



INSPECTION REPORT

INSPECTED BY
Keron Garraway
Garraway Property
Inspections

INSPECTION DATE
7/18/2021

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Summary

GENERAL INFO

Customer(s)

Date of Inspection

7/18/2021

Report ID

Time of Inspection

Real Estate Agent

INSPECTION DETAILS

In Attendance:

Type of building:

Single Family (2 story)

Approximate age of building:

61

Temperature:

Weather:

Ground/Soil surface condition:

Rain in last 3 days:

Radon Test:

Water Test:

COMMENT KEY & DEFINITIONS

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.

Not Present (NP) = This item, component or unit is not in this home or building.

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

RESULTS AT A GLANCE

96

✓ ITEMS INSPECTED

Total number in report.

2

📋 SUMMARY COMMENTS

Total number in report.

121

📷 PHOTOS

Total number in report.

🏠 1. ROOFING

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: ROOFING

Roof Covering: 3-Tab fiberglass	Viewed roof covering from: Drone Inspected	Sky Light(s): None
Chimney (exterior): Brick		

👁 ITEMS: ROOFING

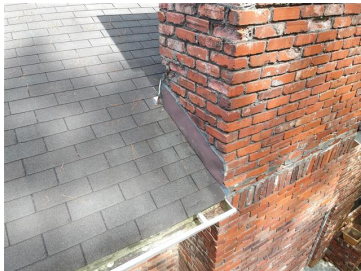
1.0 ROOF COVERINGS

☑ INSPECTED

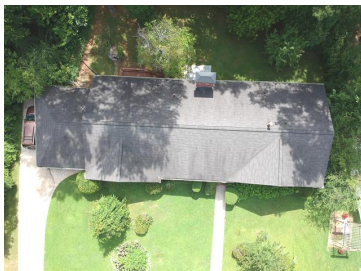
The shingles have some sign of wear but no damage, missing shingles or gaps were found. The current shingle type have an estimated lifespan of 15-20, I recommend verifying with property owner to verify date of installation



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)

1.1 FLASHINGS

☑ INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED

No issues found at chimney.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)



1.2 Item 4 (Picture)



1.2 Item 5 (Picture)

1.3 ROOF DRAINAGE SYSTEMS

☑ INSPECTED

1.4 SHINGLE CONDITION

☑ INSPECTED

1.5 MISSING GUTTERS

1.6 VENT BOOT

☑ INSPECTED

Multiple vents have deteriorated seals around the exhaust pipe, lifting flashing and exposed nail heads. This conditions are conducive to roof leaks, I recommend a professional evaluate for repair or replacement.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)



1.6 Item 4 (Picture)

1.7 GUTTERS

☑ INSPECTED

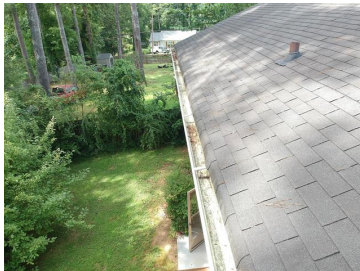
- (1) The gutters were clear of debris during the inspection
- (2) The gutter at the back of the house needs a downspout extension, due to the erosion that has happened the gutter will allow water to terminate near the foundation.



1.7 Item 1 (Picture)



1.7 Item 2 (Picture)



1.7 Item 3 (Picture)



1.7 Item 4 (Picture)



1.7 Item 5 (Picture)

1.8 FASCIA OR SOFFIT CONDITION

☑ INSPECTED

There is some wood rot and/or water damage to some sections of the fascia board over the garage. I recommend having a professional repair or replace as needed.



1.8 Item 1 (Picture)

1.9 TREES

☑ INSPECTED

There are overgrown trees around the property that need to be trimmed back to avoid damage to the roof and prevent vermin from gaining access to the attic space. I recommend having a professional trim as needed.



1.9 Item 1 (Picture)



1.9 Item 2 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 2. EXTERIOR

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: EXTERIOR

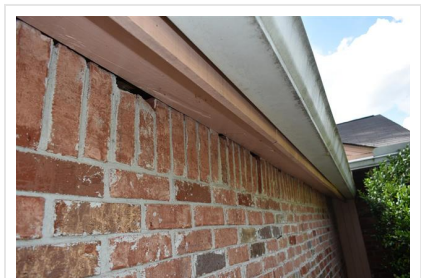
Siding Style: Brick	Siding Material: Composite board Full brick	Exterior Entry Doors: Wood
Appurtenance: Covered porch	Driveway: Concrete	

👁 ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

☑ INSPECTED

There are multiple gaps along the wall of the garage/carport.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

2.1 DOORS (EXTERIOR)

☑ INSPECTED

2.2 WINDOWS

☑ INSPECTED

2.3

DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE
RAILINGS

☑ INSPECTED

2.4 VEGETATION (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED

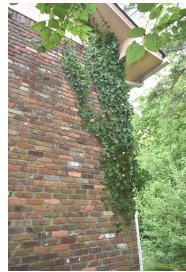
The trees and shrubs are in contact with the house, this is condition conducive to moisture intrusion and wood destroying organisms. I recommend having all trees and shrubs trimmed back at least 6ft from exterior walls



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)



2.4 Item 5 (Picture)



2.4 Item 6 (Picture)

2.5 DECK SUPPORT

☑ INSPECTED

(1) There are no lag bolts securing the deck to the ledger board, they are nailed in, this is safety issue

(2) There are no joist hangers under the floor joists, they have been attached with nails.

(3) One of the support posts have split approximately 3ft from the top, this is should be replaced for structural reasons.

(4) There are 3 risers that have wood rot

(5) The riser heights are too high, they are currently approximately 9 inches, the height maximum is 7 inches

I recommend having a professional evaluate for repair or replacement.



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)



2.5 Item 3 (Picture)



2.5 Item 4 (Picture)



2.5 Item 5 (Picture)



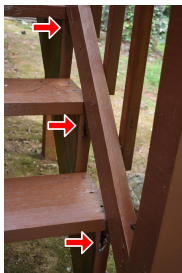
2.5 Item 6 (Picture)



2.5 Item 7 (Picture)



2.5 Item 8 (Picture)



2.5 Item 9 (Picture)



2.5 Item 10 (Picture)

2.6 RETAINING WALL

☑ INSPECTED

(1) Multiple sections of the steps at the rear of the house are deteriorated and can pose a trip hazard if bricks become loose.

(2) One section is currently pulling away from the house

I recommend having a professional evaluate for repair or replacement.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)



2.6 Item 3 (Picture)



2.6 Item 4 (Picture)



2.6 Item 5 (Picture)

2.7 WOOD DESTROYING ORGANISMS

☑ INSPECTED, NOT PRESENT

2.8 SIDING

☑ INSPECTED

2.9 DRIVEWAY/WALKWAYS

☑ INSPECTED

No issues found in driveway, repairs may be made for cosmetic reason



2.9 Item 1 (Picture)



2.9 Item 2 (Picture)

2.10 LEAD BASED PAINT

☑ INSPECTED

Multiple sections of the exterior window frame and/or trim tested positive for lead based paint.



2.10 Item 1 (Picture)



2.10 Item 2 (Picture)



2.10 Item 3 (Picture)



2.10 Item 4 (Picture)

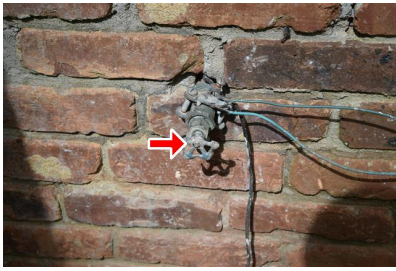


2.10 Item 5 (Picture)

2.11 SPIGOT

☑ INSPECTED

The handle for the spigot at the rear of the house is damaged. I recommend replacing.



2.11 Item 1 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 3. GARAGE

✂ STYLES & MATERIALS: GARAGE

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
N/A	N/A	N/A

👁 ITEMS: GARAGE

3.0 GARAGE CEILINGS

📋 INSPECTED, REPAIR OR REPLACE

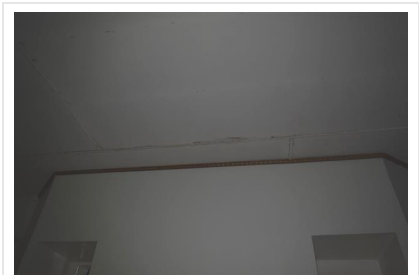
- (1) There is a dip in the ceiling over the carport. On the underside the rafter beams are not evenly secured to the ridge beam. This is a substandard installation that will affect the roof's structural integrity as well as a condition conducive to roof leaks.
- (2) The ceiling on the interior where the original garage was has water stains in the ceiling, this is an indicator that it has been wet previously, I recommend having a professional roofer evaluate for repair or replacement.



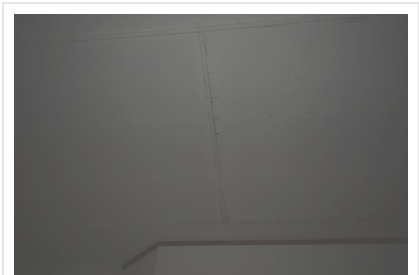
3.0 Item 1 (Picture)



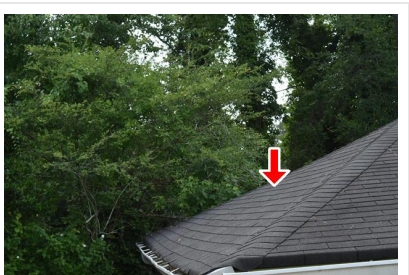
3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

INSPECTED, REPAIR OR REPLACE

- (1) The corner of the garage/carport is wet. I recommend having a professional evaluate for repair or replacement
- (2) The wall of the garage that faces the back of the house is deteriorated and may require replacing in some areas.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)



3.1 Item 5 (Picture)

3.2 GARAGE FLOOR

INSPECTED

There multiple settlement cracks in the carport/garage floor but no structural issues were found



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)



3.2 Item 4 (Picture)

3.3 GARAGE DOOR (S)

☑ INSPECTED

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

☑ INSPECTED

3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

☑ INSPECTED

3.6 GARAGE WINDOW (S)

☑ INSPECTED

3.7 SMOKE DETECTOR

☑ INSPECTED, NOT PRESENT

3.8 LIGHTS

☑ INSPECTED

🏠 4. INTERIORS

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: INTERIORS

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Hardwood T&G
Interior Doors: Solid Wood	Window Types: Double-hung	Window Manufacturer: UNKNOWN
Cabinetry: Wood	Countertop:	

👁 ITEMS: INTERIORS

4.0 CEILINGS

☑ INSPECTED

4.1 WALLS

☑ INSPECTED

4.2 FLOORS

☑ INSPECTED

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☑ INSPECTED

4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

4.5 DOORS (REPRESENTATIVE NUMBER)

☑ INSPECTED

The base of the sliding has wood rot on the left and right side



4.5 Item 1 (Picture)



4.5 Item 2 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

- (1) One of the glass panes on the left of the fireplace is cracked.
- (2) Two glass panes of the basement window in the empty storage room is cracked
- (3) There was significant damage to the window in the living room. The window may need to be replaced.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)



4.6 Item 3 (Picture)



4.6 Item 4 (Picture)



4.6 Item 5 (Picture)

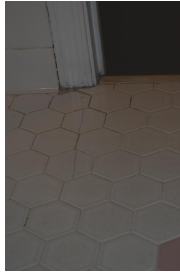
4.7 BATHROOM

☑ INSPECTED

There are multiple cracked tiles in the master bathroom



4.7 Item 1 (Picture)



4.7 Item 2 (Picture)

4.8 GUEST BATHROOM (UPSTAIRS)

☑ INSPECTED

4.9 BASEMENT

☑ INSPECTED

The basement has evidence previous moisture intrusion.

(1) In the small storage room has stains on the floor and a mildew smell is preset

(2) The floor near the sink has water stains

(3) The wheatherstrip at the back door is not keeping water out due to the uneven floor, this will allow water to enter the basement during heavy rainfall

(4) The drywall near the furnace has water stains and minor fungal growth



4.9 Item 1 (Picture)



4.9 Item 2 (Picture)



4.9 Item 3 (Picture)



4.9 Item 4 (Picture)



4.9 Item 5 (Picture)



4.9 Item 6 (Picture)



4.9 Item 7 (Picture)

4.10 SINK (BASEMENT)

☑ INSPECTED

There is some fungal growth under the sink but no active leaks were found.



4.10 Item 1 (Picture)

4.11 SUN-ROOM

☑ NOT PRESENT

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. STRUCTURAL COMPONENTS

DESCRIPTION

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

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation: Masonry block	Method used to observe Crawlspace: No crawlspace	Floor Structure: 2 X 6
Wall Structure: Wood	Columns or Piers: Supporting walls	Ceiling Structure: 2X4
Roof Structure: 2 X 4 Rafters	Roof-Type: Gable	Method used to observe attic: Walked
Attic info: Pull Down stairs		

ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

5.1 WALLS (STRUCTURAL)

5.2 COLUMNS OR PIERS

5.3 FLOORS (STRUCTURAL)

5.4 CEILINGS (STRUCTURAL)

5.5 ROOF STRUCTURE AND ATTIC

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6. PLUMBING SYSTEM

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: PLUMBING SYSTEM

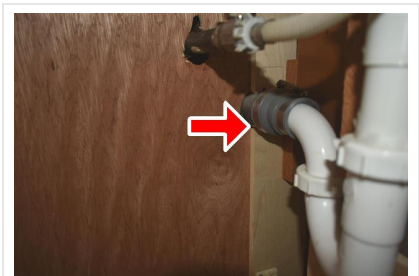
Water Source: Public	Water Filters:	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size:	Plumbing Waste: Cast iron
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Location: Basement
WH Manufacturer: AMERICAN		

👁 ITEMS: PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

☑ INSPECTED

The coupling at drain is leaking, I recommend having a professional evaluate for repair or replacement.



6.0 Item 1 (Picture)

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED

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

☑ INSPECTED

(1) The pressure relief valve has seized up and will not trigger if it ever has to, this is safety hazard and I recommend having a professional replace.

(2) The water heater is 23 years old, the normal expected life expectancy of a water heater is 8-12 years. The water heater may require repairs or replacement soon.

(3) There is a small leak at the water heater shut off, I recommend replacing

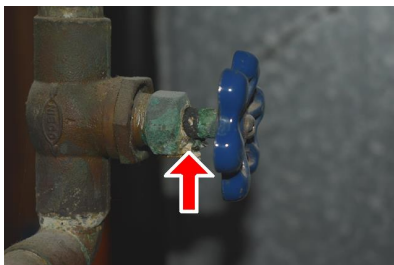
(4) The vent hood is not properly secured to the water heater casing. There is only one screw holding it in place. I recommend having it properly secured to prevent potential back drafting to misalignment.



6.2 Item 1 (Picture)



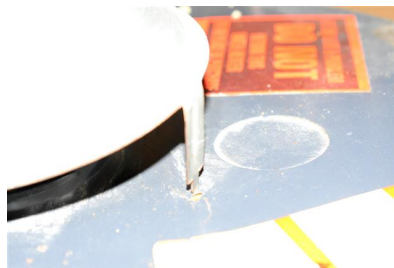
6.2 Item 2 (Picture)



6.2 Item 3 (Picture)



6.2 Item 4 (Picture)



6.2 Item 5 (Picture)

6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED

Was not visible

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☑ INSPECTED

6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☑ INSPECTED

6.6 WATER TEMPERATURE

☑ INSPECTED



6.6 Item 1 (Picture)

6.7 WATER HEATER

☑ INSPECTED

6.8 TOILETS

☑ INSPECTED

6.9 WATER PRESSURE

Approximately 60 PSI



6.9 Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL SYSTEM

DESCRIPTION

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

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors:

Overhead service

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

GFCI Breakers

Electric Panel Manufacturer:
Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE ENTRANCE CONDUCTORS

 INSPECTED

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

 INSPECTED

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

 INSPECTED

7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

 INSPECTED

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

☑ INSPECTED

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

7.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

7.8 SMOKE DETECTORS

☑ INSPECTED

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.9 CARBON MONOXIDE DETECTORS

☑ INSPECTED

7.10 LOOSE OUTLET

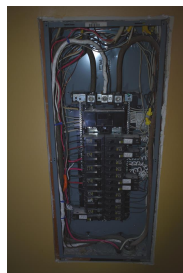
☑ INSPECTED

7.11 SERVICE PANEL-NO ISSUE

☑ INSPECTED



7.11 Item 1 (Picture)



7.11 Item 2 (Picture)

7.12 MISSING GFCI

☑ INSPECTED

7.13 MISC

☑ INSPECTED

- (1) The second to last breaker labeled "exhaust fan" is no wiring connected, no issues found.
- (2) No issues found in sub-panel in basement



7.13 Item 1 (Picture)



7.13 Item 2 (Picture)

7.14 LIGHTING

☑ INSPECTED

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 8. HEATING / CENTRAL AIR CONDITIONING

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type: Furnace	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Insulated Non-insulated Partially insulated	Filter Type: Disposable
Filter Size: 16x25	Types of Fireplaces: Solid Fuel	Operable Fireplaces:
Number of Woodstoves:	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units:	Central Air Brand: LENNOX	

👁 ITEMS: HEATING / CENTRAL AIR CONDITIONING

8.0 HEATING EQUIPMENT

☑ INSPECTED

The furnace is years old 17 years old, the estimated life expectancy of a furnace is 15–20 years. I recommend having the unit serviced by HVAC technician for evaluation.
The furnace cycled to heat without issues



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)



8.0 Item 4 (Picture)

8.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

8.2 AUTOMATIC SAFETY CONTROLS

☑ INSPECTED

8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

(1) There is asbestos tape present around multiple sections of ductwork, some areas the tape is broken or deteriorated.

(2) The distribution duct in the closet of the guest room is not insulated needs sealing at the connection points. Airflow can be felt during operation.



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)



8.3 Item 3 (Picture)



8.3 Item 4 (Picture)



8.3 Item 5 (Picture)



8.3 Item 6 (Picture)

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

☑ INSPECTED

8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

☑ INSPECTED

8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

☑ INSPECTED

8.7 GAS/LP FIRELOGS AND FIREPLACES

☑ INSPECTED

If the fireplace is going to be used, I recommend having a professional chimney sweep evaluate for use.

8.8 COOLING AND AIR HANDLER EQUIPMENT

☑ INSPECTED

The condenser is 3 years

It cycled to cook without issue



8.8 Item 1 (Picture)



8.8 Item 2 (Picture)

8.9 NORMAL OPERATING CONTROLS

☑ INSPECTED

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ INSPECTED

8.11 FIREPLACE CONDITION

☑ INSPECTED

8.12 HVAC-GENERAL

☑ INSPECTED

There was a wholehouse fan present during the inspection. I recommend having professional evaluate for functionality if they plan on using.



8.12 Item 1 (Picture)

8.13 OPENINGS

☑ INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 9. INSULATION AND VENTILATION

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation: Batt	Ventilation: Gable vents Ridge vents	Exhaust Fans: None
Dryer Power Source: 220 Electric	Dryer Vent: Flexible Metal	Floor System Insulation: NONE

👁 ITEMS: INSULATION AND VENTILATION

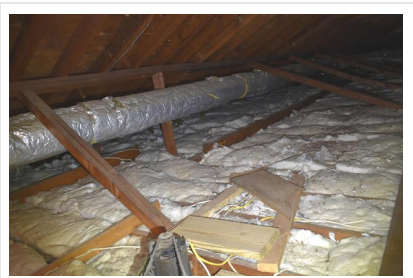
9.0 INSULATION IN ATTIC

✅ INSPECTED

The attic insulation was satisfactory



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)



9.0 Item 4 (Picture)

9.1 INSULATION UNDER FLOOR SYSTEM

☑ INSPECTED

9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑ INSPECTED, NOT PRESENT

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

☑ INSPECTED

There is some wood rot near one of the cast iron vent pipes. I recommend having a professional evaluate for repair or replacement.



9.4 Item 1 (Picture)

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ INSPECTED

9.6 DRYER VENT

☑ INSPECTED

The white dryer vent has a mesh type covering that can clog over time, this is potential fire hazard.



9.6 Item 1 (Picture)



9.6 Item 2 (Picture)

9.7 RODENT

☒ NOT PRESENT

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

DESCRIPTION

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

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:

Disposer Brand:

Exhaust/Range hood:

Range/Oven:

Built in Microwave:

Trash Compactors:

ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

 INSPECTED

No issues found

10.1 RANGES/OVENS/COOKTOPS

 INSPECTED

No issues found at the range



10.1 Item 1 (Picture)



10.1 Item 2 (Picture)

10.2 RANGE HOOD (S)

 INSPECTED

10.3 MICROWAVE COOKING EQUIPMENT

 INSPECTED

10.4 KITCHEN SINK

 INSPECTED

10.5 REFRIGERATOR

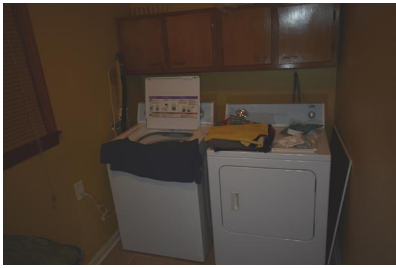
 INSPECTED

No issues found

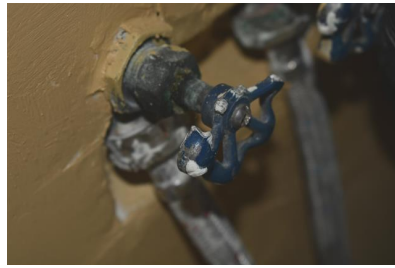
10.6 LAUNDRY

☑ INSPECTED

One of the shut off valves is damaged and the second one has a small leak.



10.6 Item 1 (Picture)



10.6 Item 2 (Picture)



10.6 Item 3 (Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

SUMMARY



Garraway Property Inspections
Atlanta GA

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.

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.

