



**"Professional Commercial and Residential Property Inspections"**

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**CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**John Doe**

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**INSPECTION ADDRESS**

123 Abc St., St. Marys, GA 31558

**INSPECTION DATE**

11/8/2011 2:00 pm to 5:30 pm

**REPRESENTED BY:**

John Smith  
ReMax First Coast Georgia Realty



**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

## GENERAL INFORMATION

**Inspection Address:** 123 Abc St., St. Marys, GA 31558  
**Inspection Date:** 11/8/2011 Time: 2:00 pm to 5:30 pm  
**Weather:** Overcast - Temperature at time of inspection: 60-70 Degrees

**Inspected by:** Tamer Kekec

**Client Information:** John Doe  
**Buyer's Agent:** ReMax First Coast Georgia Realty  
John Smith

**Inspection Fee:** \$ 475.00

**Structure Type:** Wood Frame  
**Foundation Type:** Raised Foundation  
**Furnished:** No  
**Number of Stories:** Two

**Structure Style:** Single family

**Estimated Year Built:** 1996  
**Unofficial Sq.Ft.:** 3189

**People on Site At Time of Inspection:** Buyer's Agent

### General Property Conditions

#### PLEASE NOTE:

**This report is the exclusive property of Elite Inspectors, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Elite Inspectors, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the American Society of Home Inspectors(ASHI) and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 111108t-2 riverview

## SCOPE OF WORK

You have contracted with Elite Inspectors, LLC to perform a generalist inspection in accordance with the standards of practice established by the American Society of Home Inspectors (ASHI) a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of

paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

## WHEN THINGS GO WRONG

**FEELING UNSATISFIED WITH YOUR HOME INSPECTION** There may be a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

**INTERMITTENT OR CONCEALED PROBLEMS** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist. Some problems will only be discovered when carpets were lifted, furniture moved or finishes are removed.

**NO CLUES** These problems may have existed at the time of the inspection but there were no clues to their existence. Our Inspections are based on the past performance of the house. If there are no clues to a problem, a home inspector won't find it.

**WE ALWAYS MISS SOME MINOR THINGS** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2000 problems. These are the things that affect people's decisions to purchase.

**CONTRACTOR'S ADVICE** The main source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement when we said that, with minor repairs, the roof will last a few more years.

**LAST ONE IN SYNDROME** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the LAST ONE IN SYNDROME. The contractor fears that the last person to work on the roof will get blamed if the roof leaks, regardless of whose fault it is. Consequently, contractors are reluctant to do a minor repair with high liability when re-roofing the entire house for more money will reduce the likelihood of a callback. This is understandable.

**MOST RECENT ADVICE IS BEST** There is more to the Last-One-In Syndrome. It suggests that it is human nature for homeowners to believe the last bit of 'expert advice' they believe, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of 'first one in' and consequently it is our advice that is often disbelieved.

**WHY DIDN'T I SEE IT** Contractors may say, "I can't believe you had this house inspection and they didn't find this problem". There are several reasons for these apparent oversights:

It's impossible for contractors to know what the circumstances were when the inspection was performed.

**THE WISDOM OF HINDSIGHT** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that a basement is wet when there are two inches of water on the floor. Predicting the problem is a different story.

**A LONG LOOK** If we spent ½ hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

**CONDITIONS DURING THE INSPECTION** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was raining, there was storage everywhere in the garage or that the furnace could not be turned on because the air conditioning was operating, et cetera.

**WE'RE GENERALISTS** We are generalists; we are not specialists. The heating contractor may indeed

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have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, roofing expertise, electrical expertise, et cetera.

**AN INVASIVE LOOK** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

**NOT INSURANCE** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerable more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought.



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## INVOICE

Invoice No. 111108t-2  
11/25/11

**Client:**  
John Doe

**Client's Agent:**  
John Smith  
ReMax First Coast Georgia Realty

**Inspection Address:**  
123 Abc St.  
St. Marys, GA. 31558

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General residential inspection for a 3101-3200 sq ft house	475.00
Crawl space Fee	75.00
Discount	- 75.00

Total Due: \$ 475.00

PAID IN FULL - 11/08/2011  
By Check

Please read our full narrative report completely. We can not be responsible for any items that are not on this report. The summary report is an addendum to the full report and does not stand alone.

**THANK YOU FOR ALLOWING ELITE INSPECTORS TO BE YOUR INSPECTION COMPANY OF CHOICE**

## Section 1.0 - STRUCTURAL

### Structural Elements

#### Identification of Wall Structure

##### *Informational Conditions*

1.1 - The walls are conventionally framed with wooden studs.

#### Identification of Floor Structure

##### *Informational Conditions*

1.2 - The floor structure includes conventional and engineered lumber sheathed in plywood.

#### Identification of Ceiling Structure

##### *Informational Conditions*

1.3 - The ceiling structure consists of standard joists.

#### Identification of Roof Structure

##### *Informational Conditions*

1.4 - The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

### Raised Foundation

#### General Comments & Description

##### *Informational Conditions*

1.5 - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

#### Description of Foundation Type

##### *Informational Conditions*

1.6 - The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.

#### Method of Evaluation

##### *Informational Conditions*

1.7 - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.



### **Crawlspace Observations**

#### *Informational Conditions*

1.8 - The crawlspace is accessible and in acceptable condition.

#### *Suggestion*

1.9 - The soils within the crawlspace are moist however moisture barrier was installed. This condition does not appear to be chronic moisture problem but you may wish to have a second opinion.

### **Foundation or Stem Walls**

#### *Informational Conditions*

1.10 - The foundation bolts are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

### **Intermediate Floor Framing**

#### *Informational Conditions*

1.11 - The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

### **Electrical**

#### *Informational Conditions*

1.12 - The electrical components that are visible within the crawlspace appear to be in acceptable condition.

### **Ventilation**

#### *Informational Conditions*

1.13 - The ventilation in the foundation crawlspace appears to be standard and adequate but not necessarily to modern building standards.

### **Floor Insulation**

#### *Informational Conditions*

1.14 - Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you may wish to have it serviced.



Some pieces of insulation are hanging or have fallen from between the floor joists - *Continued*



### **Masonry Cinderblock Walls**

#### *Informational Conditions*

1.15 - There are some relatively small vertical cracks in the block walls, which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become a contentious and litigious issue.

## Section 2.0 - EXTERIOR

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Site & Other Observations

#### Infrared Survey

##### *Informational Conditions*

2.1 - Infrared survey is an observation of the accessible areas of moisture intrusion of the home using infrared camera. Infrared cameras convert temperature variances into a color picture that may assist in detecting areas of moisture intrusion, thermal loss, and fire hazards. The use of an infrared camera may increase the probability of detecting problems or determining the cause of a problem. Environmental, material situational and numerous other restrictions may limit the usefulness of the infrared information.

#### Landscaping Observations

##### *Informational Conditions*

2.2 - There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.

#### Notice to Absent Clients

##### *Informational Conditions*

2.3 - We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

#### Transfer Disclosure Statement

##### *Informational Conditions*

2.4 - "The Transfer Disclosure Statement, or TDS, is an important legal document that the sellers are required to provide by civil code. You should read it very carefully, and seek a second opinion regarding any disclosure that could become contentious or subject to interpretation. This is important, because sellers generally have the most intimate knowledge of a property and its components. For example, they might know the exact age of a roof, and be able to relate its maintenance history and report if there have been any leaks. These are facts that you deserve to be informed about, and that we may not necessarily discern during our relatively brief visit to the site."

## Grading & Drainage

### General Comments & Description

#### *Informational Conditions*

2.5 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

### Moisture or Mold-like Issues

#### *Informational Conditions*

2.6 - Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### Interior-Exterior Elevations

#### *Informational Conditions*

2.7 - There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

### Drainage Mode

#### *Informational Conditions*

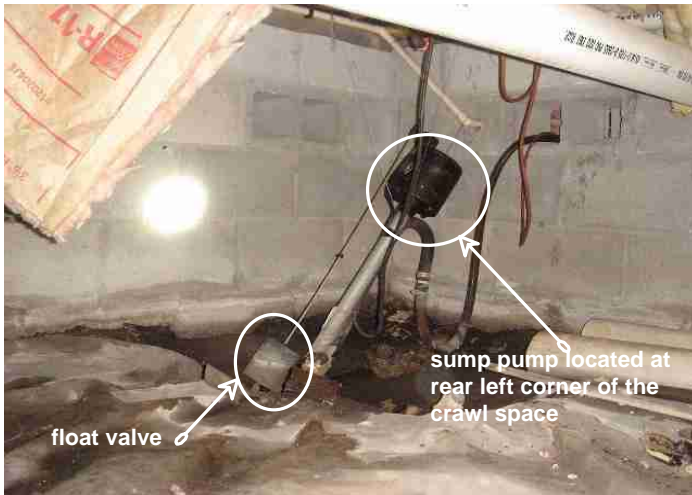
2.8 - Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

### Sump Pumps

#### *Informational Conditions*

2.9 - The crawlspace could be subject to moisture intrusion, but is equipped with a float-activated sump pump. Common sense dictates that moisture should be handled before it even enters a residence, but many residences do have sump pumps. Nevertheless, the crawl space area and the sump-pump should be periodically monitored, and particularly before each rainy season, and storage items should be isolated from the floor and walls.

The crawlspace could be subject to moisture intrusion but is equipped with a float-activated sump pump - *Continued*



## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

2.10 - The house walls consist of brick veneer. Rear dormer walls are clad with vinyl siding.

### House Wall Finish Observations

#### *Informational Conditions*

2.11 - The house wall finish is in acceptable condition.

### *Maintenance*

2.12 - Sealant should be added or maintained to all intersections of siding to doors and windows especially at flat or low sloped window sills and at the window headers. (fixed type casement bathroom window and wall intersections should be sealed by removing the old caulk and re-caulk).

## Exterior Components

### General Comments & Description

#### *Informational Conditions*

2.13 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

## Driveways

### *Informational Conditions*

2.14 - There are predictable cracks in the driveway that would not necessarily need to be serviced.



## Walkways

### *Informational Conditions*

2.15 - The walkways are in acceptable condition.

## Fascia & Trim

### *Informational Conditions*

2.16 - The fascia board and soffit are in acceptable condition.

## Exterior Wooden Doors

### *Informational Conditions*

2.17 - The exterior doors are in acceptable condition unless otherwise noted within the report.

## Patio Covers or Gazebos

### *Informational Conditions*

2.18 - Information about the condition of the solid patio roof would appear under the roof section of the report.

## Wood & Masonry Decks

### *Informational Conditions*

2.19 - The masonry decks appear to be in acceptable condition.

## Maintenance

2.20 - The wood deck is in acceptable condition, and should be maintained and periodically sealed or painted.

## Steps & Handrails

### *Informational Conditions*

2.21 - The steps, hand rails, and guard rails are in acceptable condition.

## Windows

### *Informational Conditions*

2.22 - The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

### *Maintenance*

2.23 - The security contacts embedded in the window sills need service and sealant in order to prevent moisture intrusion to internal surfaces.

## Screens

### *Informational Conditions*

2.24 - A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

## Outlets

### *Informational Conditions*

2.25 - The outlets that were tested are functional and include ground-fault protection.

## Lights

### *Informational Conditions*

2.26 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights or security lights on sensors.

## Patio Fans

### *Maintenance*

2.27 - The patio fan(s) and its components are functional. Left hand side patio fan did not respond. Its light is functional.

## Window shutters

### *Informational Conditions*

2.28 - The hurricane shutters installed for the windows and doors. Inspecting and operating the shutters are not part of a normal home inspection. You should get further details from seller or installer or an expert.

## Sea Wall and Dock

### *Functional Conditions*

2.29 - Visible portion of the sea walls are in acceptable condition at the time of the inspection. Boat lift is also tested functional.

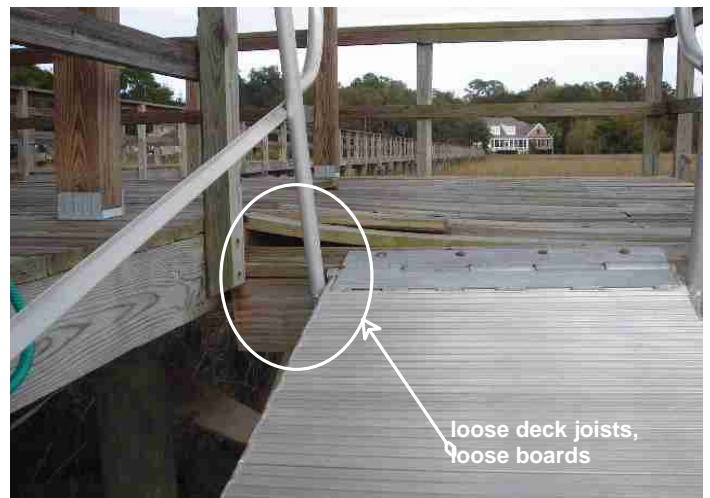
### *Components and Conditions Needing Service*

2.30 - Inspection of docks including floating portion are limited to what is visible above the water level. Further evaluation by a specialist is advised. However following issues were noted on what is visible and accessible: loose boards and missing fasteners were noted at various areas; loose railing; missing edge board on the floating dock; portion of the deck joists detached at the top of the ramp; wiring for the floating dock light is exposed and should be installed in a conduit (portion of it was installed in a conduit); fan blades are missing; GFCI outlet is defective and should be replaced; opening in the boat lift control box should be covered.

Inspection Address:  
Inspection Date/Time:

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Inspection of sea walls and docks are limited - *Continued*





Inspection of sea walls and docks are limited - *Continued*



## Section 3.0 - ROOF

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Composition Shingle Roof

#### General Comments & Description

##### *Informational Conditions*

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

#### Method of Evaluation

##### *Informational Conditions*

3.2 - We were unable to safely access side and front faces of the roof, and evaluated them either from within the attic or from several vantage points using binoculars and a ladder. Rear portion of the roof was walked on.

#### Estimated Age

##### *Informational Conditions*

3.3 - The roof appears to be the same age as the residence, or 15 years old.

#### Roofing Material

##### *Informational Conditions*

3.4 - The roof is in the primary stages of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored, because it is reaching the end of its serviceable life, and you may wish to have a second opinion before the close of escrow. Probability of replacement within five years is medium.



*Maintenance*

3.5 - Shingle tabs are loose or missing on the flashing at various areas. Shingles are installed to hide the metal portion of the flashing and is more of a cosmetic look rather than protection purposes.



Shingle tabs are loose or missing on the flashing at various areas - *Continued*



**Flashings**

*Informational Conditions*

3.6 - The roof flashings are in acceptable condition.

**Gutters & Drainage**

*Maintenance*

3.7 - The gutters need to be cleaned and serviced to drain properly.



## Section 4.0 - PLUMBING

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

### Potable Water Supply Pipes

#### Water Main Location

##### *Informational Conditions*

4.1 - The water meter(s) was/were stable at the start of the inspection. While not fool proof, this usually indicates absence of leakage to pipes under the slab or underground.

4.2 - The main water shut off is at the water conditioner. Water conditioners are inspected for leakage at the pipes and fittings, however water quality testing and operation is not a part of this inspection.

#### Polyethylene Water Pipes

##### *Informational Conditions*

4.3 - The residence is served by modern Polyethylene or CPVC potable water pipes that are in satisfactory condition.

#### Pipe Insulation

##### *Informational Conditions*

4.4 - The potable water pipes appear to be adequately insulated. The various materials of insulations can include oakum, felt, sphagnum moss, mineral wool, glass fibers, elastomeric and plastic foams, and asbestos. However, we do not have the authority to identify asbestos containing material, which can only be conclusive identified by viewing a sample of the material under a polarized light microscope.

#### Useful Upgrade

4.5 - Insulation is recommended on potable water pipes where exposed at the following locations: Cold water lines are not insulated within crawlspace.

## **Water conditioners**

### *Informational Conditions*

4.6 - Water conditioners and/or filters are not tested for water quality or operation, and it is advised that the system be evaluated by a specialist, and demonstrated by the sellers.

### *Maintenance*

4.7 - The water conditioner does not have a filled brine tank at this time, and therefore the system should be placed on by pass to prevent clogging the filter medium which could cause a drop in flow to fixtures (it was by-passed).

## **Central Vacuum System**

### *Informational Conditions*

4.8 - An evaluation of the central vacuum system is not a part of this inspection. However, the vacuum is located in the garage and appears to be functional.

## **General Gas Components**

### **Gas Main Shut-Off Location**

#### *Informational Conditions*

4.9 - The gas main shut-off is located in the right side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

### **Gas Main Observations**

#### *Components and Conditions Needing Service*

4.10 - The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property.

### **Gas Supply Pipes**

#### *Informational Conditions*

4.11 - The visible portions of the gas pipes appear to be in acceptable condition.

## **Gas Water Heaters**

### **General Gas Water Heater Comments**

#### *Informational Conditions*

4.12 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### **Age Capacity & Location**

#### *Informational Conditions*

4.13 - Hot water is provided by a 15 year old, 50 gallon water heater that is located in the garage.

#### *High Replament Probability Item*

4.14 - Due to age, replacement probability within five years is high, and a home warranty policy is advised.

### **Combustion Chamber**

#### *Informational Conditions*

4.15 - There is rust within the combustion chamber, which is typically produced by condensation and should be monitored.

### **Water Shut-Off Valve & Connectors**

#### *Informational Conditions*

4.16 - The shut-off valve and water connectors are functional.

### **Gas Shut-Off Valve & Connector**

#### *Informational Conditions*

4.17 - The gas control valve and its connector at the water heater are functional.

### **Vent Pipe & Cap**

#### *Informational Conditions*

4.18 - The vent pipe is not tested for draft due to lack of gas.

### **Relief Valve & Discharge Pipe**

#### *Functional Conditions*

4.19 - The water heater is equipped with a mandated pressure-temperature relief valve.

### **Drain Valve**

#### *Informational Conditions*

4.20 - The drain valve is in place and presumed to be functional.

### **Combustion Vent Ports**

#### *Informational Conditions*

4.21 - There are no vents in the garage to provide combustion air for the water heater. However, this area is not hermetically sealed and could be large enough to support combustion, but you may wish to have a second opinion.

## **Irrigation or Sprinklers**

### **General Comments & Description**

#### *Informational Conditions*

4.22 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control

panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

### **Automatic Sprinklers**

#### *Components and Conditions Needing Service*

4.23 - The automatic sprinklers have five zones supply by a well pump. Low or no water pressure was noted to Zone #1, #2, #5. Complete evaluation is need by a specialist.

### **Hose Bibs**

#### *Informational Conditions*

4.24 - The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property.

## **Waste & Drainage Systems**

### **General Comments & Description**

#### *Informational Conditions*

4.25 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### **Type of Material**

#### *Informational Conditions*

4.26 - The visible portions of the drainpipes are a modern type plastic known as PVC.

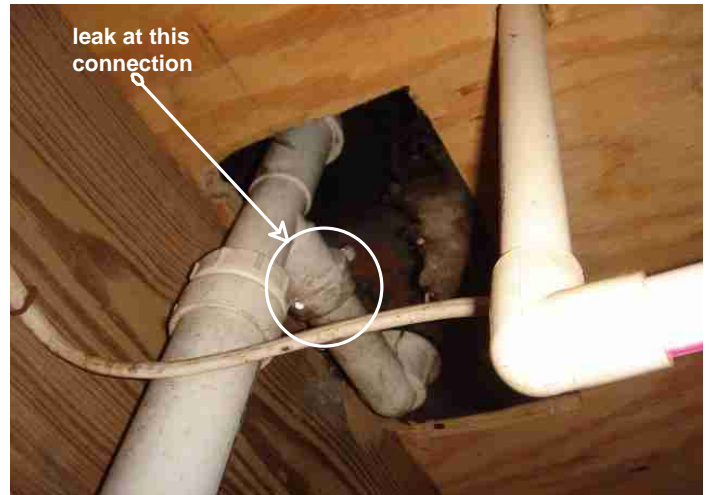
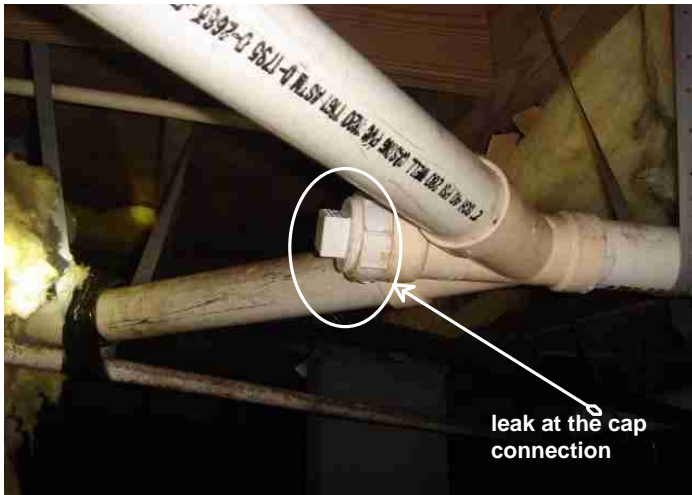
### **Drain Pipes Waste Pipes & Vent Pipes**

#### *Components and Conditions Needing Service*

4.27 - There are drainpipe leaks at the following locations which should be repaired: cap connection at the master bathroom tub and stall shower drain pipes are connected to Y connection; Jack and Jill Bathroom bathtub drain line.



There is a drainpipe leak that we will identify - *Continued*



## Well or Private Water Systems

### General Private Water Supply Comments

#### *Informational Conditions*

4.28 - The well and pump supply irrigation only. Water quality or quantity testing is not part of this inspection. We do not certify the actual well for water quantity or quality. There are no guarantees that a shallow well will not run dry in times of drought, or that a pump won't fail in the near future.

### Well Heads

#### *Informational Conditions*

4.29 - The well head is in serviceable condition.

### Submersible & Centrifugal Pumps

#### *Components and Conditions Needing Service*

4.30 - Electric wire conduit is separated at the pump connection, which does not have proper clamp and should be serviced.



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*High Replament Probability Item*

4.31 - The centrifugal pump is noisy which indicates worn components such as worn bearing, and you may wish to have it serviced.

## Section 5.0 - ELECTRICAL

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

### Main Panel

#### General Comments

##### *Informational Conditions*

5.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

5.2 - Not all switches and outlets are identified during our inspection. We do not identify control switches for ceiling fans and lighting kits, nor what is mandated by building standards at the time the residence was constructed. Be aware that some ceiling fans and light kits do not have wall switch controls even though wall switches are installed. Lighting circuits may have been altered by a previous owner and identifying this is often difficult. Therefore it is suggested that you do a thorough walk through of the residence prior to closing so that you can be aware of such idiosyncrasies, or check with the sellers for disclosure.

#### Service Entrance

##### *Informational Conditions*

5.3 - The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

#### Size and Location

##### *Informational Conditions*

5.4 - The residence is served by a 200 amp, 240 volt panel, located inside the garage.

### **Main Panel Observations**

#### *Informational Conditions*

5.5 - The panel and its components have no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

5.6 - The interior panel cover is in acceptable condition.

5.7 - The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

5.8 - The visible portions of the wiring has no visible deficiencies.

5.9 - The residence is wired predominantly with a modern vinyl conduit known as NM, non metallic cable, or Romex.

### **Circuit Breakers**

#### *Informational Conditions*

5.10 - There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

5.11 - The panel is grounded to a driven rod.

## **Sub Panels**

### **General Comments**

#### *Informational Conditions*

5.12 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### **Location**

#### *Informational Conditions*

5.13 - The sub panel is located at the boat house.

### **Sub Panel Observations**

#### *Informational Conditions*

5.14 - The electrical sub panel has no visible deficiencies.

### **Panel Cover Observations**

#### *Informational Conditions*

5.15 - The exterior panel cover is in acceptable condition.

### **Wiring Observations**

#### *Informational Conditions*

5.16 - There are no visible deficiencies with the wiring in the sub panel.

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**Circuit Breakers**

*Informational Conditions*

5.17 - The circuit breakers have no visible deficiencies.

**Grounding**

*Informational Conditions*

5.18 - The panel ground is correct.

## Section 7.0 - HEAT A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### HVAC Heat Pump Systems

#### Age & Location

##### *Informational Conditions*

7.1 - Central heat and air-conditioning are provided by a 4 year-old Goodman 5-ton heat pump, with a matching air handler located in master suite hallway closet.

#### Standard Observations

##### *Informational Conditions*

7.2 - The heat pump system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

7.3 - The heat pump system is not original, and you should request documentation that could include a warranty and guarantee and confirm that it was installed by a specialist and to current standards.

#### Heat Pump & Air-Handler

##### *Informational Conditions*

7.4 - The heat pump is not original, and you should request documentation from the sellers that could include a transferable warranty or guarantee.

7.5 - The heat pump responded to a request for heat and was not tested on the cooling cycle because the ambient temperature is too low and to do so could damage the coil.

7.6 - The amperage draw for the heat pump was recorded at 26.6 amps. The auxiliary/emergency heat strips amperage was recorded at 40.1 amps. Both recordings are within the normal range as specified on the equipment data plates.

#### Evaporator Coil

##### *Informational Conditions*

7.7 - The evaporator or inside coil is functional.

#### Return-Air Compartment

##### *Informational Conditions*

7.8 - The return-air compartment is in acceptable condition.

#### *Components and Conditions Needing Service*

7.9 - The filter below the air handler is dirty and should be replaced. The filter is clean in the return register by the stairs.

### **Condensate Drainpipe**

#### *Informational Conditions*

7.10 - The condensate drainpipe discharges correctly outside the residence.

### **Drip Pan**

#### *Informational Conditions*

7.11 - There is no drip pan under the air handler which is located inside the residence to prevent damage to interior furnishings in the case of a clogged primary condensate drain line. In most cases the air handler can be equipped with a float valve in the main drain line to cut off the system in the case of a clogged line. This should be installed by a professional.

### **Heat Pump Disconnect**

#### *Informational Conditions*

7.12 - The electrical disconnect at the condensing coil is functional.

### **Refrigerant Lines**

#### *Informational Conditions*

7.13 - The refrigerant lines are in acceptable condition but not fully visible.

### **Registers**

#### *Informational Conditions*

7.14 - The registers are reasonably clean and functional.

### **Flexible Ducting**

#### *Informational Conditions*

7.15 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

### **Metal Ducting**

#### *Functional Conditions*

7.16 - The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

## Section 8.0 - CHIMNEY

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

### Family Room Chimney

#### General Prefabricated Comments

##### *Informational Conditions*

8.1 - There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

#### Chimney Flashings

##### *Informational Conditions*

8.2 - The chimney flashings are in acceptable condition.

#### Chimney Flue

##### *Informational Conditions*

8.3 - The portions of the flue that are visible appear to be in acceptable condition.

#### Fireplace

##### *Informational Conditions*

8.4 - The fireplace is for ornamental use only, and is not designed to burn fossil fuels.



## Section 9.0 - INTERIOR

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Main Entry

#### Doors

##### *Functional Conditions*

9.1 - The door is functional.

9.2 - The door bell is functional.

#### Flooring

##### *Informational Conditions*

9.3 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

9.4 - The walls and ceiling are in acceptable condition.

#### Lights

##### *Functional Conditions*

9.5 - The lights are functional.

#### Outlets

##### *Functional Conditions*

9.6 - The outlets that were tested are functional.

### Living Room

#### Flooring

##### *Informational Conditions*

9.7 - The floor is worn or cosmetically damaged, which you should view for yourself (stained carpet).

## **Walls & Ceiling**

### *Informational Conditions*

9.8 - The walls and ceiling are in acceptable condition.

9.9 - The walls were tested for moisture intrusion particularly under windows and at the interior at intersections of the roof and exterior walls. There were no high moisture readings at this time. (infra red imaging and moisture meter testing done)

## **Dual-Glazed Windows**

### *Functional Conditions*

9.10 - The windows are functional.

## **Outlets**

### *Functional Conditions*

9.11 - The outlets that were tested are functional.

## **Dining Room**

### **Flooring**

#### *Informational Conditions*

9.12 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

9.13 - The walls and ceiling are in acceptable condition.

9.14 - The walls were tested for moisture intrusion particularly under windows and at the interior at intersections of the roof and exterior walls. There were no high moisture readings at this time. (infra red imaging and moisture meter testing done)

### **Dual-Glazed Windows**

#### *Functional Conditions*

9.15 - The windows are functional.

### **Lights**

#### *Functional Conditions*

9.16 - The lights are functional in the dining room.

### **Outlets**

#### *Functional Conditions*

9.17 - The outlets that were tested are functional.

## **Family Room**

### **Doors**

#### *Informational Conditions*

9.18 - The exterior door is functional but it may not be fully weather sealed.

### **Flooring**

#### *Informational Conditions*

9.19 - The floor has no significant defects.

## **Walls & Ceiling**

### *Informational Conditions*

9.20 - The walls and ceiling are in acceptable condition.

9.21 - The walls were tested for moisture intrusion particularly under windows and at the interior at intersections of the roof and exterior walls. There were no high moisture readings at this time.

## **Lights**

### *Functional Conditions*

9.22 - The lights/fan are functional.

## **Outlets**

### *Functional Conditions*

9.23 - The outlets that were tested are functional.

## **Breakfast Room**

### **Flooring**

#### *Informational Conditions*

9.24 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

9.25 - The walls and ceiling are in acceptable condition.

9.26 - The walls were tested for moisture intrusion particularly under windows and at the interior at intersections of the roof and exterior walls. There were no high moisture readings at this time. (moisture meter testing and infra red imaging done)

### **Dual-Glazed Windows**

#### *Functional Conditions*

9.27 - The windows are functional including the fixed type.

### **Lights**

#### *Functional Conditions*

9.28 - The lights are functional.

### **Outlets**

#### *Functional Conditions*

9.29 - The outlets that were tested are functional.

## **Bonus Room**

### **Location**

#### *Informational Conditions*

9.30 - Bonus Room is located above the garage.

### **Doors**

#### *Functional Conditions*

9.31 - The door/doors in the Bonus room is/are functional.

**Floor**

*Informational Conditions*

9.32 - The floor in the Bonus room is carpeted and has no significant defects.

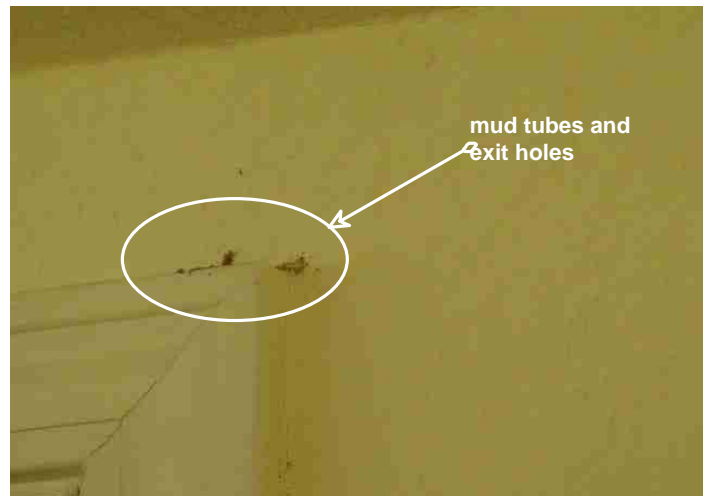
**Walls and Ceiling**

*Components and Conditions Needing Service*

9.33 - There is a mold like growth on the side of the shelf near the window, which should be disinfected.



9.34 - There is evidence of wood borers in Bonus Room which should be further evaluated by a WDO inspector (exit holes and mud tubes on the wall above and below the window; mud tubes on the window trims; exit holes at wall and ceiling intersections). Area is not visible from attic due to vaulted ceiling.



**Dual-Glazed Windows**

*Functional Conditions*

9.35 - The dual-glazed window in the bonus room is functional.

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**Closet**

*Informational Conditions*

9.36 - The closet in the Bonus room is in acceptable condition.

**Lights**

*Functional Conditions*

9.37 - The lights/fan in the Bonus room are functional.

**Outlets**

*Functional Conditions*

9.38 - The outlets in the Bonus room that were tested are functional.

**Smoke Detector**

*Functional Conditions*

9.39 - The smoke detector in the Bonus room is functional but should be tested periodically.

## Section 10.0 - BEDROOMS

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Master Bedroom

#### Location

##### *Informational Conditions*

10.1 - The master bedroom is located at the rear right corner of main level.

#### Doors

##### *Informational Conditions*

10.2 - The exterior door is functional but it may not be fully weather sealed.

##### *Components and Conditions Needing Service*

10.3 - The door striker plate needs to be adjusted for the striker pin to engage.

#### Flooring

##### *Informational Conditions*

10.4 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

10.5 - The walls and ceiling are in acceptable condition.

10.6 - The walls were tested for moisture intrusion particularly under windows and doors. There were no high moisture readings at this time. (moisture meter testing and infra red imaging done)

#### Dual-Glazed Windows

##### *Informational Conditions*

10.7 - The windows that were unobstructed were checked, and found to be functional.

#### Closets

##### *Functional Conditions*

10.8 - The closet and its components are functional.

#### Lights

##### *Functional Conditions*

10.9 - The lights/fans are functional.

#### Outlets

##### *Functional Conditions*

10.10 - The outlets that were unobstructed and able to be tested are functional.

#### Smoke Detector

##### *Informational Conditions*

10.11 - The smoke detector is functional, but should be checked periodically.

## 1st Guest Bedroom

### Location

#### *Informational Conditions*

10.12 - The first guest bedroom is located at rear side adjacent to patio.

### Doors

#### *Informational Conditions*

10.13 - The doors are functional.

10.14 - The exterior door is functional but it may not be fully weather sealed.

### Flooring

#### *Informational Conditions*

10.15 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

10.16 - The walls and ceiling are in acceptable condition.

10.17 - The walls were tested for moisture intrusion particularly under windows and at the interior at intersections of the roof and exterior walls. There were no high moisture readings at this time. (moisture meter testing and infra red imaging done)

### Dual-Glazed Windows

#### *Informational Conditions*

10.18 - The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Conditions*

10.19 - The closet and its components are functional.

### Lights

#### *Functional Conditions*

10.20 - The lights/fan in the bedroom are functional.

### Outlets

#### *Functional Conditions*

10.21 - The outlets that were unobstructed and able to be tested are functional.

### Smoke Detector

#### *Safety Issue*

10.22 - There is no smoke detector, and although one may not be mandated it is strongly recommended.

## 2nd Guest Bedroom

### Location

#### *Informational Conditions*

10.23 - The second guest bedroom is located at left side of the house.

### Doors

#### *Components and Conditions Needing Service*

10.24 - The door rubs, and needs to be serviced to work smoothly (left side guest bedroom).

### Flooring

#### *Informational Conditions*

10.25 - The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

10.26 - The walls and ceiling are in acceptable condition.

10.27 - The walls were tested for moisture intrusion particularly under windows and at the interior at intersections of the roof and exterior walls. There were no high moisture readings at this time. (moisture meter testing and infra red imaging done)

### Dual-Glazed Windows

#### *Informational Conditions*

10.28 - The windows that were unobstructed were checked, and found to be functional.

### *Maintenance*

10.29 - Window screens are missing, which you may wish to have replaced.

### Closets

#### *Functional Conditions*

10.30 - The closet and its components are functional.

### Lights

#### *Functional Conditions*

10.31 - The lights/fan are functional.

### Outlets

#### *Functional Conditions*

10.32 - The outlets that were unobstructed and able to be tested are functional.

### Smoke Detector

#### *Safety Issue*

10.33 - There is no smoke detector, and although one may not be mandated it is strongly recommended.



## Section 11.0 - RESTROOMS

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

### Powder Room

#### Size and Location

##### *Informational Conditions*

11.1 - The powder room is located across from kitchen.

#### Doors

##### *Functional Conditions*

11.2 - The door is functional.

#### Flooring

##### *Informational Conditions*

11.3 - The floor has no significant defects.

11.4 - The floor is moisture stained around the base of the toilet. No visible leak noted within the crawl space.

#### Walls & Ceiling

##### *Informational Conditions*

11.5 - The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Conditions*

11.6 - The window is functional.

#### Cabinets

##### *Functional Conditions*

11.7 - The cabinets are in acceptable condition.

#### Sink Countertop

##### *Functional Conditions*

11.8 - The sink countertop is functional.

#### Sink Faucet Valves & Connectors Trap & Drain

##### *Functional Conditions*

11.9 - The sink and its components are functional.

#### Toilet

##### *Components and Conditions Needing Service*

11.10 - The toilet is loose, and should be secured.

#### Exhaust Fan

##### *Functional Conditions*

11.11 - The exhaust fan is functional.

## Lights

### *Functional Conditions*

11.12 - The lights are functional.

## Outlets

### *Functional Conditions*

11.13 - The outlets are functional and include ground-fault protection.

## Master Bathroom

### Size and Location

#### *Informational Conditions*

11.14 - The master bathroom is a full, and is located adjacent to the master bedroom.

## Doors

### *Informational Conditions*

11.15 - The doors are functional.

## Flooring

### *Informational Conditions*

11.16 - The floor has no significant defects.

## Walls & Ceiling

### *Informational Conditions*

11.17 - The walls and ceiling are in acceptable condition.

## Single-Glazed Windows

### *Functional Conditions*

11.18 - The window is functional (fixed type) with no signs of moisture intrusion noted at this time.

## Cabinets

### *Functional Conditions*

11.19 - The cabinets are in acceptable condition.

## Sink Countertop

### *Functional Conditions*

11.20 - The sink countertop is functional.

## Sink Faucet Valves & Connectors Trap & Drain

### *Functional Conditions*

11.21 - The right hand sink and its components are functional.

## *Components and Conditions Needing Service*

11.22 - Low water flow noted to the left hand sink faucet which should be serviced (clogged aerator).

## *Maintenance*

11.23 - Both sink overflow drain lines are clogged and should be flushed.

## Hydro-Spa

### *Functional Conditions*

11.24 - The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

### **Stall Shower**

#### *Functional Conditions*

11.25 - The stall shower is functional with no high moisture recorded to the tiled walls at this time.

#### *Informational Conditions*

11.26 - The shower pan was filled and tested for leakage. No leakage was noted at this time.

### **Toilet & Bidet**

#### *Functional Conditions*

11.27 - The toilet is functional.

### **Exhaust Fan**

#### *Functional Conditions*

11.28 - The exhaust fan in the water closet is functional.

#### *Components and Conditions Needing Service*

11.29 - The exhaust fan did not respond, and should be serviced.

### **Lights**

#### *Functional Conditions*

11.30 - The lights are functional.

### **Outlets**

#### *Functional Conditions*

11.31 - The outlets are functional and include ground-fault protection.

## **Jack and Jill Bathroom**

### **Size and Location**

#### *Informational Conditions*

11.32 - The J-J bathroom is a full, and located at rear left corner of the house.

### **Doors**

#### *Informational Conditions*

11.33 - The doors are functional.

### **Flooring**

#### *Informational Conditions*

11.34 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

11.35 - The walls and ceiling are in acceptable condition.

### **Dual-Glazed Windows**

#### *Informational Conditions*

11.36 - The glass block type window is functional with no signs of moisture intrusion noted at this time.

### **Cabinets**

#### *Functional Conditions*

11.37 - The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Conditions*

11.38 - The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Informational Conditions*

11.39 - The sinks and their components are functional.

#### *Maintenance*

11.40 - Both sink overflow drain lines are clogged and should be flushed.

### **Tub-Shower**

#### *Components and Conditions Needing Service*

11.41 - The shower diverter valve in the tub/shower is defective, and should be serviced (it is stuck on down position).

### **Toilet & Bidet**

#### *Components and Conditions Needing Service*

11.42 - The toilet is loose, and should be secured.

### **Exhaust Fan**

#### *Functional Conditions*

11.43 - The exhaust fan is functional.

### **Lights**

#### *Functional Conditions*

11.44 - The lights are functional.

### **Outlets**

#### *Functional Conditions*

11.45 - The outlets are functional and include ground-fault protection.

## **Bonus Room Bathroom**

### **Size and Location**

#### *Informational Conditions*

11.46 - The first guest bathroom is a three-quarter, located upstairs.

### **Doors**

#### *Functional Conditions*

11.47 - The door is functional.

### **Flooring**

#### *Informational Conditions*

11.48 - The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

11.49 - The walls and ceiling are in acceptable condition.

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### **Cabinets**

#### *Functional Conditions*

11.50 - The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Conditions*

11.51 - The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Conditions*

11.52 - The sink and its components are functional.

#### *Maintenance*

11.53 - Sink overflow drain line is clogged and should be flushed.

### **Stall Shower**

#### *Functional Conditions*

11.54 - The molded type stall shower is functional.

### **Toilet & Bidet**

#### *Components and Conditions Needing Service*

11.55 - The toilet is loose, and should be secured.

### **Exhaust Fan**

#### *Functional Conditions*

11.56 - The exhaust fan is functional.

### **Lights**

#### *Functional Conditions*

11.57 - The lights are functional.

### **Outlets**

#### *Functional Conditions*

11.58 - The outlets are functional and include ground-fault protection.

## Section 12.0 - KITCHEN

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

### Kitchen

#### Flooring

##### *Informational Conditions*

12.1 - The floor has no significant defects.

#### Walls & Ceiling

##### *Functional Conditions*

12.2 - The walls and ceiling are in acceptable condition.

#### Sink & Countertop

##### *Informational Conditions*

12.3 - The sink and countertop are functional.

#### Cabinets

##### *Maintenance*

12.4 - The cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc. Two of the cabinet doors stay ajar.

#### Valves & Connectors

##### *Functional Conditions*

12.5 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

#### Faucet

##### *Functional Conditions*

12.6 - The sink faucet is functional.

#### Trap and Drain

##### *Functional Conditions*

12.7 - The trap and drain are functional.

#### Garbage Disposal

##### *Functional Conditions*

12.8 - The garbage disposal is functional.

#### *Components and Conditions Needing Service*

12.9 - The garbage disposal needs a new throat insert, which is a simple installation that typically does not require dismantling the unit.

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### **Electric Cooktop**

#### *Functional Conditions*

12.10 - The electrical cook top is functional.

### **Built-in Electric Oven**

#### *Components and Conditions Needing Service*

12.11 - The electrical ovens are functional, but was neither calibrated nor tested for its performance. Display panel is difficult to read and may need to be replaced.

### **Dishwasher**

#### *Functional Conditions*

12.12 - The dishwasher is functional.

### **Exhaust Fan or Downdraft**

#### *Informational Conditions*

12.13 - The exhaust fan is functional and a type that vents internally.

### **Built-in Microwave**

#### *Functional Conditions*

12.14 - The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

### **Lights**

#### *Informational Conditions*

12.15 - The light is functional.

### **Outlets**

#### *Functional Conditions*

12.16 - The outlets that were tested are functional and include ground-fault protection.

### **Refrigerator**

#### *Functional Conditions*

12.17 - The refrigerator appears to be functioning as intended at this time, however we did not test for calibration or remove contents, if any, to check for hidden damage. It is advisable to have the coils cleaned periodically.

#### *Informational Conditions*

12.18 - The ice maker arm or switch was set in the off position at the start of the inspection, therefore we may not be able to determine its functionality during the duration of the inspection. This should be checked by the buyer at the final walk through.

## Section 13.0 - HALLWAY

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Primary Hallway

#### Flooring

##### *Informational Conditions*

13.1 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

13.2 - The walls and ceiling are in acceptable condition.

#### Closets & Cabinets

##### *Informational Conditions*

13.3 - The closet, or closets, is in acceptable condition.

#### Lights

##### *Functional Conditions*

13.4 - The lights are functional.

#### Outlets

##### *Functional Conditions*

13.5 - The outlets that were tested are functional.

#### Smoke Detector

##### *Safety Issue*

13.6 - The smoke detector in the hallway is alarm dependant type. Its functionality should be confirmed by the alarm company.



## Section 14.0 - STAIRS

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Main Stairs

#### Floor Treads & Risers

##### *Informational Conditions*

14.1 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

14.2 - The walls and ceiling have no significant defects.

#### Handrails & Guardrails

##### *Functional Conditions*

14.3 - Hand railing is functional.

##### *Informational Conditions*

14.4 - If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

#### Closets & Cabinets

##### *Informational Conditions*

14.5 - The closet, or closets, in the area of the stairs and landing is in acceptable condition.

#### Lights

##### *Functional Conditions*

14.6 - The lights are functional.

#### Outlets

##### *Functional Conditions*

14.7 - The outlets that were tested are functional.

#### Smoke Detector

##### *Safety Issue*

14.8 - The smoke detector is alarm dependant type therefore it should be tested by the alarm company.

## Section 15.0 - LAUNDRY

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### Doors

##### *Functional Conditions*

15.1 - The door is functional.

#### Flooring

##### *Informational Conditions*

15.2 - The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

15.3 - The walls and ceiling are in acceptable condition.

#### Cabinets

##### *Functional Conditions*

15.4 - The cabinets are functional.

#### Valves & Connectors

##### *Functional Conditions*

15.5 - The valves and connectors are not tested but appear to be functional. However, because they are not in daily use they typically become stiff or frozen.

##### *Informational Conditions*

15.6 - The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

#### Trap & Drain

##### *Functional Conditions*

15.7 - The trap and drain are functional.

#### 220 Volt Receptacle

##### *Functional Conditions*

15.8 - A 220 volt receptacle for the dryer is in use or was tested with an electrical tester and is functional.

#### Dryer Vent

##### *Informational Conditions*

15.9 - The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, and you may wish to consider replacing it.

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**Lights**

*Functional Conditions*

15.10 - The lights are functional.

**Outlets**

*Functional Conditions*

15.11 - The outlets that were tested are functional.

**Laundry Equipment**

*Functional Conditions*

15.12 - The washer and dryer are operational at this time.

## Section 16.0 - GARAGE

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Triple-Car Garage

#### Slab Floor

##### *Functional Conditions*

16.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

#### Walls & Ceiling

##### *Informational Conditions*

16.2 - The walls and ceiling in the garage are sheathed and in acceptable condition.

#### Dual-Glazed Windows

##### *Components and Conditions Needing Service*

16.3 - Windows are stuck should be serviced. Also, one of the window pane is cracked and should be replaced (front left bottom pane-looking out).

#### Firewall Separation

##### *Functional Conditions*

16.4 - The firewall separating the garage from the residence is functional.

#### Entry Door Into the House

##### *Functional Conditions*

16.5 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

#### Garage Side Door

##### *Components and Conditions Needing Service*

16.6 - Wood borer damage was noted to the frame, trim and threshold of the garage side door which should be further evaluated by a licensed WDO inspector.

**Wood borer damage was noted to the frame of garage side door - *Continued***



**Garage Door & Hardware**

*Functional Conditions*

16.7 - The garage doors and their hardware are functional.

**Automatic Opener**

*Functional Conditions*

16.8 - The garage door openers are functional.

**Lights**

*Functional Conditions*

16.9 - The lights are functional, and do not need service at this time.

**Outlets**

*Safety Issue*

16.10 - The outlets that were tested are functional, and include ground-fault protection. However couple of them are loose and should be secured.

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**Central Vacuum System**

*Functional Conditions*

16.11 - Testing of the central vacuum system is limited to the visible components and operation of the unit from the vacuum canister. The system appears to be functioning as intended.

**Garage Sink**

*Informational Conditions*

16.12 - The garage sink and its components are functional.

## Section 17.0 - ATTIC

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Access Location & General Condition

##### *Informational Conditions*

17.1 - The attic can be accessed through a hatch in the upper hallway.

#### Method of Evaluation

##### *Informational Conditions*

17.2 - We evaluated the attic by direct access.

17.3 - Access to some areas of the attic were restricted due to inadequate clearance (vaulted ceiling above and beyond the bonus room).

#### Framing

##### *Informational Conditions*

17.4 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

#### Ventilation

##### *Informational Conditions*

17.5 - Ventilation is provided by a combination of eave, dormer, turbine, off ridge or gable vents, and should be adequate.

#### Electrical

##### *Informational Conditions*

17.6 - The electrical components that are fully visible appear to be in acceptable condition.

#### Heat Vents

##### *Informational Conditions*

17.7 - The heat vents appear to be functional.

#### Plumbing Vents

##### *Informational Conditions*

17.8 - The drainpipe vents that are fully visible are in acceptable condition.

#### Exhaust Ducts

##### *Informational Conditions*

17.9 - The visible portions of the exhaust ducts are functional.

#### Water Pipes

##### *Informational Conditions*

17.10 - The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

**Combination of Batt and Cellulose Insulation**

*Functional Conditions*

17.11 - The attic floor is insulated with a combination of cellulose and batt material, ranging in thickness from approximately six to nine-inches.

*Useful Upgrade*

17.12 - Dislodged insulation was noted in the attic that you may want to have re-installed (at chimney chase back wall; bonus room left side wall).





## REPORT CONCLUSION

123 Abc St., St. Marys, GA 31558

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.



**"Professional Commercial and Residential Property Inspections"**

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A handwritten signature in black ink that reads "Tamer KETEL". The signature is written in a cursive style with a large, sweeping initial "T".

c St., St. Marys, GA 31558

Inspection Date: 11/8/2011 Time: 2:00 pm to 5:30 pm

Dear John Doe:

Thank you for hiring Elite Inspectors, LLC to be of service. We hope that you were pleased with the quality of our service, and that you would recommend us to others. Please read the report carefully, and call us with any questions that you might have. We remain your consultant indefinitely, and would be happy to assist you in any way that we can. We sincerely hope that you and your family will be happy and healthy in your new home.