service Panel Exposure Rating	•			
6.7	Service Panel Cabinet, Ampacity, and Cover			•	
6.8	Service Panel Wiring				•
6.9	Service Disconnect	•			
6.10	Overcurrent Protection Devices	•			
6.11	Service Grounding Electrode System & Service Bond	•			
6.12	Equipment Grounding & Bonding	•			
6.13	Exterior Electrical Receptacles	•			
6.14	Conventional Electrical Receptacles (interior)	•			
6.15	Switches	•			
6.16	Lighting			•	
6.17	Visible Branch Wiring	•			
6.18	Smoke Detectors	•			
6.20	Doorbell	•			
		IN	NI	MR	TR

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**Comments:**

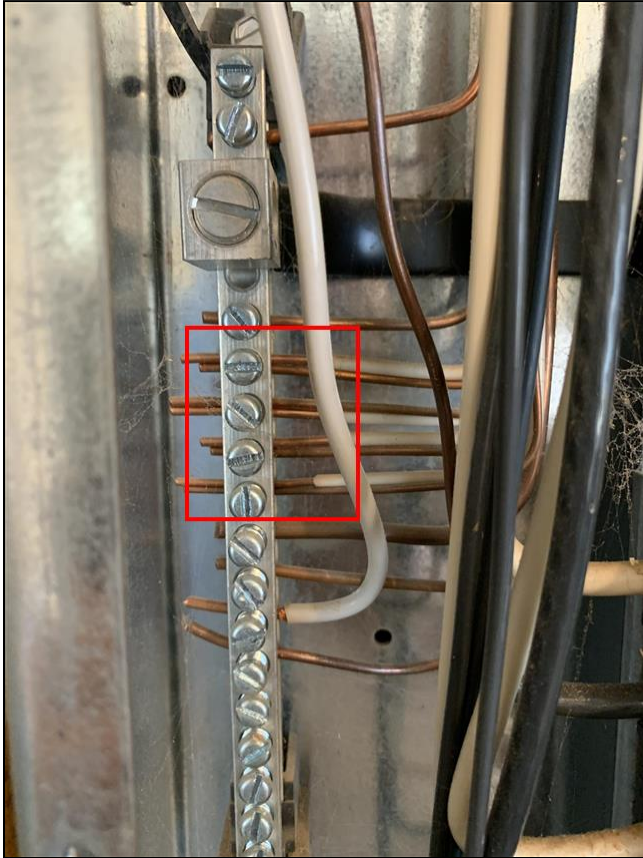
**6.7** The service panel cabinet was missing mounting screws at the time of the inspection. The Inspector recommends replacement by a qualified electrical contractor.



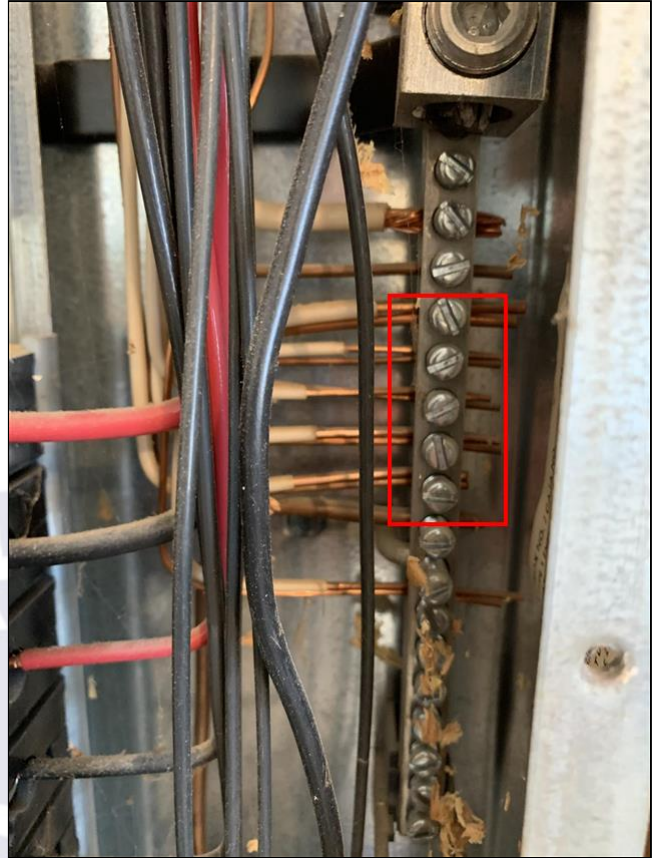
6.7 Item 1(Picture)



**6.8** In the service panel, two conductors were installed in a neutral lug designed for only one. This condition is improper. The inspector recommends correction by a qualified electrical contractor.



6.8 Item 1(Picture)



6.8 Item 2(Picture)





**6.13** At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.



6.13 Item 1(Picture)

**6.14** At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the home.



6.14 Item 1(Picture)

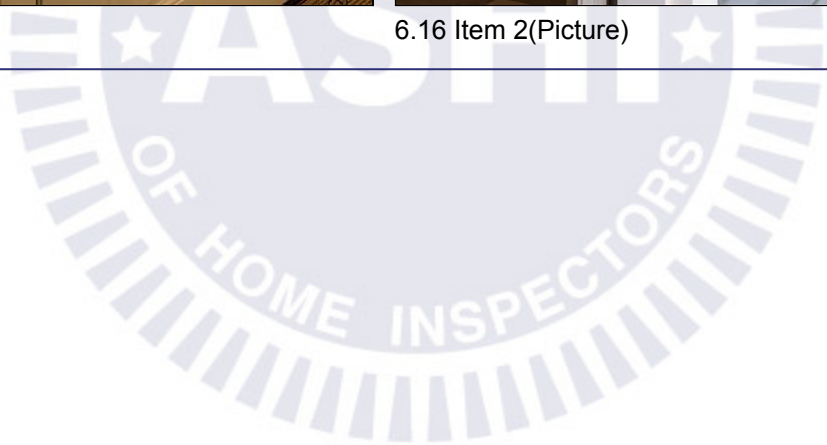
**6.16** A light fixture controlled by a switch appears to have been removed in the rear of the home. The inspector recommends asking the homeowner about the condition.



6.16 Item 1(Picture)



6.16 Item 2(Picture)





# 7. Garage

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage



### Styles & Materials

**Garage Vehicle Door Type::**

Single

**Number of Vehicle Doors::**

2

**Number of Automatic Openers::**

2

**Vehicle Door Automatic Reverse::**

Installed and operating correctly

Photosensor installed correctly

		IN	NI	MR	TR
7.0	Vehicle Doors			•	
7.1	Conventional Doors	•			
7.2	Floors	•			
7.3	Walls	•			
7.4	Ceiling	•			
7.5	Fire Separation	•			
7.7	Garage Electrical	•			
7.8	General Condition and Ventilation	•			
7.9	Attic	•			
7.10	Roof Framing	•			
		IN	NI	MR	TR

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**Comments:**

**7.0** One automatic opener was unplugged at the time of the inspection. Plugging in disconnected appliances exceeds the scope of the General Home Inspection. You should ask the seller about the operation of any unplugged openers before attempting to operate them.



7.0 Item 1(Picture)



**7.4** The garage ceilings had minor damage visible at the time of the inspection that is likely related to poor install.



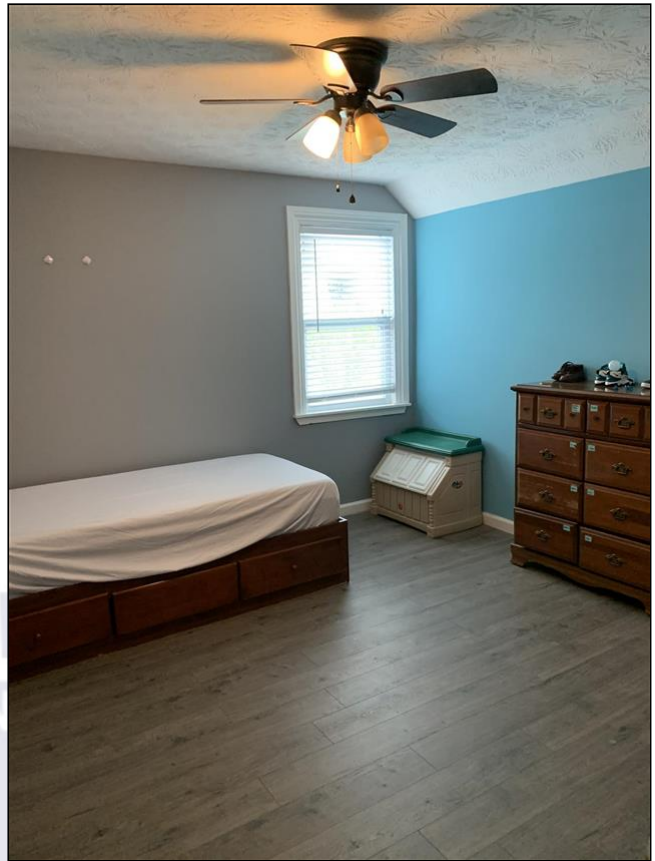
7.4 Item 1(Picture)



## 8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.





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**Styles & Materials**

---



**Walls and Ceilings::**

Drywall

**Floor Covering Materials::**

Tile  
Sheet Vinyl

**Interior Doors::**

Wood Hollow Core

**Window Material::**

Fiberglass

**Window Glazing::**

Double-pane

**Window Operation::**

Single-hung

**Cabinets::**

Veneer on MDF

**Countertops::**

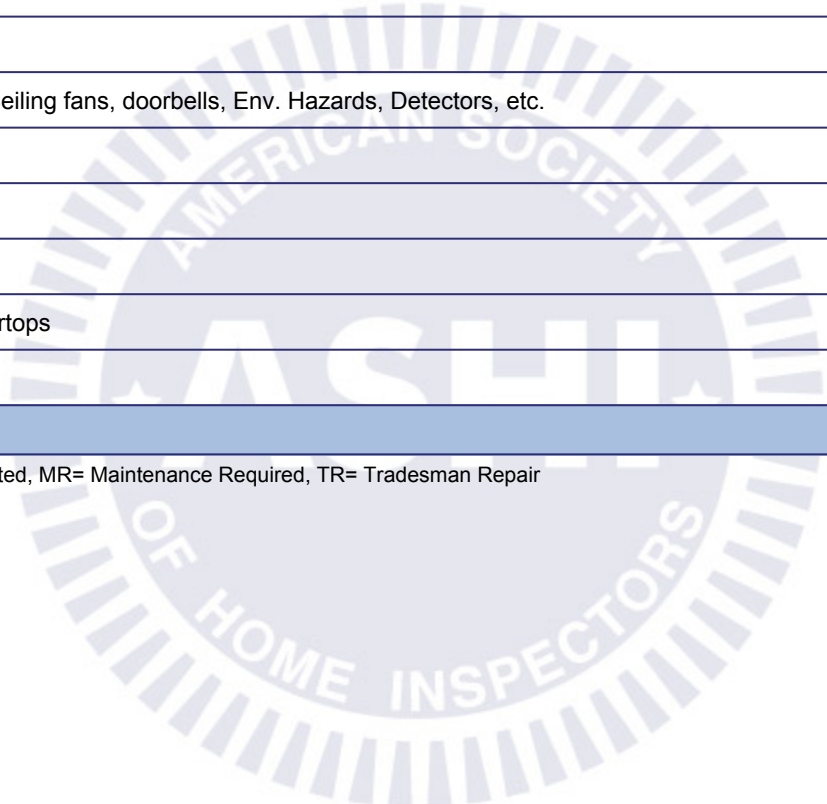
Laminate

**Smoke/CO Detectors::**

Smoke detectors installed (hardwired)  
Smoke detector locations appeared adequate

		IN	NI	MR	TR
8.0	Floors				•
8.1	Walls	•			
8.2	Ceilings	•			
8.3	Lighting	•			
8.4	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•			
8.5	Doors			•	
8.6	Windows	•			
8.7	Interior Trim	•			
8.8	Cabinets and Countertops				•
8.9	Stairs	•			
		IN	NI	MR	TR

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**Comments:**

**8.0** The inspector noted a missing flooring threshold in the bathroom floor transition. This can lead to separation of flooring material and toe injury. The inspector recommends the installation of threshold by a qualified person.



8.0 Item 1(Picture)



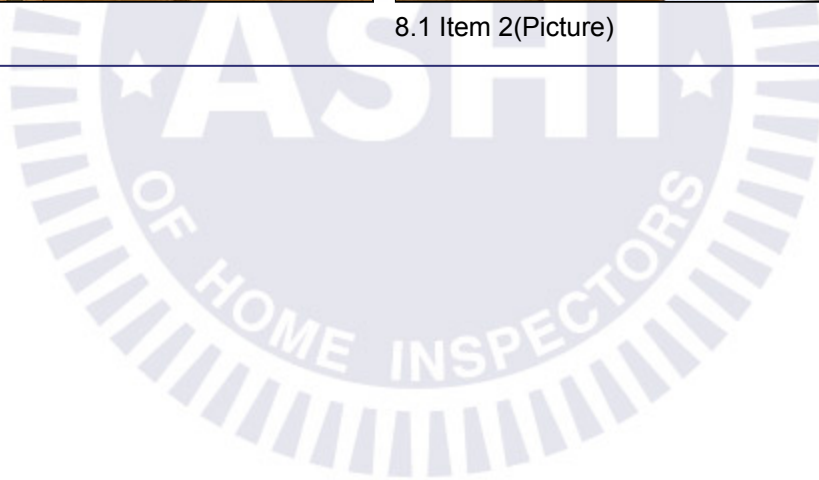
8.1 Drywall in the living room exhibited evidence of poor installation practices at the time of the inspection.



8.1 Item 1(Picture)



8.1 Item 2(Picture)





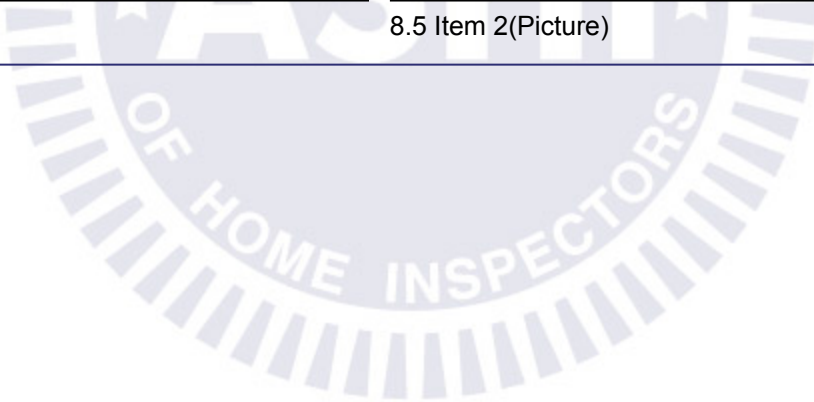
**8.5** The latch bolts of these interior doors did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.



8.5 Item 1(Picture)



8.5 Item 2(Picture)





8.5 Item 3(Picture)



8.8 In the kitchen, countertops were not completely fastened to the cabinets. This condition should be corrected by a qualified contractor.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

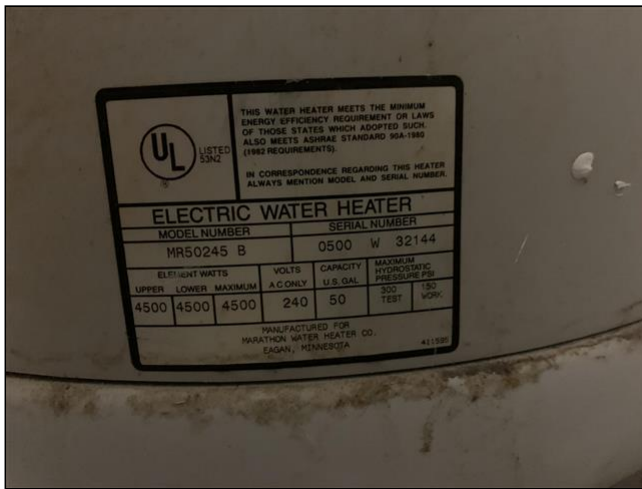




# 9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).





### Styles & Materials

#### Water Supply Source::

Public Water Supply

#### Main Water Supply Pipe::

3/4-inch

#### Water Distribution Pipes::

3/4-inch copper

#### Distribution Pipe Bonding::

Pipes were bonded

#### Sewage System Type::

Septic system (not inspected)

#### Drain Waste and Vent Pipe Materials::

Polyvinyl Chloride (PVC)

#### Water Heater Manufacturer:

Marathon  
Mor-Flo/American

#### Water Heater Fuel Type:

Electric

#### Water Heater Type:

Tank (conventional)

#### Water Heater Tank Capacity:

50 gallons



		IN	NI	MR	TR
9.0	Exterior Plumbing	•			
9.1	Source of Water	•			
9.2	Water Supply and Distribution	•			
9.3	Waste plumbing	•			
9.4	Sewage and DWV Systems		•		
9.7	Electric Water Heater	•			
		IN	NI	MR	TR

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**Comments:**

**9.0** At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.1 The home water was supplied from a public source.

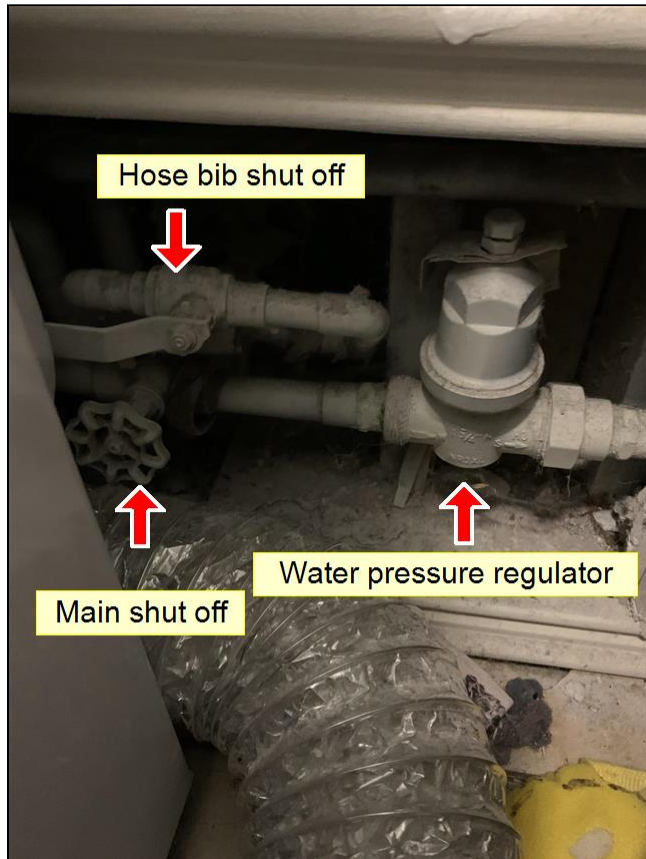


9.1 Item 1(Picture)



9.1 Item 2(Picture)

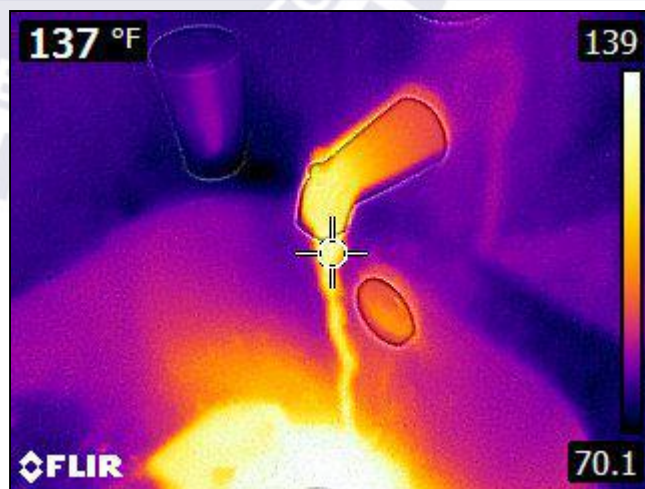




9.1 Item 3(Picture) Location behind dryer

**9.4** Due to the location of most components underground and the visual nature of the General Home Inspection I did not inspect the private onsite wastewater treatment (septic) system. Because these can be one of the most expensive systems in the home to repair or replace, I strongly recommend that before the expiration of your Inspection Objection Deadline, you have it inspected by a certified specialist.

**9.7** At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



9.7 Item 1(Picture)



# 10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).







**Styles & Materials**

**Heating System Type::**

Heat Pump Forced Air (also provides cool air)

**Energy Source::**

Electric

**Number of Heat Systems (excluding wood)::**

One

**Heating/Cooling Ducts::**

Insulated

**Air Filter::**

Disposable

**Filter Size::**

20x20

**Air Filter Location::**

Behind sliding panel at furnace

**Heating System Brand::**

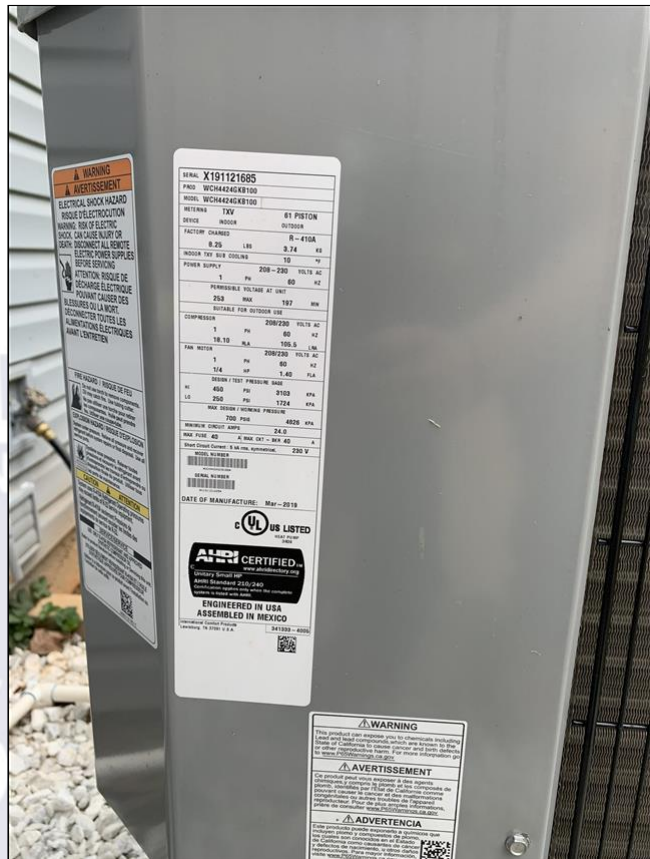
International Comfort

		IN	NI	MR	TR
10.0	Presence of installed heat source in each room	•			
10.1	Heat Pump	•			
10.2	Furnace	•			
10.3	Fuel, Piping and Support	•			
10.4	Thermostat	•			
10.5	Filter condition	•			
		IN	NI	MR	TR

IN= Inspected, NI= Not Inspected, MR= Maintenance Required, TR= Tradesman Repair

# 11. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).



### Styles & Materials

**Number of cooling systems (excluding window AC):**  
One

**Cooling System Type::**  
Split System (indoor and outdoor components)

**Cooling Equipment Energy Source::**  
Electricity

**Cooling System Manufacturer::**  
International Comfort

**Temperature differential::**  
Acceptable: withing 14-22 deg. F

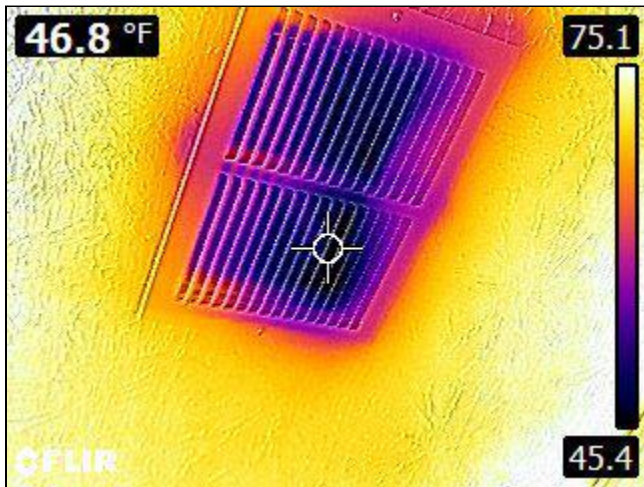
		IN	NI	MR	TR
11.0	Central Air Conditioner	•			
11.1	Presence of installed cooling source in each room	•			
		IN	NI	MR	TR

IN= Inspected, NI= Not Inspected, MR= Maintenance Required, TR= Tradesman Repair

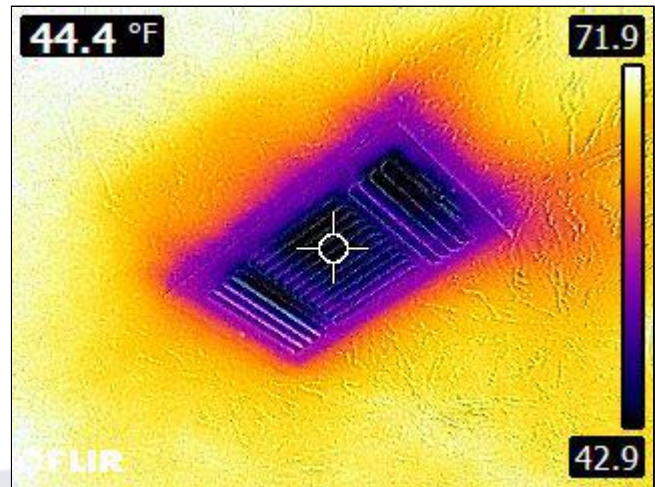


Comments:

11.0 At the time of the inspection, the system responded to the call for cool air.



11.0 Item 1(Picture)



11.0 Item 2(Picture)





## 12. Bathrooms

Inspection of the bathrooms typically includes the following: walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation



### Styles & Materials

**Exhaust Fans:**

Fan only

**Bathub::**

Bathtub with shower

**Sink::**

Sink in a cabinet

**Cabinets::**

Veneer on MDF

**Toilet Type::**

Low-volume flush (1.6 gal. [6 litres] or less)

		IN	NI	MR	TR
12.0	Floors	•			
12.1	Walls	•			
12.2	Ceilings	•			
12.3	Doors	•			
12.4	Windows	•			
12.5	Electrical Receptacles and Switches	•			
12.6	Lighting	•			
12.7	Ventilation	•			
12.8	Cabinets	•			
12.10	Toilet			•	
12.11	Bathtub	•			
12.13	Mirrors	•			
12.14	Bathroom Fixtures	•			
		IN	NI	MR	TR

IN= Inspected, NI= Not Inspected, MR= Maintenance Required, TR= Tradesman Repair

**Comments:**

**12.10** In the upstairs hallway bathroom and main floor hallway bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.



12.10 Item 1(Picture)



12.10 Item 2(Picture)



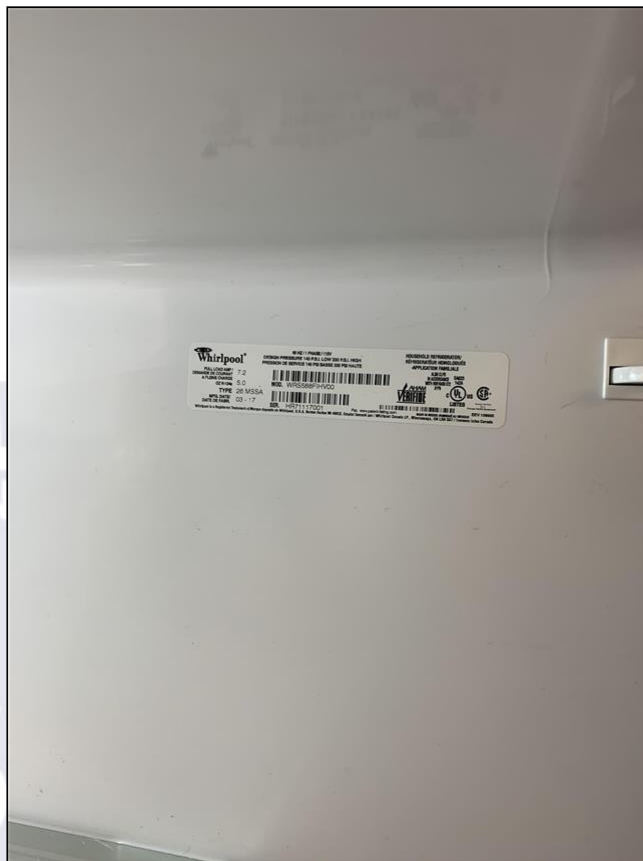
12.10 Item 3(Picture)





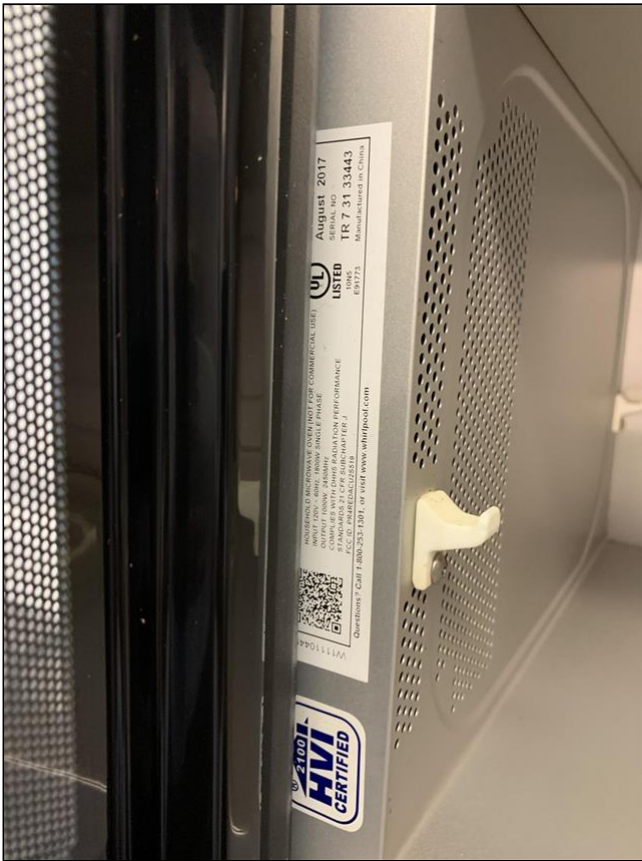
### 13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**



Refrigerator





Microwave/Hood



Range



Dishwasher

**Styles & Materials**

**Cabinets::**

Veneer on MDF

**Countertop Material::**

Laminate

**Range::**

Electric

**Range/Oven Brand::**

Whirlpool

**Range Hood::**

Recirculating (removable filter)  
Lights and fan operable

**Range Hood Brand::**

Whirlpool

**Dishwasher::**

Present, Inspected

**Dishwasher brand::**

Whirlpool

**Dishwasher Anti-siphon method::**

High-loop installed

Refrigerator::

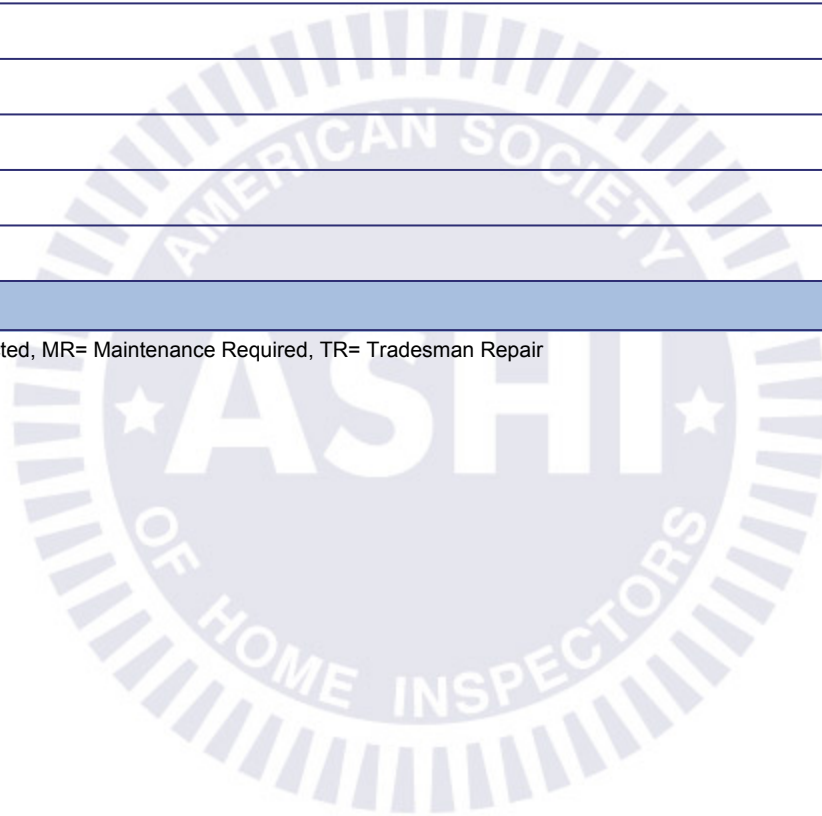
Refridgerator Brand::

Inspected

Whirlpool

		IN	NI	MR	TR
13.0	Floors	•			
13.1	Walls	•			
13.2	Ceilings	•			
13.3	Fixtures	•			
13.4	Windows	•			
13.5	Interior Trim	•			
13.6	Receptacles and Switches				•
13.7	Lighting	•			
13.8	Cabinets	•			
13.9	Range	•			
13.10	Range Hood	•			
13.12	Dishwasher	•			
13.19	Refrigerator	•			
		IN	NI	MR	TR

IN= Inspected, NI= Not Inspected, MR= Maintenance Required, TR= Tradesman Repair





**Comments:**

**13.6** A ground fault circuit interrupter (GFCI) electrical receptacle in the kitchen did not respond to testing at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.



13.6 Item 1(Picture)

# 14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.



### Styles & Materials

**Dryer Power::**

Electric

**Dryer Vent::**

Smooth-bore metal (UL-approved)

**Dryer 240-volt electrical receptacle::**

Modern 4-prong

		IN	NI	MR	TR
14.0	Floors	•			
14.1	Walls	•			
14.2	Ceilings	•			
14.3	Doors	•			
14.4	Windows	•			
14.5	Receptacles, Switches, Connections	•			
14.6	Lighting	•			
14.8	Dryer Venting	•			
		IN	NI	MR	TR

IN= Inspected, NI= Not Inspected, MR= Maintenance Required, TR= Tradesman Repair

**Comments:**

**14.8** The inspector noted lint buildup in areas of the laundry room which is usually suggestive of a damaged exhaust duct. The inspector did not locate any damage along the duct. Removal of debris and monitoring for future buildups is recommended along with repair as needed.



14.8 Item 1(Picture)





## General Summary



**HERO Home Inspection Services**

**P.O Box 1771  
Adairsville, GA 30103  
(770) 356-3561 (c)**

**Customer**  
Customer Example

**Address**  
Your Address  
Your City GA Your Zip Code

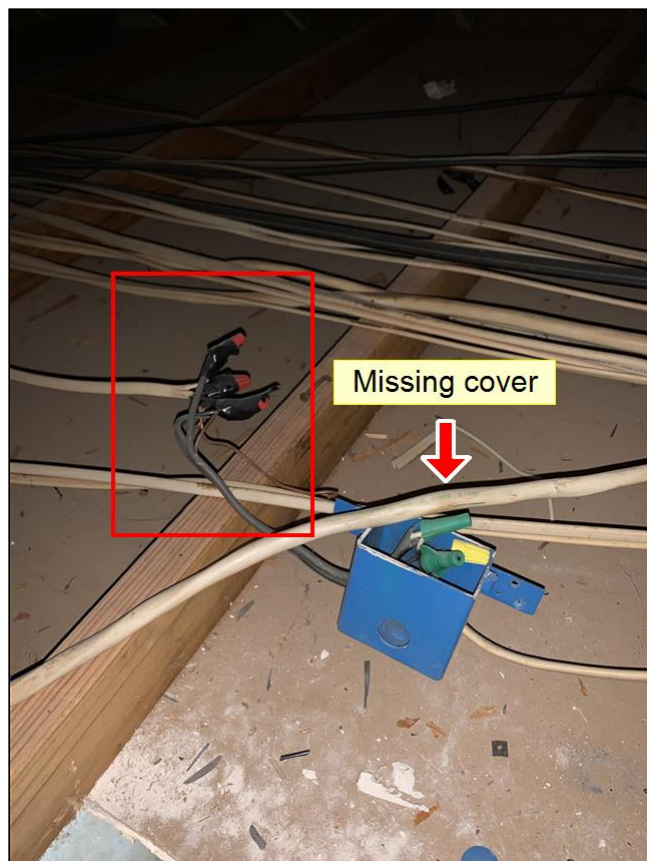
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency 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.

## 2. Attic

### 2.5 Attic Electrical

#### Tradesman Repair

Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.



2.5 Item 1(Picture)

## 3. Exterior

### 3.0 Driveway

#### Tradesman Repair

Significant cracks visible in the driveway at the time of the inspection should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.



3.0 Item 1(Picture)

**3.1 Walkways**

**Tradesman Repair**

Tree roots had caused heaving and damage to walkways. These areas are trip hazards. The roots should be removed to prevent future growth and damage to the home's foundation. All work to be performed by a licensed contractor.







3.1 Item 1(Picture)

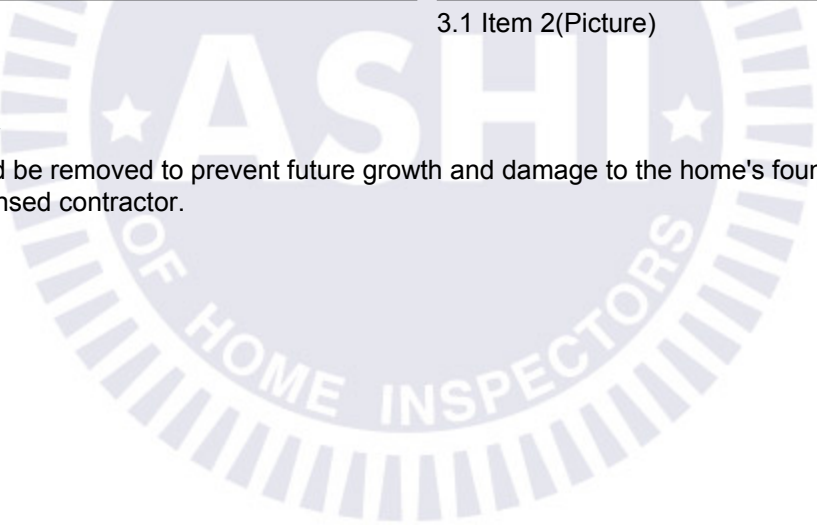


3.1 Item 2(Picture)

**3.2 General Grounds**

**Tradesman Repair**

(1) The roots should be removed to prevent future growth and damage to the home's foundation. All work to be performed by a licensed contractor.





3.2 Item 1(Picture)

(2) The home had areas of erosion visible that will continue unless action is taken to prevent it. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified landscape contractor to gain an idea of options and costs for correction.







3.2 Item 2(Picture)

### 3.4 Porch

#### Tradesman Repair

The porch had peeling paint that needed maintenance. Failure to maintain the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified contractor to discuss options and costs for refinishing wood components as necessary.





3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)

## 4. Wall Exteriors

### 4.4 Vinyl Siding

#### Tradesman Repair

Areas of loose or sagging vinyl siding covering exterior walls indicated failure of the fastening method. Vinyl siding in these areas should be re-fastened or replaced to prevent damage to the siding and to prevent potential damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

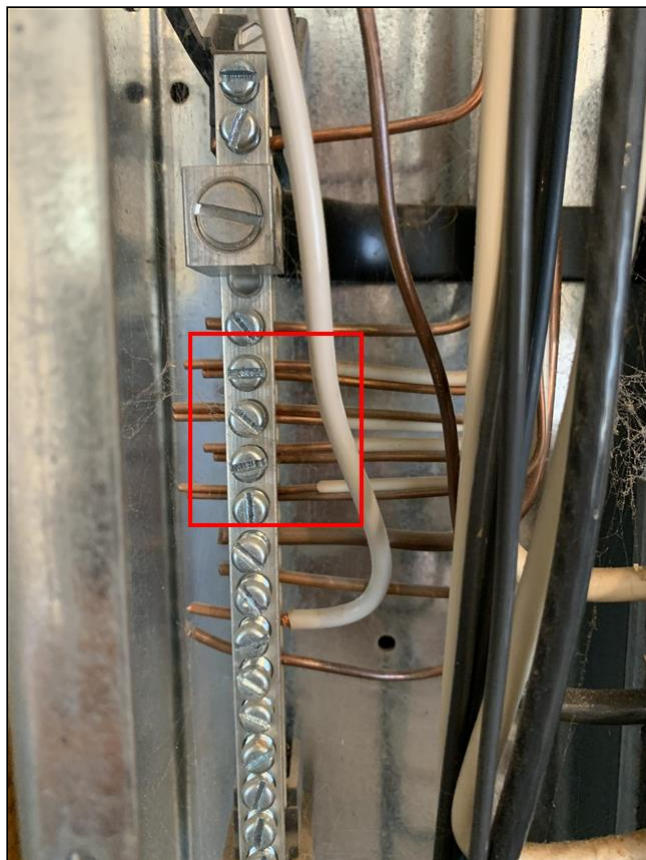
## 6. Electrical

### 6.8 Service Panel Wiring

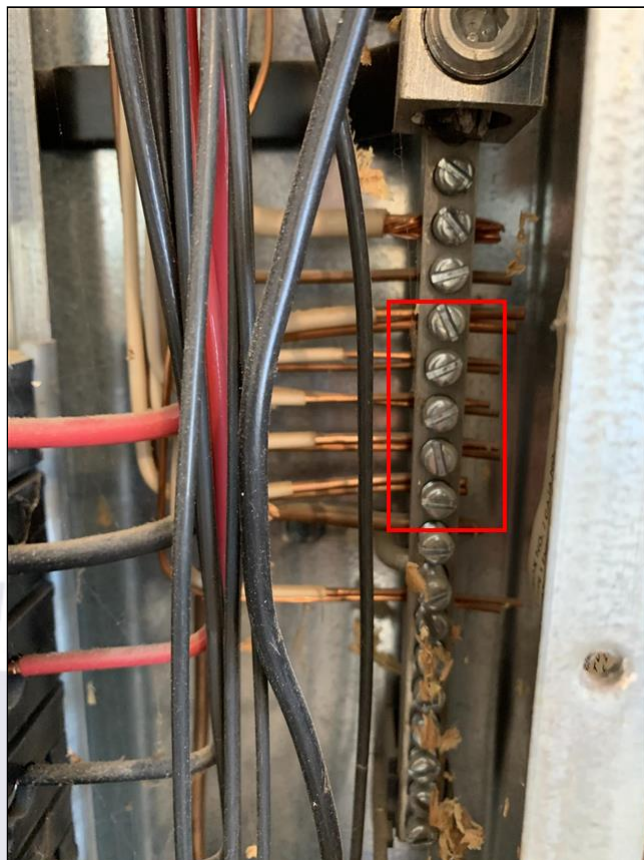
#### Tradesman Repair

In the service panel, two conductors were installed in a neutral lug designed for only one. This condition is improper. The inspector recommends correction by a qualified electrical contractor.





6.8 Item 1(Picture)



6.8 Item 2(Picture)

## 8. Interior

### 8.0 Floors

#### Tradesman Repair

The inspector noted a missing flooring threshold in the bathroom floor transition. This can lead to separation of flooring material and toe injury. The inspector recommends the installation of threshold by a qualified person.



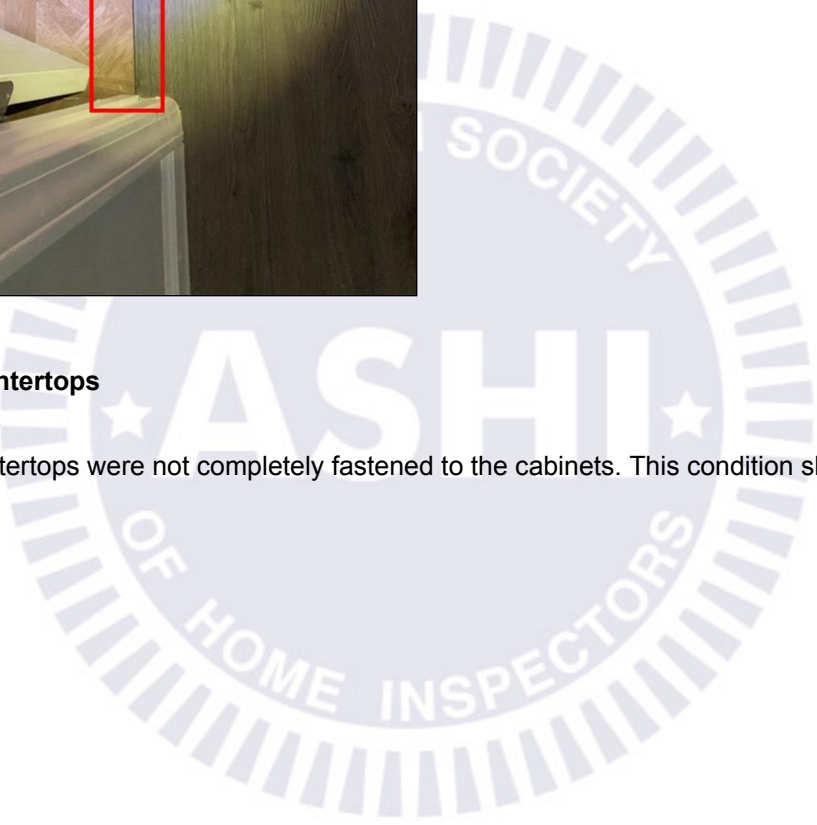


8.0 Item 1(Picture)

**8.8 Cabinets and Countertops**

**Tradesman Repair**

In the kitchen, countertops were not completely fastened to the cabinets. This condition should be corrected by a qualified contractor.





8.8 Item 1(Picture)



8.8 Item 2(Picture)

### 13. Kitchen and Built-in Appliances

#### 13.6 Receptacles and Switches

##### Tradesman Repair

A ground fault circuit interrupter (GFCI) electrical receptacle in the kitchen did not respond to testing at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.



13.6 Item 1(Picture)

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.

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**INVOICE**

**HERO Home Inspection Services**  
**P.O Box 1771**  
**Adairsville, GA 30103**  
**(770) 356-3561 (c)**  
**Inspected By: Devin Childers**

**Inspection Date: 1/1/2020**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Customer Example  <b>Customer's Real Estate Professional:</b> Your Realtor Example Real Estate Brokerage	Your Address Your City GA Your Zip Code

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note:

