

# Longevity Inspections

## Property Inspection Report



123 Main Street, Senola, GEORGIA 30267  
Inspection prepared for: Example Client  
Real Estate Agent: -

Date of Inspection: 4/30/2025 Time: 02:30PM  
Age of Home: 56 Size: 3900  
Weather: Sunny - 81F

Inspector: Ryan Long

6545 GA-54 P.O. Box 413, Sharpsburg, GA 30277  
Phone: 678-593-8021  
Email: ryanlong@longevityinspections.com



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**Please Read Carefully.** The summary below consists of potentially significant findings. These findings can consist of safety hazards, deficiencies requiring a major expense to correct, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. **Please Review all Pages** of the report as the summary alone does not explain all of the issues. There may be deficiencies in the report that **ARE NOT** on the summary page about which you may be concerned. It is recommended that all repairs be done by a licensed and bonded tradesman or qualified professional and that can obtain a copy of all receipts, warranties and permits for the work done.

Owned By Longevity Inspections

## Report Summary

### Foundation

Page 12 Item: 2	Crawlspace	• Suspect fungal growth observed. Recommend further evaluation and repairs following an approved remediation process.
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### Interior Rooms

Page 22 Item: 2	Ceiling Condition	• Moisture stain(s) noted on the ceiling were tested using an electronic moisture meter/thermal imagery and found to be active with moisture at the time of the inspection. Recommend further evaluation and repairs.
Page 23 Item: 4	Electrical	• No power noted at the outlet. Recommend further evaluation and repairs.

### Bathroom

Page 27 Item: 3	Electrical	• Outlet has no power. Unable to determine if it is connected to a <b>GFCI</b> or if it just does not have power. Recommend further evaluation by a qualified professional.
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### Kitchen

Page 32 Item: 5	Electrical	• Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices. Recommend further evaluation.
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### Heat/AC

Page 39 Item: 2	Heater Condition	• Rust accumulations in the overflow pan indicate a past or present malfunction with the unit. Recommend further evaluation by a qualified professional.
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### Plumbing

Page 44 Item: 5	Water Pressure	• High pressure noted. Water pressure tested at 140 psi. Recommend a licensed plumber adjust the water pressure between the recommended 40-80 PSI.
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## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## Inspection Details

### 1. Attendance

In Attendance: Contractor(s) present Handyman/Remodeler, Flooring, Termite, Roofer • Client present • Buyer Agent present • Seller present.

### 2. Home Type

Home Type: Detached • Ranch Style • Basement • Crawlspace

### 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed which prevent a full/complete inspection. • Access to some items such as: electrical outlets, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or belongings. Any such items are excluded from this inspection report. • The utilities were on at the time of inspection.

## Grounds

### 1. Driveway and Walkway Condition

Materials: Concrete sidewalk noted. • Asphalt driveway noted.

Observations:

• *Damaged concrete noted in the driveway and/or sidewalk. Recommend further evaluation and repairs to prevent further deterioration.*





Damaged Concrete - Sidewalk

## 2. Grounds Electrical

### Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Camera/security style doorbell installed.*





### 3. GFCI

Observations:

- **GFCI** protected receptacles may not have been required (1975) when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources. Recommend further evaluation.

### 4. Fence or Retaining Wall Condition

Materials: Retaining wall materials Concrete

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.



### 5. Grading

Observations:

- Hole noted on the rear side underneath the rear deck. Recommend further evaluation and repairs.
- The exterior drainage is generally away from foundation.
- Note: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet for the first 5-to-10 feet around your house around the perimeter of the residence. While this is not always possible, the ground should never be sloping upwards as you move away from your house foundation. Continually monitor this as the grading can change.
- No termite bait stations noted at the time of the inspection. Recommend further evaluation by a pest control company.
- Unknown pipe noted on the front side of the residence. Recommend further evaluation and repairs.



Hole - Rear Side Under Deck



Unknown Pipe - Front Side

## 6. Deck/Patio/Porch

### Observations:

- *Damaged/missing grout noted. Recommend further evaluation and repairs to prevent further deterioration.*
- *Minor settling noted at the front porch. Recommend further evaluation and repairs by a qualified professional.*
- *Loose handrail(s) noted at the exterior porch and/or deck stairs. Recommend further evaluation and repairs.*
- *Deck ledger board lacking flashing. Flashing protects the ledger and keeps water away from the side of the house and the Rim joist inside the structure. Flashing is required where exterior porches, decks, or stairs attach to a wall or floor assembly of wood frame construction. Flashing should be approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity and the flashing shall extend to the surface of the exterior wall finish. Recommend further evaluation and repairs.*
- *Missing/improper fasteners noted at the joist hanger(s). Recommend further evaluation and repairs.*
- *Separation noted at multiple deck floor joist. Recommend further evaluation and repairs.*
- *Improper guardrail height noted at the rear deck. A 36" rail measured from the top of rail to the deck surface is required. Recommend further evaluation by a qualified professional in the interest of safety.*
- *Improper vertical picket width noted at the rear deck. A 4" maximum gap between deck and underside of bottom rail and a 4" maximum gap between balusters. Recommend further evaluation by a qualified professional in the interest of safety.*
- *Recommend adding graspable handrails in the interest of safety. Continuous and Graspable: Handrails must be continuous along the entire length of the stairway and extend at least 12 inches (30.5 cm) beyond the top and bottom riser horizontally. The handrails should provide a graspable surface with a shape that allows a person's hand to grip it easily.*
- *Improper stair riser noted at the rear deck stairs. The standard stair riser height is typically between 6 and 7.5 inches. Recommend further evaluation and repairs.*





Re-point/repair grout - Front Porch



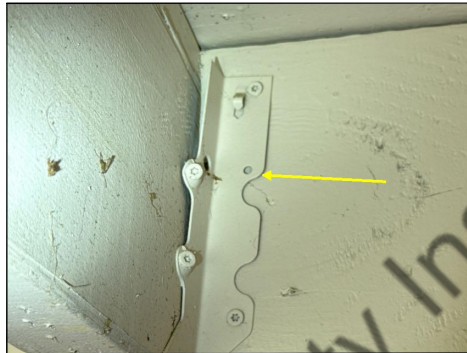
Minor Setting - Front Porch



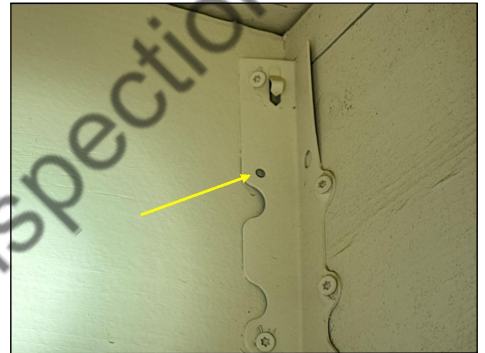
Loose Handrail - Front Porch



Missing Flashing - Rear Deck



Missing Fasteners - Rear Deck



Missing Fasteners - Rear Deck



Separating Deck Joist - Rear Deck



Separating Deck Joist - Rear Deck



Improper Guardrail Height - Rear Deck



Improper Vertical Picket Width - Rear Deck



Missing Graspable Handrail - Left Side Stairs



Improper Stair Riser - Rear Deck Stair



## 7. Vegetation Observations

### Observations:

- *Vegetation blocked the full view of the exterior of the residence. Recommend trimming or removing vegetation and conducting a further inspection.*
- *Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects and to allow the pest control company to do a thorough inspection around the residence. Also, wood rot can occur where the vegetation is resting/near wood siding, windows and trim.*
- *Trim trees that are in contact or proximity to the home as branches can abrade roofing/siding and allow for vermin access onto the roof.*



## Exterior Areas

### 1. Doors

#### Observations:

- *The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. Recommend further evaluation and repairs.*
- *Appeared in functional and in satisfactory condition at time of inspection.*



Not Fire Rated - Garage Door

## 2. Eaves & Facia

Observations:

- *Moisture damage/wood rot observed. Recommend repairs/replacement as needed.*



Wood Rot - Front Left Corner



Wood Rot - Front Right Corner

## 3. Siding and Trim Condition

Materials: Brick siding noted. • LP (Louisiana-Pacific's) siding.

Observations:

- *Gaps noted around the rear right basement door. Recommend further evaluation and repairs to prevent moisture and insect intrusion.*
- *Gap noted on the left side of the garage. Recommend further evaluation and repairs to prevent moisture and insect intrusion.*
- *Maintenance Tip: Caulking and seal all gaps, cracks and openings is part of routine maintenance to prevent moisture and insect intrusion.*



Gap - Rear Basement Right Door



Gap - Rear Basement Right Door



Gap - Rear Basement Right Door





Gap - Left Side of Garage

## Foundation

### 1. Foundation Perimeter

#### Observations:

- *Exposed waterproofing material noted on the right side of the residence. Recommend further evaluation.*
- *Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration. Recommend a qualified professional further evaluate all areas.*
- *Possible moisture intrusion noted in the foundation wall. Moisture can create high humidity, mold and can damage stored items & finishing materials. Recommend further evaluation by a qualified professional.*
- *Missing foam at the sill plate in the crawlspace. Recommend further evaluation and repairs.*



Exposed Waterproofing Material  
- Right Side



Efflorescence/Possible Moisture  
Intrusion - Left Rear Side



Efflorescence/Possible Moisture  
Intrusion - Left Rear Side

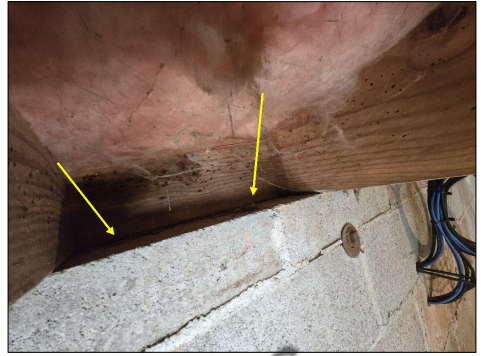




Efflorescence - Front Left Corner



Efflorescence - Front Right Corner



Missing Foam - At Sill Plate

## 2. Crawlspace

### Observations:

- *Damaged/missing screens noted at the crawlspace vents. Recommend further evaluation and repairs to prevent vermin intrusion.*
- *Damaged/hanging insulation noted in the crawlspace. Recommend further evaluation and repairs.*
- *Missing vapor barrier noted in the crawlspace. Recommend a continuous vapor barrier for the crawlspace to control moisture levels and prevent possible fungal growth.*
- *Blocked crawlspace vent noted on the rear side. Since this vent is blocked there is no longer crossed ventilation in the crawlspace. Recommend further evaluation and repairs by a qualified professional.*
- *The crawlspace stairs are loose and not properly attached. Recommend further evaluation and repairs.*
- *Suspect fungal growth observed. Recommend further evaluation and repairs following an approved remediation process.*



Damaged/Missing Screen(s) - Front Side



Loose Insulation - Crawlspace



Suspect Fungal Growth/Loose Insulation - Crawlspace



Suspect Fungal Growth



Missing Vapor Barrier



Blocked Vent - Rear Side of Crawlspace





Loose/Not Attached Properly -  
Crawlspace Stairs



Overview



Overview



Overview

## Roof

### 1. Roof Condition

Materials: Roofing contractor inspected.

Materials: Asphalt shingles noted Architectural.

Observations:

- *Roofing contractor was present and inspected the roofing system. Refer to the Roofing Contractor recommendations in addition to this report.*
- *Several factors come into play, but the typical Architectural shingle life span is 30 years.*

### 2. Flashing

Observations:

- *Damaged **drip edge** noted on the left side above the garage. Recommend further evaluation and repairs.*





Damaged Drip Edge - Left Side

### 3. Gutter

Observations:

- *Damaged downspout noted on the rear side of the residence. Recommend further evaluation and repairs.*
- *Extensions/splash blocks missing or insufficient. Recommend installation to divert water away from the foundation.*



Damaged Downspout - Rear Side



Missing Splash Block - Rear Side

## Attic

### 1. Access

Observations: *Scuttle Hole Location(s): Closet*

*Recommend adding weatherstripping and insulation for the attic door(s) for energy efficiency reasons.*

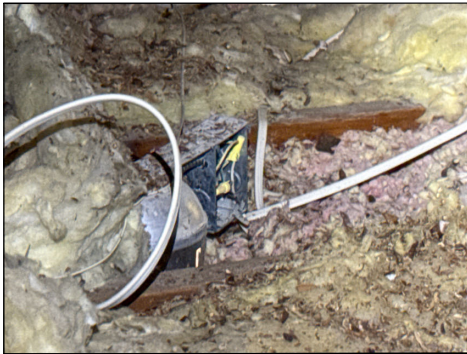


Recommend Weatherstripping/insulation - Master Closet

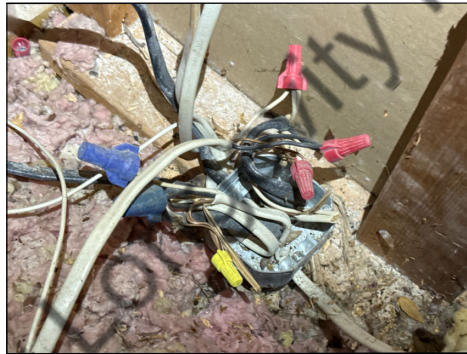
## 2. Electrical

### Observations:

- *Open junction boxes were observed which is a safety concern. Recommend installing covers for safety reasons.*
- *Loose/hanging wires noted. Recommend adding wire nuts to the open-ended wired and then installing inside a junction box.*
- *Connections made outside a junction box which is a potential shock or electrocution hazard. Recommend adding a junction box so the wire connections are completely enclosed inside these boxes.*



Open Junction Box



Open Junction Box



Loose/Hanging Wire



Wires Outside of Junction Box

## 3. Exhaust Vent

### Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*





#### 4. Insulation Condition

Materials: Blown in insulation noted. • Batt insulation noted.

Depth: Insulation averages about 10-12 inches in depth.

Observations:

- *Insulation levels are adequate and achieve the desired/recommended minimum R-30 levels.*
- *Pile of insulation noted in the attic. Recommend further evaluation and repairs.*
- *Vermin trails/tunneling observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.*



Pile of Insulation



Vermin Holes/Trails

#### 5. Structure

Observations:

- *Moisture stains on the roof decking indicate a past or present leak. Area(s) were tested via electronic moisture meter/thermal imagery and found to be dry at the time of inspection. Recommend a qualified professional further evaluate for possible repairs.*
- *Gaps/holes in the attic should be sealed to prevent vermin and insect intrusion. Recommend further evaluation and repairs.*
- *Could not access all areas of the attic due to limited space.*



Moisture Stain - Right Side Vent Stack



Dry



Moisture Stain - Rear Side



Dry



Gaps/holes - Rear Side



Overview



Overview

## 6. Ventilation

Observations:

- Ridge exhaust venting noted.
- Under eave soffit inlet vents noted.
- Gable louver vents noted.
- Turtle Vents noted.
- Attic is appears to be inadequately vented. Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Recommend further evaluation by qualified contractor. Recommend review by a qualified professional for repair as necessary to ensure proper ventilation.



Ridge Vent



Under Eave



Gable Vent





Turtle Vent



Signs of Over Heating



Signs of Over Heating

## 7. Vent Screens

Observations:

- *Vent screens noted as functional.*



## Garage

### 1. Electrical

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *All accessible outlets were tested and found functional at the time of the inspection.*





## 2. GFCI

Observations:

- *The garage is not GFCI protected. Recommend further evaluation and repairs.*
- *GFCI protected receptacles may not have been required (1978) when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources. Recommend further evaluation and repairs.*

## 3. Floor Condition

Materials: Concrete floors noted. • Painted floors noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Personal belongings/flooring material prevented full inspection. Recommend further inspection once items have been removed.*



## 4. Garage Door Condition

Materials: One door noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



## 5. Garage Opener Status

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Functional garage door(s) noted using normal controls at time of inspection.*



## 6. Garage Door's Reverse Status

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Garage door reverse sensors are present and operating.



## 7. Rafters & Ceiling

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- No deficiencies observed at the visible portions of the roof structure.



## 8. Walls

Observations:

- Gaps noted in the left garage wall. Recommend further evaluation and repairs.
- Personal items prevented complete inspection. Recommend further inspection once items have been removed.

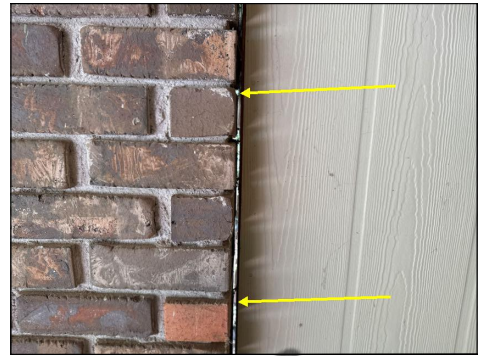




Gap - Left Garage Wall



Gap - Left Garage Wall



Gap - Left Garage Wall



## Interior Rooms

### 1. Ceiling Fans

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Operated normally when tested at time of inspection.*



## 2. Ceiling Condition

Materials: Drywall ceilings noted.

Observations:

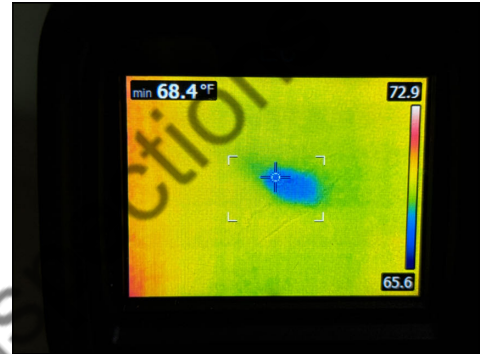
- *Suspect fungal growth stains present on the ceiling. Recommend further evaluation and repairs.*
- *Moisture stain(s) noted on the Master ceiling were tested using thermal imagery and found to be dry at the time of the inspection. Recommend further evaluation and repairs.*
- *Moisture stain(s) noted on the ceiling were tested using an electronic moisture meter/thermal imagery and found to be active with moisture at the time of the inspection. Recommend further evaluation and repairs.*



Suspect Fungal Growth -  
Basement Living Room



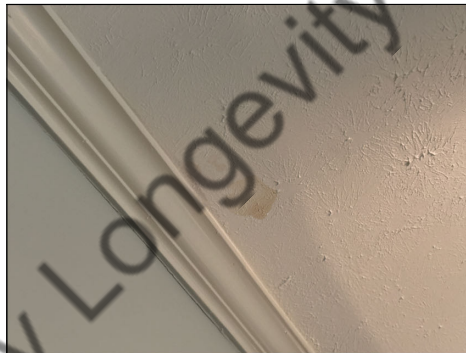
Moisture Stain - Front Right  
Basement Bedroom



Wet



Wet



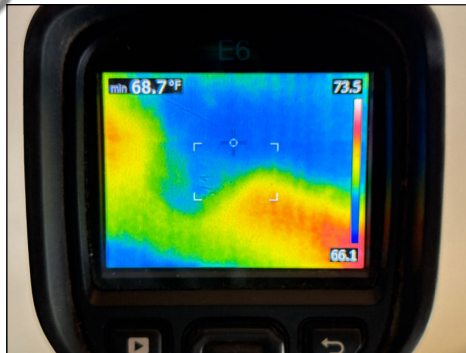
Moisture Stain - Master Bedroom



Dry



Moisture Stain - Basement Living  
Room



Wet



Wet

## 3. Doors

Observations:

- *Door(s) conflict with the jamb. Recommend further evaluation and repairs.*
- *Door(s) would not latch. Recommend adjustments for proper closure.*





Conflict with Door Jamb - Front Right Basement Hallway Door



Conflict With Door Jamb - Master Bedroom



Did Not Latch - Master Bathroom Door

#### 4. Electrical

Observations:

- *Open junction boxes were observed which is a safety concern. Recommend installing covers for safety reasons.*
- *No power noted at the outlet. Recommend further evaluation and repairs.*



No Power - Front Right Basement Bedroom



No Power Location



Open Junction Box - Basement Hall Closet

#### 5. Fireplace

Materials: N/A

#### 6. Floor Condition

Flooring Types: Tile is noted. • Hardwood flooring is noted.

Observations:

- *Uneven floor(s) noted. Recommend further evaluation by a licensed/qualified professional.*
- *Gap in flooring noted at the front door. Recommend further evaluation and repairs.*
- *Cracked tiles noted. Recommend further evaluation.*

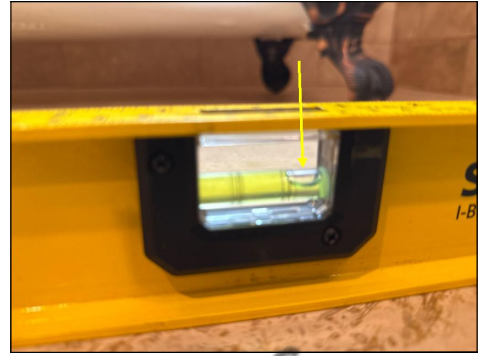




Uneven Floor(s) - Master Bathroom



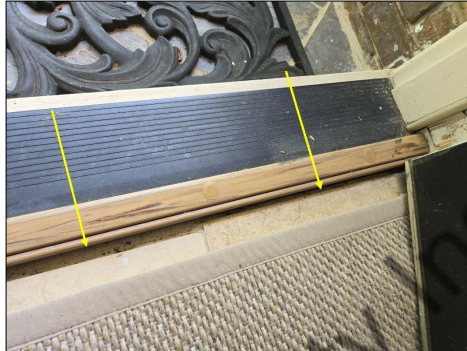
Uneven Floor(s) - Master Bathroom



Uneven Floor(s) - Master Bathroom



Uneven Floor(s) - Master Bathroom



Gap in Flooring - At Front Door



Cracked Tile - Master Bathroom

## 7. Smoke Detectors

### Observations:

- *Old detector(s) noted. Smoke detectors last 6-10 years. Recommend replacing.*
- *IMPROVE: The National Fire Protection Association recommends homes should have smoke alarms installed inside every bedroom, outside each sleeping area and on every level of the home, including the basement.*
- *IMPROVE: There are no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home.*



## 8. Stairs & Handrail

### Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



## 9. Wall Condition

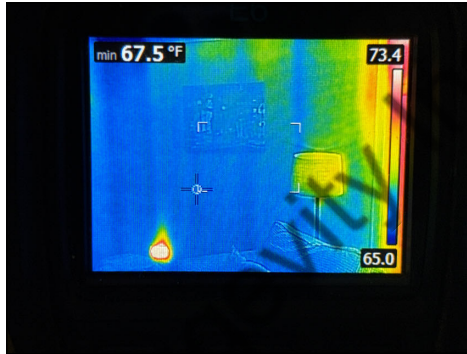
Materials: Drywall walls noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection. All walls were scanned using thermal imagery.*
- *Limited view/accessibility due to personal property and finished walls.*



No Issues



No Issues



No Issues



No Issues

## 10. Window Condition

Materials: Vinyl framed double pane, single hung windows noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *All accessible windows operated. Some windows were not accessible and should be further inspected once items have been removed.*





## Bathroom

### 1. Exhaust Fan

Observations:

- *Guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. Lack of ventilation observed. Recommend further evaluation and repairs.*



Missing Fan/Window - Basement Bathroom

### 2. Cabinets and Counters

Observations:

- *Loose cabinet noted and was not properly secured to the floor/wall. Recommend further evaluation and repairs to prevent possible damages to the plumbing.*
- *Due to personal items the cabinet base was not fully accessible. Recommend further inspecting once items have been removed.*



Loose Cabinet - Basement Bathroom



No Leaks/Damages



No Leaks/Damages

### 3. Electrical

Observations:

- *Outlet has no power. Unable to determine if it is connected to a GFCI or if it just does not have power. Recommend further evaluation by a qualified professional.*

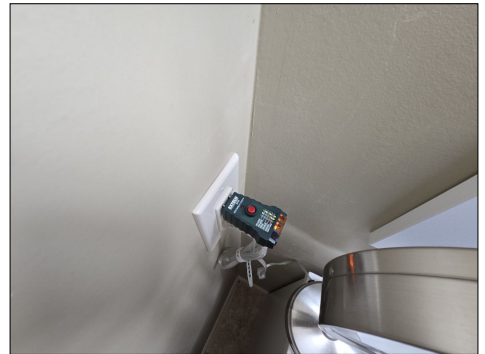


No power - Master Bathroom

### 4. GFCI

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *GFCI in place and operational.*



### 5. Heating

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



### 6. Plumbing

Observations:

- *Flex drains are subject to frequent clogging. Recommend replacing with a non-flexible **PVC** pipe.*





No Leaks Noted



No Leaks Noted



Flex Pipe - Left Master Sink

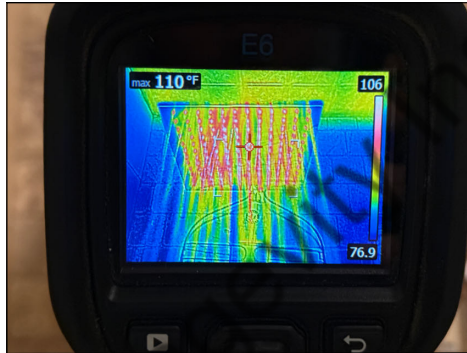
## 7. Showers

Observations:

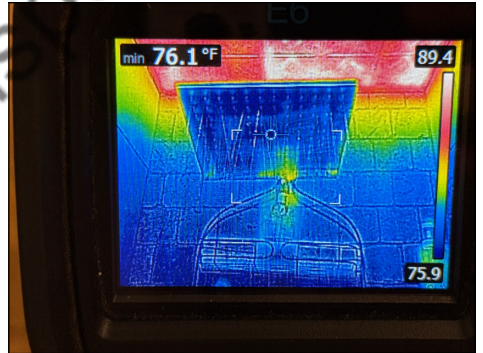
- No major system safety or function concerns noted at the visible areas during the inspection.
- Maintenance Tip: Recommend monitoring for cracks, grout separations and gaps. Caulk/seal as needed to prevent water intrusion.



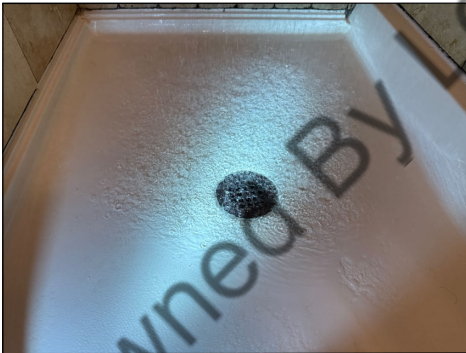
No Leaks Noted



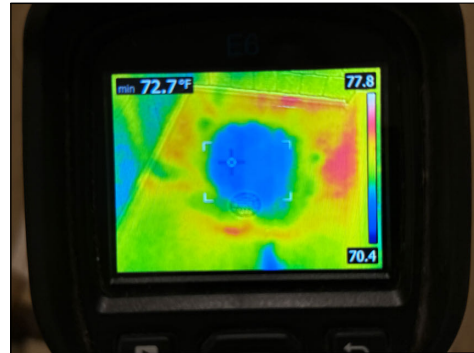
Hot water



Cold water



Shower Drains

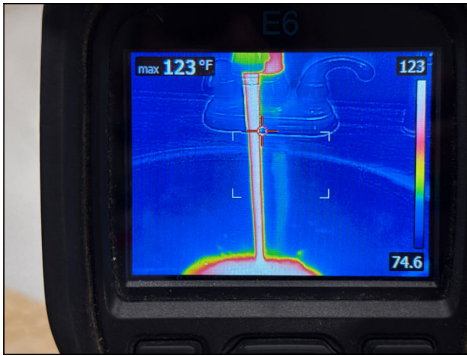


Shower Drains

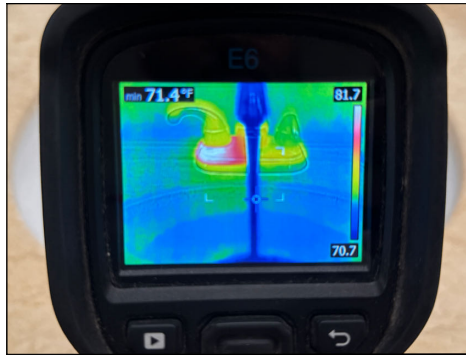
## 8. Sinks

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.



Hot Water



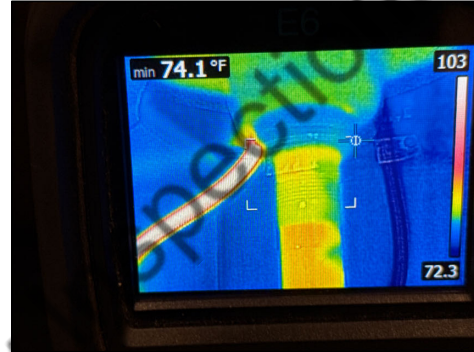
Cold Water



Held Water



No Leaks Noted

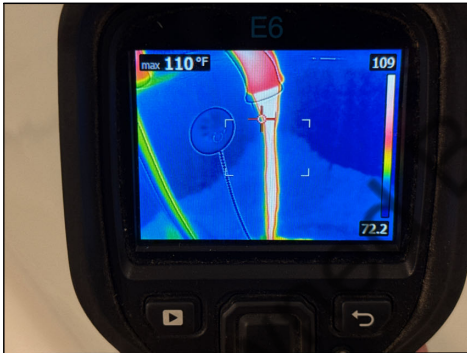


No Leaks Noted

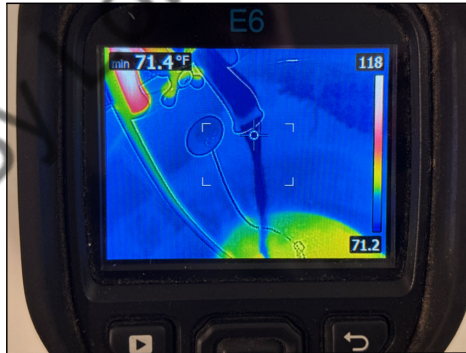
## 9. Bath Tubs

Observations:

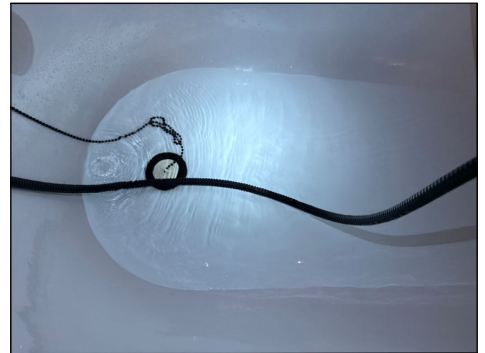
- No major system safety or function concerns noted at the visible areas during the inspection.
- Maintenance Tip: Recommend monitoring for cracks, grout separations and gaps. Caulk/seal to prevent water intrusion as needed.



Hot Water



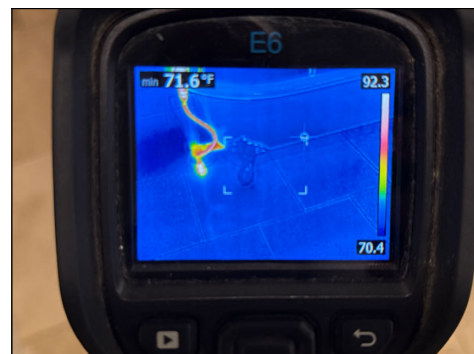
Cold Water



Held water



No Leaks Noted



No Leaks Noted



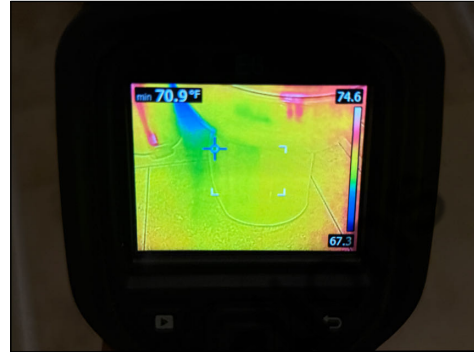
## 10. Toilets

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Operated when tested. No deficiencies noted.*



No Leaks Noted



No Leaks Noted

## Kitchen

### 1. Cabinets and Countertops

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Due to personal items the cabinet base was not fully accessible. Recommend further inspecting once items have been removed.*



No Leaks/Damages Noted

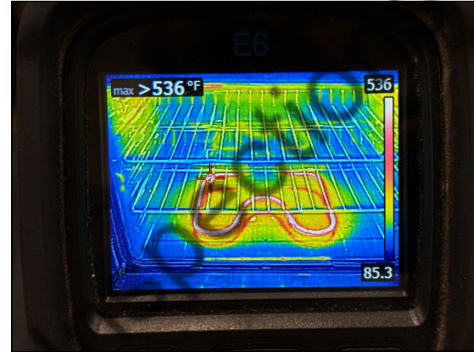
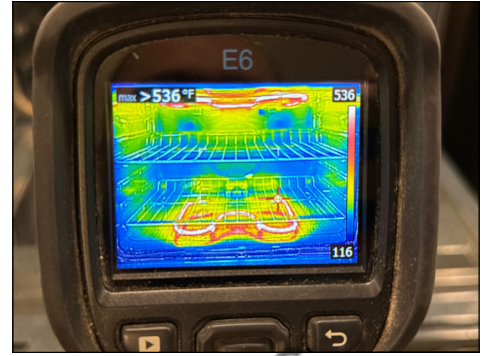


No Leaks/Damages Noted

### 2. Cook top and Oven condition

Observations:

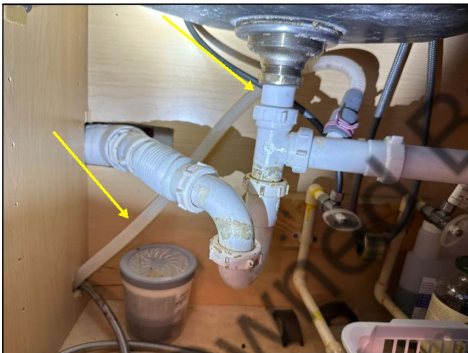
- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Gas cook top noted.*
- *Oven(s) operated when tested.*
- *All heating elements operated when tested.*



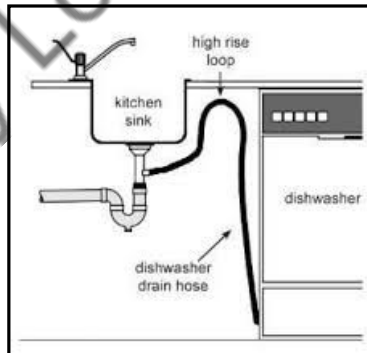
### 3. Dishwasher

#### Observations:

- *Missing high loop noted. A high loop is a method of backflow prevention where the drain line runs from the dishwasher to the highest point beneath the sink. The loop is affixed to the underside of the counter with a bracket, then drains down into the garbage disposal or sink drain. Recommend repairs.*
- *Dishwasher was tested and found operational at the time of the inspection.*
- *The dishwasher is not properly fastened. Recommend further evaluation and repairs.*



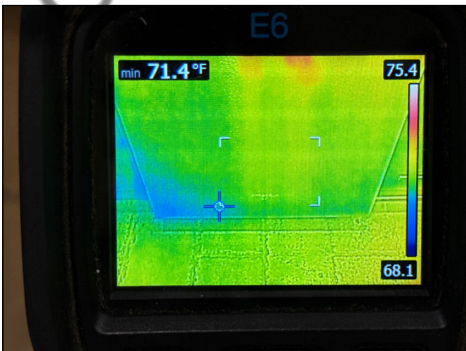
Missing High Loop



Example of High Loop



Operational/Not Fastened



No Leaks Noted



Drained After Cycle



#### 4. Garbage Disposal

Observations:

- *No garbage disposal installed.*

#### 5. Electrical

Observations:

- *Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices. Recommend further evaluation.*



Open Ground - Right of Kitchen Sink

#### 6. GFCI

Observations:

- *GFCI protected receptacles may not have been required (1987) when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources. Recommend further evaluation.*
- *The kitchen outlet(s) are not GFCI protected. Recommend further evaluation and repairs.*

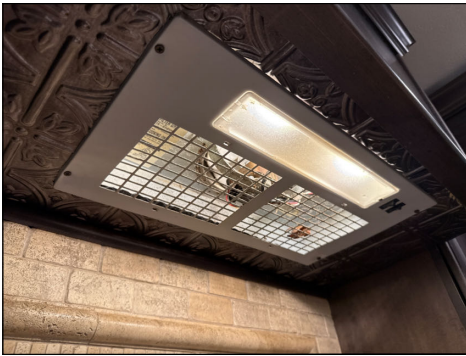


Did Not Trip/Reset - Kitchen

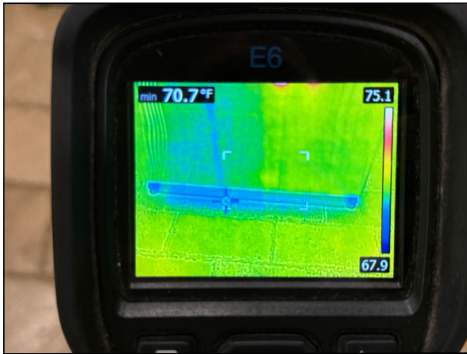
#### 7. Microwave/Refrigerator

Observations:

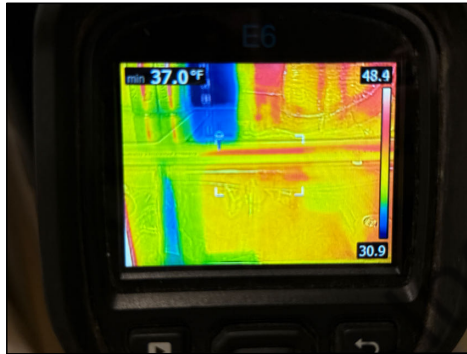
- *Exhaust fan is noisy and should be further evaluated.*
- *Microwave present and operational at the time of the inspection.*
- *Refrigerator present and operational at the time of the inspection.*



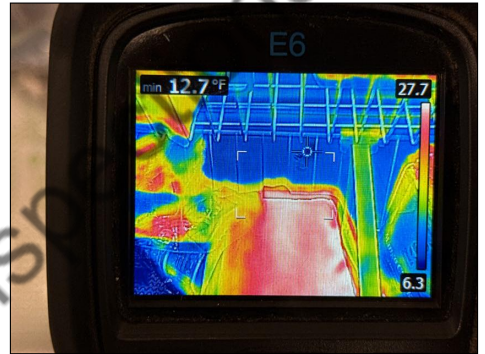
Noisy/Loud Fan



No Leaks



Refrigerator Temp



Freezer Temp



Ice

## 8. Plumbing

Observations:

- Flex drains are subject to frequent clogging. Recommend replacing with a non-flexible PVC pipe.



No Leaks Noted



No Leaks Noted



Flex pipe - Kitchen Sink



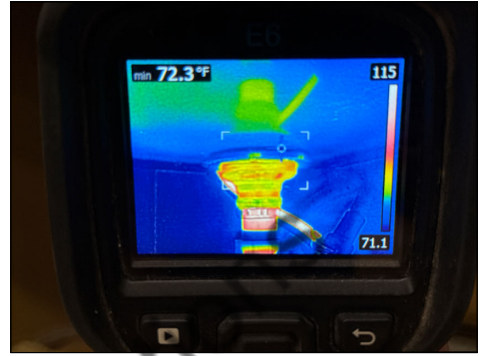
## 9. Sinks

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



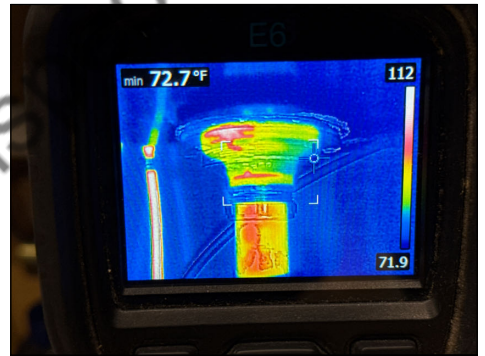
No Leaks Noted



No Leaks Noted



No Leaks Noted



No Leaks Noted

## Laundry

### 1. Dryer Vent

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Maintenance Tip: Dryer vent should be cleaned routinely.*



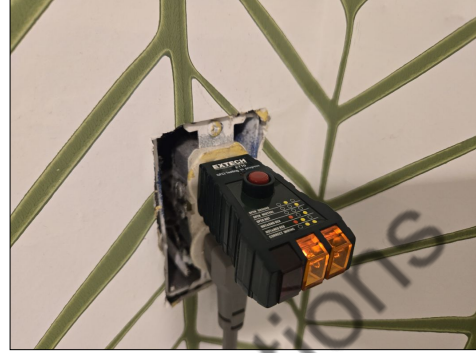
## 2. Electrical

Observations:

- *Switch/outlet cover missing/damaged and should be replaced for safety reasons.*



Missing Cover - Laundry Room



Missing Cover - Laundry Room

## 3. GFCI

Observations:

- *GFCI protected receptacles may not have been required (2014) when the house was built. Recommend buyer consider upgrading with GFCI's receptacles near water sources (within 6 feet).*
- *The laundry room outlet(s) are not GFCI protected. Recommend further evaluation and repairs.*



Did Not Trip/Reset - Laundry Room

## 4. Gas Valves

Observations:

- *The gas line is not visible. Recommend further evaluation once personal items have been removed.*

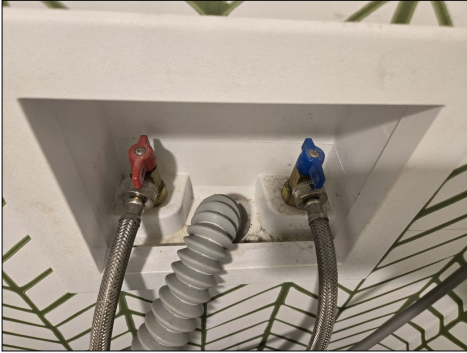




## 5. Plumbing

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Recommend adding stainless steel lines to the washing machine. Rubber hoses tend to crack/bulge and deteriorate over time.*

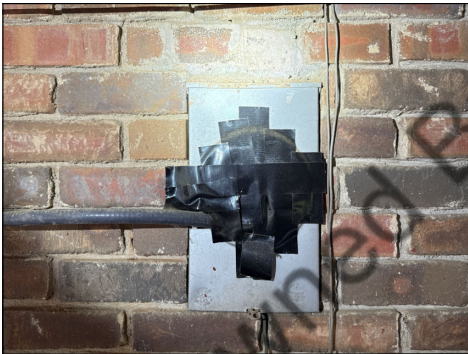


## Electrical

### 1. Cable Feeds

Observations:

- *Tape over electrical meter noted on the rear side of the residence. Recommend further evaluation and repairs by a qualified professional.*
- *There is an overhead service drop noted.*



Tape over Electrical Meter -  
Rear Side



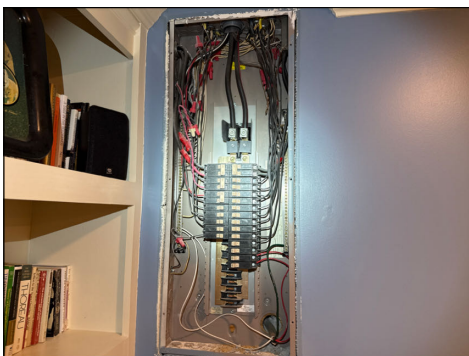
Ground wire and rod noted.

### 2. Breakers

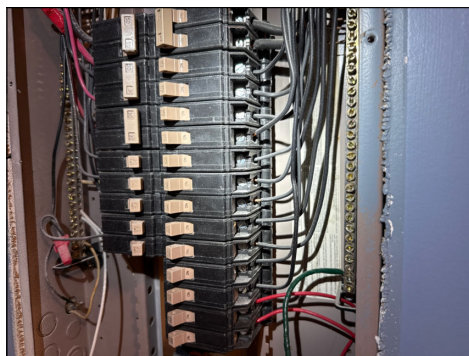
Materials: Copper non-metallic sheathed cable noted.

Observations:

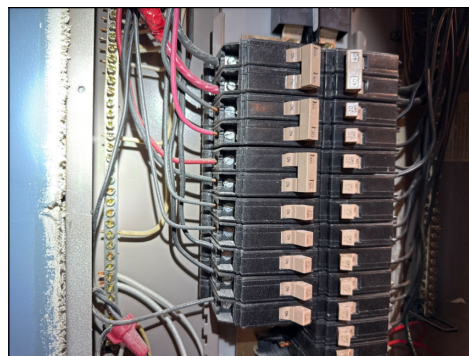
- *It is always good practice to have a licensed electrician further evaluate all electrical due to building codes changing constantly and their expertise on everything electrical. This was a basic inspection to determine if there is aluminum wiring, double-taps, burned/scorched wires and openings. Anything beyond this should be further inspected by a licensed electrician.*
- *Opening noted in the electrical panel. Recommend further evaluation and repairs.*



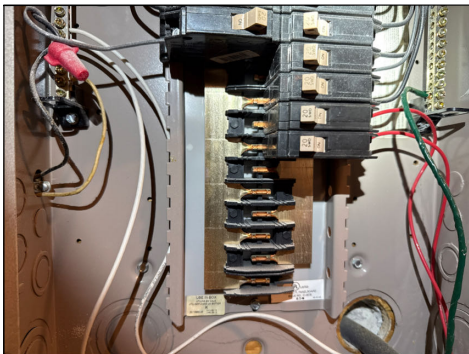
Overview



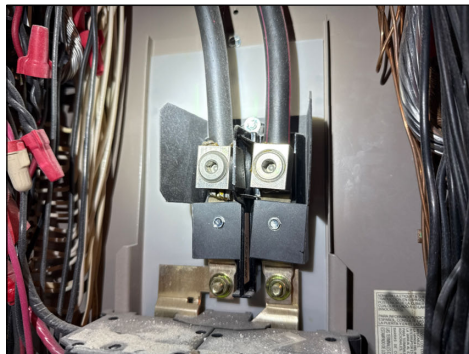
Overview



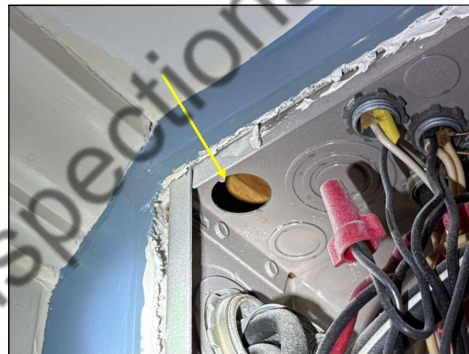
Overview



Overview



Overview



Opening - Electrical Panel

### 3. Main Amp Breaker

Observations:

- 200A



### 4. Breakers in off position

Observations:

- 0





## 5. Electrical Panel

Location: Main Panel Locations: Basement

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



Eaton

## Gas

### 1. Gas Valve(s)

Observations:

- *No major system safety or function concerns noted at the visible areas.*
- *The gas meter was located at the front side of the structure.*



# Heat/AC

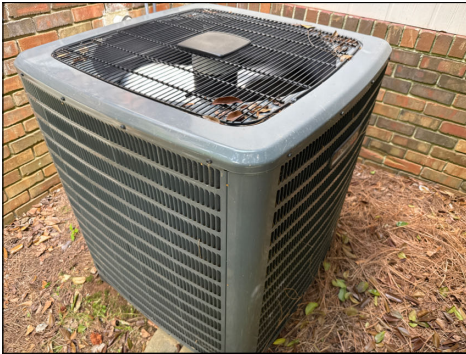
## 1. AC Compress Condition

Compressor Type: Electric

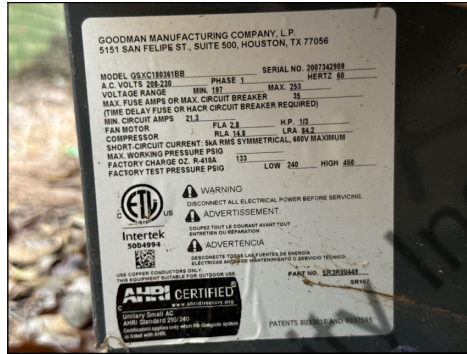
Location: The **A/C** compressor is located on the rear side of the structure.

Observations:

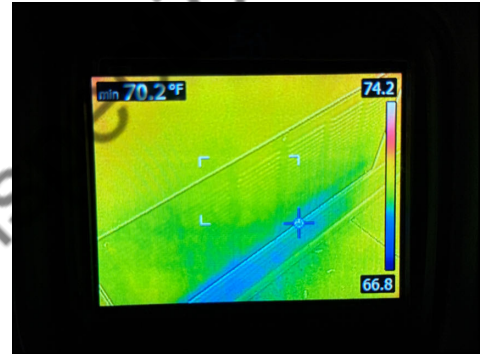
- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Maintenance Tip: Recommend having a qualified HVAC professional check the heating and air conditioning equipment, no matter what kind you have. This should be inspected, cleaned, and serviced at least once a year. The best scenario is to have the heating system checked in the Fall and the air conditioning checked in the Spring.*
- *The typical temperature differential split between supply and return air is 12-15 degrees F. The system(s) responded and achieved an acceptable differential.*



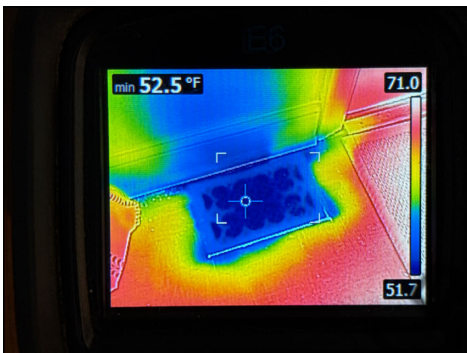
Amana



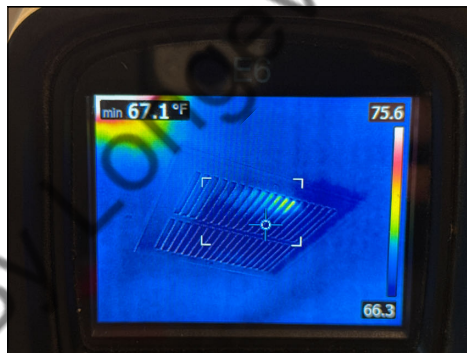
Data Plate - 2020



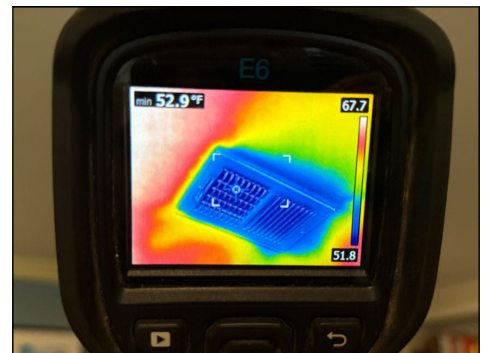
First Floor A/C Return



First Floor A/C Supply



Basement A/C Return



Basement A/C Supply

## 2. Heater Condition

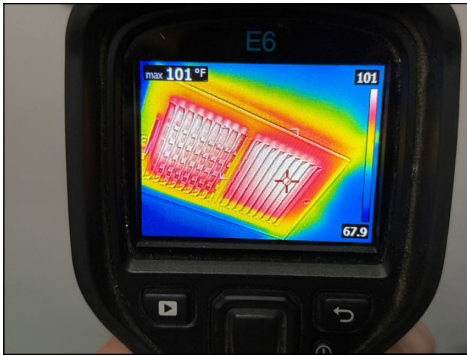
Materials: The furnace is located in the crawlspace.

Materials: Gas fired Furnace.

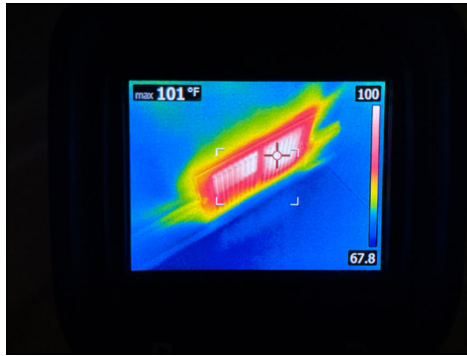
Observations:

- *HVAC /Heaters- All interior registers tested and met the recommended temperatures of 100+°.*
- *Condensate drain pump(s) noted. A condensate pump is a specific type of pump used to pump the condensate (water) produced in a heating or cooling and refrigeration. In HVAC or refrigeration process, the water that condensate has to be drained from the system. There are many instances when the air conditioning systems require to use a condensate pump to get the water out to prevent the water from dripping onto the floor or in the attic.*
- *Condensate drain pipe noted. The condensate line typically leads from the furnace to either a floor drain, a dedicated condensate pump, or an exterior drainage point. Its primary function is to carry the collected water away from the furnace and safely dispose of it, preventing any potential water damage or corrosion within the system.*
- *Rust accumulations in the overflow pan indicate a past or present malfunction with the unit. Recommend further evaluation by a qualified professional.*





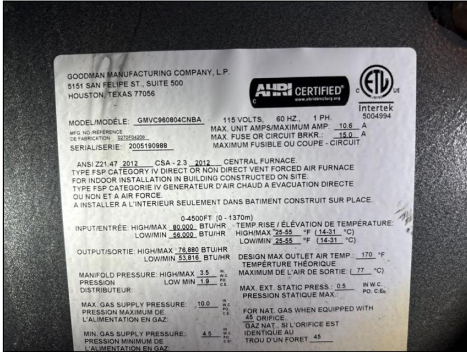
Basement Heat Sample



First Floor Heat Sample



Amana



Data Plate - 2020



Condensate drain pump noted



Condensate drain pipe



Rust in Overflow Pan

### 3. Ductwork

#### Observations:

- *Insulation wrapping is torn/damaged in areas and should be addressed for energy efficiency. Recommend further evaluation.*
- *Insulation is missing/damaged and should be replaced/repared. Recommend further evaluation by a HVAC company.*



Torn/Damaged Ductwork -  
Crawlspace



Torn/Damaged Ductwork -  
Crawlspace



Missing Insulation - Crawlspace

#### 4. Filter(s) Condition

Materials: Located inside heater cabinet.

Materials: Filter size: 16 x 25 x 1

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Filter Maintenance: A dirty air filter is one of the most common reasons for HVAC system failure. A dirty filter restricts the air flow into your HVAC systems air handler. This restricted air flow places additional strain on the air handler fan motor and could, over time, burn out the motor and cause your system to overheat and ultimately fail. Filter replacement is a small price to pay to extend to life of one of the biggest financial investments in your home.*
- *To install a furnace filter properly, locate the arrow on the filter's frame, which points to the correct airflow direction—towards the furnace and away from the return duct. Ensure this arrow aligns with the air's path towards the furnace's blower motor and fan for optimal performance.*
- *MAINTENANCE: 1" air filter(s) should be inspected at least monthly and cleaned or replaced as needed.*
- *Recommend replacing filter(s) once you have moved in.*



#### 5. Refrigerant Lines

Observations:

- *Missing/damaged insulation noted on the line set(s) near the A/C compressor. Recommend replacing all missing sections of insulation for energy's sake.*





## 6. Thermostats

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



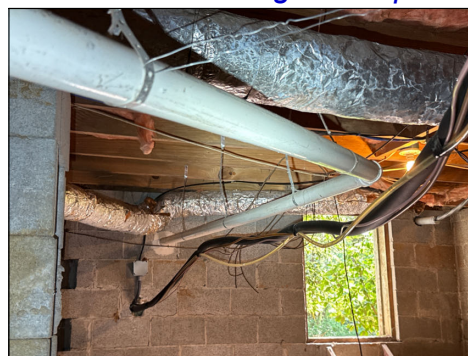
First floor

## 7. Venting Condition

Materials: Plastic - PVC vent noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



# Plumbing

## 1. Plumbing

Materials: PVC/CPVC

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *No deficiencies observed at the visible portions of the supply piping.*



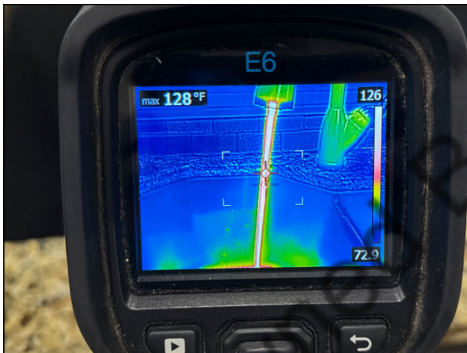
## 2. Water Heater Condition

Heater Type: Gas • 40 Gallons

Location: The water heater is located in the crawlspace.

Observations:

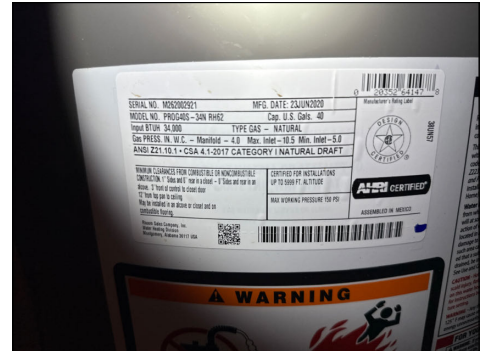
- *Recommended water temperature should be between 120-130 degrees F. Current water temperature is 128F.*
- *Tee fitting is improperly installed and should be further evaluated by a HVAC company. The bottom leg of the tee should be installed towards the furnace. The top of the Tee valve should vertical to allow the gas to come in from the top of the valve and the drip leg/sediment trap installed at the lower portion of the valve. Recommend further evaluation and repairs.*



128F



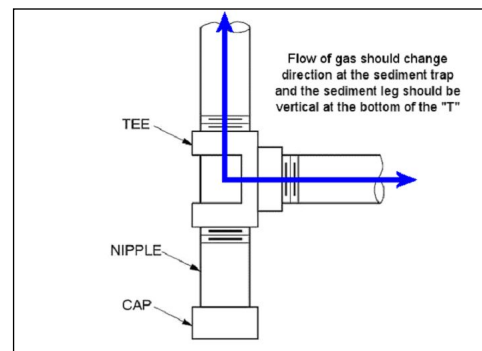
Rheem



Data Plate - 2020/40Gal



Improper T Fitting



Example of Tee Fitting



### 3. Exterior Faucet Condition

Location: Hose bib(s) are located at the front, rear side(s) of the residence.

Observations:

- *Functional at the time of the inspection.*
- *Hose bib(s) are loose at the structure. Recommend repairs to prevent possible damage to the supply line.*
- *Recommend upgrading to a frost proof type hose bib to prevent possible damage due to cracking of water line in below freezing temperatures. A frost-proof hose bib, also known as a frost-free spigot or freeze-proof faucet, is a type of outdoor faucet that's designed to prevent water from freezing and potentially causing damage to pipes.*



Loose at wall - Rear Side



Loose at wall - Front Side



Example of Frost Proof

### 4. Overflow Condition

Materials: CPVC

Observations:

- *TPR discharge pipe is not properly installed and should be further evaluated and repaired by a qualified professional.*



Improper TPR Install



Improper TPR Install



Thermal **expansion tank**

### 5. Water Pressure

Observations:

- *High pressure noted. Water pressure tested at 140 psi. Recommend a licensed plumber adjust the water pressure between the recommended 40-80 PSI.*



140PSI

## 6. Pressure Regulator

Observations:

- *Pressure reducing valve and main water shut off is located at the front left corner of the crawlspace.*



Pressure reducing valve (PRV)



Main water shutoff