

Safeguard Home Inspection, Inc.
Presents Your Exclusive
HOME INSPECTION REPORT



(address deleted)
Roswell, GA 30075
November 4, 2011

Inspector: Rob Golden

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REPORT OVERVIEW

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component may need repair or replacement in the near future.

POOR – Indicates the component is significantly defective and will need repair or replacement very soon.

SAFETY HAZARD - Denotes a condition that is unsafe now or has the potential to be unsafe under certain circumstances.

FYI – “For Your Information” comments are scattered throughout the main body of the report as footnotes to provide background details, practical information and observations of this home’s condition. It will be helpful to read the FYI comments to get a better understanding of your home. However, these comments are not included in the Summary because they refer to conditions that do not require action, or are deemed to be relatively insignificant, or are beyond the scope of normal reporting standards.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® Standards of Practice are inspected, except as may be noted within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	37 years
Style:	Two-story
Main Entrance Faces:	South
State of Occupancy:	Vacant
Weather Condition:	Clear
Temperature:	50-60°
Recent Rain:	Yes
Ground cover:	Wet

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GROUNDS

SERVICE WALKS	<input type="checkbox"/> None	<input type="checkbox"/> <i>Public sidewalk needs repair</i>		
Material:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Gravel	<input type="checkbox"/> Brick <input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Typical cracks
	<input type="checkbox"/> <i>Pitched towards home</i>	<input type="checkbox"/> <i>Settling Cracks</i>	<input type="checkbox"/> <i>Trip hazard</i>	
DRIVEWAY/PARKING	<input type="checkbox"/> None			
Material:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Gravel/Dirt	<input type="checkbox"/> Brick <input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Typical cracks
	<input type="checkbox"/> <i>Pitched towards home</i>	<input checked="" type="checkbox"/> <i>Settling Cracks</i>	<input type="checkbox"/> <i>Trip hazard</i>	
PORCH (covered entrance)	<input type="checkbox"/> None			
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Railing/Balusters recommended</i>
STOOPS/STEPS	<input type="checkbox"/> None			
Material:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Stone	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Railing/Balusters recommended</i>
	<input type="checkbox"/> <i>Cracked</i>	<input type="checkbox"/> <i>Settled</i>	<input type="checkbox"/> <i>Rotted/Damaged</i>	<input type="checkbox"/> <i>Uneven risers</i> <input type="checkbox"/> <i>Safety Hazard</i>
PATIO	<input checked="" type="checkbox"/> None			
Material:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick	<input type="checkbox"/> Other
Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks
	<input type="checkbox"/> <i>Pitched towards home</i>	<input type="checkbox"/> <i>Settling Cracks</i>	<input type="checkbox"/> <i>Trip hazard</i>	
DECK/BALCONY (flat, floored, roofless area)	<input type="checkbox"/> None			
Material:	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Composite	<input type="checkbox"/> Not visible
Finish:	<input checked="" type="checkbox"/> Treated	<input checked="" type="checkbox"/> Painted/Stained		<input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor
	<input type="checkbox"/> <i>Railing/Balusters recommended</i>	<input type="checkbox"/> <i>Railing loose</i>		<input type="checkbox"/> <i>Improper attachment to house</i>
	<input type="checkbox"/> <i>Posts/Supports need Repair</i>	<input type="checkbox"/> <i>Wood in contact with soil</i>		
FENCE/WALL	<input type="checkbox"/> Not evaluated	<input type="checkbox"/> None		
Type:	<input type="checkbox"/> Brick/Block	<input checked="" type="checkbox"/> Wood (with metal netting)	<input type="checkbox"/> Metal	<input type="checkbox"/> Chain Link <input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
LANDSCAPING AFFECTING FOUNDATION				
Negative Grade:	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> North	<input type="checkbox"/> South
	<input type="checkbox"/> <i>Recommend additional backfill</i>	<input type="checkbox"/> <i>Recommend window wells/covers</i>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Yard drains observed
	<input type="checkbox"/> <i>Wood in contact with/improper clearance to soil</i>			<input type="checkbox"/> <i>Trim back trees/shrubberies</i>
RETAINING WALL	<input type="checkbox"/> None			
Material:	<input type="checkbox"/> Brick/Block	<input checked="" type="checkbox"/> Wood (landscape wall)	<input type="checkbox"/> Poured concrete	
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <i>Safety Hazard</i> <input type="checkbox"/> <i>Leaning/cracked/bowed</i>
HOSE BIBS	<input type="checkbox"/> None			
Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not tested	<input type="checkbox"/> Not on <input checked="" type="checkbox"/> <i>No anti-siphon valve</i>
GENERAL COMMENTS				

FYI: A few cracks and minor settlement are noted at the concrete driveway and to a lesser extent at the walkway. This is a typical condition and does not affect the home. However, over time cracks may widen due to the effects of weathering, especially from the freeze-thaw process. Sealing concrete cracks to prevent moisture penetration will help avoid further cracking but it should be noted that it is often difficult to achieve a pleasing cosmetic appearance when sealing concrete due to the mismatch of color and texture.

FYI: A wood landscape retaining wall is noted at the west side of the property along the driveway. Although the wall was not installed with a set-back from row to the next, it appears to be in satisfactory condition serving its intended function.

FYI: The deck evaluated in this section includes the screened-in portion.

FYI: Pine straw bales at rear of home should be removed from contact with siding to eliminate potential attraction of termites and other pests.

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ROOF

Roof Visibility All Partial None Limited by:

Inspected From Roof Ladder at eaves Ground with Binoculars

Style of Roof
Type: Gable Hip Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

Roof Covering
Type: **Asphalt** Estimated Layers: **1 Layer** Approximate age of cover: **3-6** years

Ventilation System None
Type: Soffit Ridge Gable Roof Turbine Powered (at gable vent) Other

Flashing
Material: Galv/Alum Asphalt Not visible Rubber Copper Lead Other
Condition: Not visible Satisfactory Marginal Poor
 Separated from chimney/roof Recommend Sealing Rusted

Valleys N/A
Material: Galv/Alum Asphalt Lead Copper Not visible Other
Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes Recommend Sealing

Condition of Roof Coverings Overall Appearance: Satisfactory Marginal Poor
Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

Skylights N/A
Condition: Satisfactory Marginal Poor

Plumbing Vents Yes No
Condition: Satisfactory Marginal Poor

Conditions reported in categories above reflect visible portion of roof only

General Comments SEE COMMENTS, NEXT PAGE

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The roofing shingles above the covered deck do not have the necessary overhang at the edge (SEE PHOTO). This condition has caused moisture exposure and damage to the edge of the decking boards (SEE PHOTOS). Recommend replacement of damaged decking boards and installation of metal drip edge flashing at the enclosed deck by a qualified roofer.



CHIMNEY/GUTTERS/SIDING/WINDOWS

CHIMNEY(S) None Location(s): **West** Side-vent flue

Viewed From: Roof Ladder at eaves Ground with binoculars

Rain Cap/Spark Arrestor: Yes No **Recommended**

Chase: Brick Stone Framed Stucco None (flue only)

Evidence of: Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust

Flue: Tile Metal **Unlined** Not visible

Evidence of: Scaling Cracks Creosote **Not evaluated**

Condition: **Have flue(s) cleaned and re-evaluated** **Recommend Cricket/Saddle/Flashing**

Condition: Satisfactory Marginal Poor

GUTTERS None **Need to be cleaned** **Downspouts needed**

Material: Copper Vinyl/Plastic Galvanized/Aluminum Other

Leaking: Corners Joints **Hole in main run**

Attachment: Loose **Missing spikes** **Improperly sloped**

Extension needed: North South East West

Condition: Satisfactory Marginal Poor **Rusting**

SIDING Overall Appearance: Satisfactory Marginal Poor

Material: Stone Slate Brick Composite Fiber-cement Stucco

EIFS Asphalt Wood Vinyl Metal Other

Condition: Typical cracks **Monitor** **Wood rot** Peeling paint **Loose/Missing/Holes**

Recommend repair/painting **Gaps between planks**

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type: Not visible Framed Masonry Other

Condition: Satisfactory Marginal Poor Not visible

DOOR FRAMES

Material: Wood Metal Aluminum covered Vinyl/PVC Other

Condition: **Recommend repair/painting** **Damaged wood** Other

WINDOW FRAMES

Material: Wood Metal Aluminum covered Vinyl/PVC Other

Condition: **Recommend repair/painting** **Damaged wood** Other

WINDOWS

Material: Wood Metal Vinyl Aluminum/Vinyl Clad

Condition: Satisfactory Marginal Poor Glazing/caulk needed

SCREENS Installed Torn Bent Missing

STORM WINDOWS None

Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

GENERAL COMMENTS SEE COMMENTS, NEXT PAGE

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The gutters are filled with leaves (SEE PHOTO). Recommend cleaning gutters.



A small area of wood rot is noted at the fascia board on the west side of the covered deck (SEE PHOTO). Recommend repair or replacement of damaged wood.



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Page 8 of 32

A small area of early-stage wood rot is noted at the window sill at the west side of the deck (SEE PHOTO). Recommend repair or replacement of damaged wood at window sill.



FYI: Given the abundance of nearby trees it may be desirable to install leaf guards at the gutters to reduce the need for frequent maintenance.

FYI: A small area of wood decay is noted at the plywood soffit beneath the chimney chase as seen from inside the Attic. This condition indicates past moisture infiltration into the chase, probably from the roof. At time of inspection there is no elevated moisture and no indication of active moisture penetration. The decayed wood soffit is not a structural component and does not require repair or replacement.

FYI: Glazing compound is noted chipped at several window panes around the home. Application of glazing compound may be desirable.

FYI: Screens are noted missing from several windows. Replacement of missing window screens may be desirable.

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EXTERIOR ELECTRIC/AC

SERVICE ENTRY Underground Overhead *Less than 3' from balcony/deck/windows*

Condition: Satisfactory Marginal Poor

Weather head/mast needs repair *Overhead wires too low*

Exterior outlets: Yes No **Operate:** Yes No

GFCI present: Yes No **Operate:** Yes No

Reverse polarity Open ground Safety Hazard

EXTERIOR A/C - HEAT PUMP #1 Approximate age: *New* . Maximum fuse/breaker rating: *30 Amps*

Brand: *Payne (1st floor)* Model #: *PA13NA036-C* Serial #: *2311X700125*

Outside Disconnect: Yes No *Improperly sized fuses/breakers*

Level: Yes No *Damaged base/pad*

Condenser Fins: *Damaged* *Need cleaning* *Cabinet/housing rusted*

Condition: Satisfactory Marginal Poor

EXTERIOR A/C - HEAT PUMP #2 Approximate age: *4 yrs.* Maximum fuse/breaker rating: *20 Amps*

Brand: *Tempstar (2nd floor)* Model #: *N2A324GKA200* Serial #: *E073212541*

Outside Disconnect: Yes No *Improperly sized fuses/breakers*

Level: Yes No *Damaged base/pad*

Condenser Fins: *Damaged* *Need cleaning* *Cabinet/housing rusted*

Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

FYI: There are not exterior electrical outlets at this home. Installation of exterior receptacles may be desirable for lawn equipment, holiday lights, etc.

FYI: See COOLING comments regarding performance and service life of air conditioning system.

GARAGE

TYPE
 Attached
 None
 Detached
 1-car
 2-car
 3-car
 4-car

AUTOMATIC OPENER
 Yes
 No
 Operable
 Inoperable

SAFETY REVERSE
Operable: Pressure reverse
 Electric eye
 Need(s) adjustment
 Safety hazard

FLOOR
Material: Concrete
 Gravel
 Asphalt
 Dirt
Condition: Satisfactory
 Typical cracks
 Large settling cracks
 Recommend evaluation/repair
Burners less than 18" above garage floor: N/A
 Yes
 No
 Safety hazard

SILL PLATES
 Not visible
 Floor level
 Elevated
 Rotted/Damaged
 Recommend repair

OVERHEAD DOOR(S)
Material: Wood
 Fiberglass
 Masonite
 Metal
Condition: Satisfactory
 Marginal
 Poor
 Recommend repair
 Recommend lubrication
 Weather-strip missing/damaged
 Overhead door hardware loose

ELECTRICITY PRESENT
Reverse polarity: Yes
 No
Open ground: Yes
 No
GFCI Present: Yes
 No
Operates: Yes
 No
 Not visible
 Safety hazard
 Handyman/extension cord wiring

FIRE SEPARATION WALLS & CEILING (Between garage & living area)
Condition: Satisfactory
 Safety hazard(s)
 Recommend repair
 Holes walls/ceiling
Fire door: Not verifiable
 Not a fire door
 Needs repair
 Satisfactory
Moisture Stains Present: Yes
 No

EXTERIOR SERVICE DOOR
Condition: Satisfactory
 Marginal
 Poor
 None

EXTERIOR DOORS
Weather-strip: Satisfactory
 Marginal
 Poor
 Missing
 Replace
Door Condition: Satisfactory
 Marginal
 Poor

GENERAL COMMENTS SEE COMMENTS, NEXT PAGE

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Page 11 of 32

The water heater is sitting at floor level in the Garage (SEE PHOTO). This condition may allow flammable gasses which hover near ground level to come into contact with the burner. Recommend elevating water heater at least 18 inches above the floor level in Garage by a qualified plumber.



FYI: Several horizontal and vertical cracks are noted in the Garage at the drywall seams. These are not structural or significant concerns. These are minor stress-related blemishes. Cosmetic touch-up of drywall may be desirable.

FYI: The windows in the Garage are stuck/painted shut.

FYI: The hairline cracks at the concrete floor in the Garage are not a significant concern.

FYI: Moisture stains are noted at the Garage ceiling, primarily in and near the utility room closet. Thorough testing of plumbing and examination with moisture meter shows no elevated moisture and no active leaks. A related area of surface mold is noted at the wall behind the door in the utility room. These stains and mold appear to be the result of a prior leak or overflow incident at the Master Bathroom. There is no present concern. Cosmetic touch-up of stains and sanitization or replacement of mold-affected drywall may be desirable.

FYI: A cover plate is noted missing at the light switch in the utility room.

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KITCHEN

COUNTERTOPS	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> <i>Recommend repair/caulking</i>
CABINETS	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> <i>Recommend repair/adjustment</i>
PLUMBING			
Faucet Leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak/corroded: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sink/Faucet:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Corroded	<input type="checkbox"/> Chipped <input type="checkbox"/> Cracked <input type="checkbox"/> <i>Recommend repair</i>
Functional Drainage:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	Functional Flow: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor
WALLS & CEILING			
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> <i>Moisture stains</i>
HEATING / COOLING SOURCE	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
FLOOR			
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Sloping <input type="checkbox"/> Squeaks
APPLIANCES			
<input checked="" type="checkbox"/> Disposal	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Exhaust fan	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Refrigerator	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Other	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No
Dishwasher Drain Line Looped:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
ELECTRICAL			
Outlets Present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operable:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
G.F.C.I.:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operable:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/Reverse polarity within 6' of water:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> <i>Potential safety hazard(s)</i>
GENERAL COMMENTS			

An anti-tip bracket is noted missing at the rear leg of the oven (SEE PHOTO). This condition may allow the oven to tip forward when the door is open and pressure or weight is applied. Recommend installation of an anti-tip bracket at the rear leg of the oven.



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Page 13 of 32

A cracked pane is noted at the window above the Kitchen sink (SEE PHOTO). Recommend replacement of cracked window pane.



Improperly-terminated hot wiring is noted at the wall above the Kitchen sink (SEE PHOTO). This wiring is intended for a light fixture. Recommend installation of light fixture or removal or wiring by a qualified electrician.



FYI: There is no gas line installed at the rear of the oven. If a gas oven is desired a gas line will need to be installed from the Crawl Space.

FYI: The temperature of the oven is about 25 degrees below the thermostat setting. This is a typical deviation and not a significant concern.

FYI: The dimmer knob is noted missing at the light switch on the west wall of the Kitchen.

FYI: The window at the Kitchen sink is stuck/painted shut.

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LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink:	<input checked="" type="checkbox"/> N/A	Faucet leaks:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Cross connections:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Heat source present:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Room vented:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Dryer vented:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wall		<input type="checkbox"/> Ceiling	<input type="checkbox"/> Floor		<input type="checkbox"/> Not vented	
	<input checked="" type="checkbox"/> Not vented to Exterior			<input type="checkbox"/> Recommend repair	<input type="checkbox"/> Safety hazard			
Electrical:	Open ground/reverse polarity within 6' of water:			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard		
G.F.C.I. present:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
Appliances:	<input type="checkbox"/> Washer	<input type="checkbox"/> Dryer		<input type="checkbox"/> Water heater	<input type="checkbox"/> Furnace			
Washer hook-up lines/valves:	<input type="checkbox"/> Leaking	<input type="checkbox"/> Corroded		<input type="checkbox"/> Not visible				
Gas Shut-off Valve:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cap Needed	<input type="checkbox"/> Safety hazard	<input type="checkbox"/> Not visible		

GENERAL COMMENTS

The Laundry Room dryer duct is terminating inside the Crawl Space (SEE PHOTO). Recommend extension of dryer duct to the exterior vent.



FYI: A cover plate is noted missing at the receptacle in the Laundry Room

BATHROOM

BATH: MASTER BATH

SINKS

Faucet leak *Faucet loose* *Drain pipe leak*

Functional Drainage: Adequate Poor

Functional Flow: Adequate Poor

SHOWER/TUB

Faucet leak *Faucet loose* *Drain pipe leak*

Functional Drainage: Adequate Poor

Functional Flow: Adequate Poor

TOILET

Operates Loose bowl Toilet leaks Tank components need repair *Cracked bowl/tank*

SHOWER / TUB AREA

Rotted/weakened floors

Material: Metal/enamel-coated Tile/stone Fiberglass Cultured marble Other

Caulk/Grouting Needed: Yes No Holes/Damage in shower/tub: Yes No

Whirlpool Operable: N/A Yes No Access panel to pump/motor: Yes No

WALLS / CEILING / CABINETS

Moisture stains present: Yes No *Holes/Damage*

ELECTRICAL

Outlets present: Yes No

G.F.C.I. Present: Yes No Operates: Yes No

Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazards present*

HEATING / COOLING SOURCE

Yes No

Window/Door: Satisfactory Marginal Locks/Latches Operable: Yes No Missing

Exhaust Fan: Yes No Operates: Yes No Noisy: Yes No

GENERAL COMMENTS

FYI: A stopper is missing at the tub. Installation of a stopper may be desirable.

FYI: Slightly loose connection of tub spout at wall. Silicone caulk where spout meets wall tile may be desirable.

BATHROOM

BATH: SECOND FLOOR BATH /HALLWAY

SINKS *Faucet leak* *Faucet loose* *Drain pipe leak*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

SHOWER/TUB *Faucet leak* *Faucet loose* *Drain pipe leak*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

TOILET Operates Loose bowl Toilet leaks Tank components need repair *Cracked bowl/tank*

SHOWER / TUB AREA *Rotted/weakened floors*
Material: Metal/enamel-coated Tile/stone Fiberglass Cultured marble Other
Caulk/Grouting Needed: Yes No **Holes/Damage in shower/tub:** Yes No
Whirlpool Operable: N/A Yes No **Access panel to pump/motor:** Yes No

WALLS / CEILING / CABINETS **Moisture stains present:** Yes No *Holes/Damage*

ELECTRICAL **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazards present*

HEATING / COOLING SOURCE Yes No
Window/Door: Satisfactory Marginal **Locks/Latches Operable:** Yes No Missing
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS

FYI: The stem at the sink stopper is disconnected. Adjustment of sink stopper may be desirable.

FYI: A stopper is missing at the tub. Installation of a stopper may be desirable.

FYI: Slightly loose connection of tub spout at wall. Silicone caulk where spout meets wall tile may be desirable.

BATHROOM

BATH: FIRST FLOOR HALF BATH

SINKS *Faucet leak* *Faucet loose* *Drain pipe leak*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

TOILET Operates Loose bowl Toilet leaks Tank components need repair *Cracked bowl/tank*

WALLS / CEILING / CABINETS **Moisture stains present:** Yes No *Holes/Damage*

ELECTRICAL **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No
Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazards present*

HEATING / COOLING SOURCE Yes No
Window/Door: Satisfactory Marginal **Locks/Latches Operable:** Yes No Missing
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS

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DINING ROOM

LOCATION: NORTHEAST									
Walls & Ceiling: Floor: Ceiling Fan: Electrical: Heating/Cooling Source: Doors: Windows:	<input checked="" type="checkbox"/> Satisfactory Moisture stains: <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A Switches: <input checked="" type="checkbox"/> Yes Open ground/Reverse polarity: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Marginal <input type="checkbox"/> Yes <input type="checkbox"/> Doors <input type="checkbox"/> Marginal <input type="checkbox"/> Satisfactory <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Poor <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Typical cracks Where: <input type="checkbox"/> Ceilings <input type="checkbox"/> Squeaks <input type="checkbox"/> Poor <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety Hazard <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No					
GENERAL COMMENTS									

FYI: Both windows in the Dining Room are stuck/painted shut.

FYI: A door has been removed between the Kitchen and the Dining Room. Replacement of door frame with a cased opening may be desirable.

FAMILY ROOM

LOCATION: WEST									
Walls & Ceiling: Floor: Ceiling Fan: Electrical: Heating/Cooling Source: Doors: Windows:	<input checked="" type="checkbox"/> Satisfactory Moisture stains: <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A Switches: <input checked="" type="checkbox"/> Yes Open ground/Reverse polarity: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Marginal <input type="checkbox"/> Yes <input type="checkbox"/> Doors <input type="checkbox"/> Marginal <input type="checkbox"/> Satisfactory <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Poor <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> Cover plates missing <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Typical cracks Where: <input type="checkbox"/> Ceilings <input type="checkbox"/> Squeaks <input type="checkbox"/> Poor <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Safety Hazard <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No					
GENERAL COMMENTS									

FYI: The window in this room is fixed shut, not designed to open

FYI: The left-side switch at the north wall of the Family Room is intended to control electricity flow to the ceiling fan at the covered deck. It is wired as intended. However, the ceiling fan is not operating due to a missing remote control. Replacement of remote control for deck ceiling fan may be desirable.

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DEN

LOCATION: SOUTH										
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks						
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:						
	Holes/Damage:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings						
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes					
Ceiling Fan:	<input type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor						
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Open ground/Reverse polarity:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Cover plates missing	<input type="checkbox"/> Safety Hazard				
Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No								
Doors:	Operational: <input type="checkbox"/> Yes <input type="checkbox"/> No	Locks/Latches Operable:	<input type="checkbox"/> Yes	<input type="checkbox"/> No						
Windows:	Operational: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cracked Glass					
GENERAL COMMENTS										

FYI: The switch in the Den controls electricity flow to two of the receptacles at the north wall.

MASTER BEDROOM

LOCATION: SECOND FLOOR/NORTH										
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks						
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:						
	Holes/Damage:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings						
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes					
Ceiling Fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor					
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Open ground/Reverse polarity:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Cover plates missing		<input type="checkbox"/> Safety Hazard			
Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No								
Doors:	Operational:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Windows:	Operational:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (1)	<input type="checkbox"/> Cracked Glass			
Bedroom Egress Restricted:	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No							
GENERAL COMMENTS										

FYI: The switch next to the door in the Master Bedroom controls electricity flow to the top half of the three receptacles on the south wall and west wall.

FYI: A window latch is noted missing at one window. Replacement of window latch may be desirable.

BEDROOM

LOCATION: SECOND FLOOR/WEST										
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical cracks						
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:						
	Holes/Damage:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings						
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks	<input type="checkbox"/> Slopes					
Ceiling Fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor					
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Open ground/Reverse polarity:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Cover plates missing		<input type="checkbox"/> Safety Hazard			
Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No								
Doors:	Operational:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Windows:	Operational:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Locks/Latches Operable:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No				
Bedroom Egress Restricted:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No							
GENERAL COMMENTS										

FYI: Both windows in the Second Floor West Bedroom are stuck/painted shut. See WINDOWS comments.

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BEDROOM

LOCATION: SECOND FLOOR/SOUTH

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks
Moisture stains: Yes No **Where:** Walls Ceilings
Holes/Damage: Doors Squeaks Slopes
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Cover plates missing Safety Hazard
Heating/Cooling Source: Yes No
Doors: Operational: Yes No **Locks/Latches Operable:** Yes No
Windows: Operational: Yes No (1) **Locks/Latches Operable:** Yes No Cracked Glass
Bedroom Egress Restricted: Yes No

GENERAL COMMENTS

FYI: The left-side window is stuck/painted shut. See WINDOWS comments.

BEDROOM

LOCATION: SECOND FLOOR/SOUTHWEST

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks
Moisture stains: Yes No **Where:** Walls Ceilings
Holes/Damage: Doors Squeaks Slopes
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Cover plates missing Safety Hazard
Heating/Cooling Source: Yes No
Doors: Operational: Yes No **Locks/Latches Operable:** Yes No
Windows: Operational: Yes No **Locks/Latches Operable:** Yes No Cracked Glass
Bedroom Egress Restricted: Yes No

GENERAL COMMENTS

FYI: Due to a minor misalignment of the strike plate at the door frame in the Second Floor Southwest Bedroom, the door does not completely latch or lock. Adjustment of strike plate may be desirable.

INTERIOR

INTERIOR WINDOWS / GLASS

Condition: Satisfactory Marginal Poor **Needs repair**
 Representative number of windows operated Painted shut Cracked glass
 Glazing compound needed Hardware missing **Broken counter-balance mechanism**
Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
Security Bars Present: Yes No Not tested **Safety hazard** **Test release mechanism before moving in**

FIREPLACE

None Location(s): **Family Room**
Type: Gas Wood **Woodburner stove** Electric Ventless
Material: Masonry Pre-fabricated
Miscellaneous: Blower built-in Operates: Yes No
Damper operates: Yes No **Recommend having flue cleaned and re-examined**
 Open joints or cracks in firebrick/panels should be sealed
Hearth Adequate: Yes No **Mantle:** N/A Satisfactory Adequate Loose/missing

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
Handrail: Satisfactory Marginal Poor **Safety hazard**
Risers/Treads: Satisfactory Marginal Poor **Risers/Treads uneven**

SMOKE / CARBON MONOXIDE DETECTORS

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
 CO Detector: Yes (2nd floor) No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION

N/A
Access: Stairs Pulldown Scuttlehole/Hatch **No access** Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By:
Flooring: Complete Partial None
Insulation: Type: **Fiberglass** Batts Loose Average inches: **6-9**
 Damaged **Displaced** **Missing** **Compressed** **Recommend Baffles @ Eaves**
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation
Ventilation: **Ventilation appears adequate** **Recommend additional ventilation**
Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: Satisfactory **Damaged** **Split** **Disconnected** **Leaking** **Repair/Replace**
Chimney Chase: N/A Satisfactory **Needs repair** Not visible
Structural Problems Observed: Yes No **Recommend repair** **Recommend Structural Engineer**
Roof Structure: Rafters Trusses Wood Metal Other
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB lx Wood **Rotted** **Stained** **Delaminated**
Evidence of Condensation/Moisture Leaking: Yes No
Ceiling Joists: Wood Metal Other Not visible
Firewall Between Units: N/A Yes No **Needs repair/sealing**
Electrical: **Open junction box(es)** **Handyman wiring** **Visible knob-and-tube**

GENERAL COMMENTS

SEE COMMENTS, NEXT PAGE

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Both windows in the Second Floor West Bedroom are stuck/painted shut (SEE PHOTO), as well as the left-side window in the Second Floor South Bedroom and several other windows throughout the home. In a bedroom this condition is considered an egress safety concern that may hinder quick escape during a fire or other emergency. Recommend taking measured to allow for proper operation of all windows.



A small gap is noted where the gas line passes through panel inside the fireplace (SEE PHOTO). This condition may allow excessive heat or flames to draft through the opening and come into contact with flammable material. Recommend sealing gas where gas line penetrates through fireplace with an appropriate caulk product.



The gas valve at the fireplace cannot be turned due to the presence of debris (SEE PHOTO). Recommend clearing debris from exterior of gas valve to allow for proper operation.



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Page 23 of 32

A small construction gap is noted in the Attic at the eave where the perpendicular roofs meet at the center of the home (SEE PHOTOS). This opening may allow pests to enter. Recommend sealing construction gap.



FYI: The windows in this home are single pane. Improved energy efficiency can be achieved with the installation of double-paned windows.

FYI: The smoke detectors are battery-operated. It may be desirable to install hard-wired smoke detectors.

FYI: Insulation in the Attic can be improved. An additional 4-8 inches of blown-in insulation would bring this home up to present new-construction standards.

FYI: The all-house fan installed in the Attic is operating satisfactorily.

FYI: The bathroom exhaust fans are terminating inside the Attic rather than outdoors. In some cases this condition can introduce excessive moist air which may lead to mold. But there is adequate ventilation in the Attic and no concern regarding mold. Nonetheless, it may be desirable to install ducts to carry the air from the bathroom exhaust fans to the eaves.

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BASEMENT

STAIRS N/A

Condition: Satisfactory Marginal Poor Typical wear and tear Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory *Low clearance* *Safety hazard*

FOUNDATION

Condition: Satisfactory Marginal *Have evaluated* *Monitor*
Material: Brick Concrete block Fieldstone Poured concrete
Horizontal Cracks: North South East West
Step Cracks: North South East West
Vertical Cracks: North South East West
Covered Walls: North South East West
Movement Apparent: North South East West
Indication Of Moisture: Yes No Fresh Old stains
 Efflorescence present

FLOOR

Material: Concrete Dirt/Gravel Not visible Other
Condition: Satisfactory Marginal Poor Typical cracks

BASEMENT DRAINAGE

Sump Pump: Yes No Working Not working Needs cleaning *Not tested*
Floor Drains: Yes Not visible **Tested:** Yes No

GIRDERS / BEAMS

Condition: Satisfactory Steel Wood Masonry Not visible
 Marginal Poor

COLUMNS

Condition: Satisfactory Steel Wood Masonry Not visible
 Marginal Poor

JOISTS

Material: Wood Steel Truss Not visible *Sagging/altered joists*
 2x8 2x10 2x12 Engineered I-Type
Condition: Satisfactory Marginal Poor

SUB FLOOR

Indication of moisture stains/rotting
 ** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

CRAWL SPACE

CRAWL SPACE	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Full crawlspace	<input type="checkbox"/> Combination basement/crawl space/slab
ACCESS	<input checked="" type="checkbox"/> Exterior	<input type="checkbox"/> Interior hatch door	<input type="checkbox"/> Via basement
Inspected from:	<input type="checkbox"/> Access panel	<input checked="" type="checkbox"/> In the crawl space	<input type="checkbox"/> No Access
FOUNDATION WALLS	Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> <i>Have evaluated</i>
	<input type="checkbox"/> Concrete block	<input checked="" type="checkbox"/> Poured	<input type="checkbox"/> Stone
	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick	<input type="checkbox"/> Piers & columns
	<input type="checkbox"/> Cracks	<input type="checkbox"/> Movement	<input type="checkbox"/> Monitor
FLOOR	<input type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input checked="" type="checkbox"/> Dirt <input type="checkbox"/> Other
	<input type="checkbox"/> Typical cracks		
DRAINAGE	<input type="checkbox"/> Outside drain	Sump pump:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> None apparent		Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
		Evidence of moisture damage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VENTILATION	<input checked="" type="checkbox"/> Wall vents	<input type="checkbox"/> Power vents	<input type="checkbox"/> None apparent
GIRDERS / BEAMS	Condition:	<input type="checkbox"/> Steel <input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Masonry <input type="checkbox"/> Not visible
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor	
COLUMNS	Condition:	<input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Masonry <input type="checkbox"/> Not visible
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor	
JOISTS	Material:	<input type="checkbox"/> Steel <input type="checkbox"/> Truss	<input type="checkbox"/> Not visible
	<input type="checkbox"/> 2x8 <input checked="" type="checkbox"/> 2x10	<input type="checkbox"/> 2x12 <input type="checkbox"/> Poor	<input type="checkbox"/> Engineered I-Type
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Sagging/altered joists
SUB FLOOR	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete	<input type="checkbox"/> Other
MOISTURE STAINS	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Walls <input type="checkbox"/> Sub floor	<input type="checkbox"/> Other
INSULATION	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Between floor joists	<input type="checkbox"/> Other
Location:	<input type="checkbox"/> Walls		
VAPOR BARRIER	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Other <input type="checkbox"/> Not visible
	<input type="checkbox"/> Kraft/foil face	<input checked="" type="checkbox"/> Plastic	
GENERAL COMMENTS			

FYI: The original steel columns have begun to corrode slightly and have been satisfactory supplemented with wood support posts.

FYI: A vertical crack is noted near the middle of the foundation wall at the north side of the Crawl Space. This is not a structural concern. But the crack should be monitored and re-evaluated in the unlikely event that displacement or significant widening occurs in the future.

FYI: The remnants of wood forms for the concrete footers are noted beneath soil at the foundation in the Crawl Space. Removal of the wood may be desirable to eliminate potential attraction for termites.

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PLUMBING

WATER SERVICE		Main Shut-off Location: in Crawl Space/near southeast corner			
Water Entry Piping:	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Copper/Galv.	<input type="checkbox"/> Plastic (PVC, CPVC, PEX)	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> Polybutylene
Visible Water Distribution Piping:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic (PVC, CPVC, PEX)		
Lead Other Than Solder Joints:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Service entry	
Supply lines:	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking	<input type="checkbox"/> Valves broken/missing	<input type="checkbox"/> Dissimilar metal	
Functional Flow:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	<input type="checkbox"/> Water pressure over 80 psi		
Drain/Waste/Vent Pipe:	<input type="checkbox"/> Copper	<input type="checkbox"/> Cast iron	<input type="checkbox"/> Galvanized	<input type="checkbox"/> PVC	<input checked="" type="checkbox"/> ABS
Functional Flow:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	Cross connection:		<input type="checkbox"/> Yes
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking
MAIN FUEL SHUT-OFF LOCATION		At the Gas Meter		<input type="checkbox"/> N/A	
Gas Line:	<input type="checkbox"/> Copper	<input type="checkbox"/> Brass	<input checked="" type="checkbox"/> Black iron	<input type="checkbox"/> Stainless steel	<input type="checkbox"/> CSST
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Dissimilar metal	
WELL PUMP		<input checked="" type="checkbox"/> N/A			
Location:	<input type="checkbox"/> In basement	<input type="checkbox"/> Well house	<input type="checkbox"/> Well pit	<input type="checkbox"/> Shared well	
Pressure Gauge Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Well pressure:	<input type="checkbox"/> Not visible
SANITARY PUMP		<input checked="" type="checkbox"/> N/A			
Sealed Crock:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Check Valve:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
			Vented:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
WATER HEATER		<input type="checkbox"/> N/A	Approximate age: 8 years	Capacity: 40 gallons	
Brand name: G.E.	Serial #: GENG 0403A32537				
Type:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Other	
Relief Valve:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Extension proper:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Vent Pipe:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Pitch proper	<input type="checkbox"/> Improper	<input type="checkbox"/> Rusted
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor		
GENERAL COMMENTS		SEE COMMENTS, NEXT PAGE			

Dissimilar metal is present at the gas line serving the water heater and a drip leg at the gas line is missing (SEE PHOTO). The use of copper and galvanized steel on the same gas line will create an electrolytic reaction that causes debris to form. A drip leg is intended to capture debris in the gas line to prevent damage to the water heater. Recommend installation of an appropriate gas line and drip leg at the water heater by a qualified plumber.



FYI: See GARAGE comments regarding installation of water heater.

FYI: The typical expected service life for water heaters similar to this unit is about 12-15 years.

FYI: There is no expansion tank installed at the water heater. If/when the county installs a back-flow prevention device at the water meter, or when a new water heater is installed, it will be necessary to install an expansion tank.

FYI: The capacity of the water heater is 40 gallons. When the water heater is eventually replaced it may be desirable to install a 50 gallon tank, or larger.

FYI: The moisture stains surrounding the flue above the water heater possible the result of condensation but most probably from a past leak at the flashing where the flue exits the roof. At present there is no evidence of a leak and no indication of condensation. Cosmetic touch-up of ceiling stain and monitoring may be desirable.

FYI: Water pressure of the indoor plumbing system is 60 psi—a good, normal level.

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HEATING

FORCED AIR SYSTEM Central system

UNIT #1: Brand Name: Payne (1st floor) Approximate age: New
 Model #: PGMAA042090 Serial #: 2311a20442

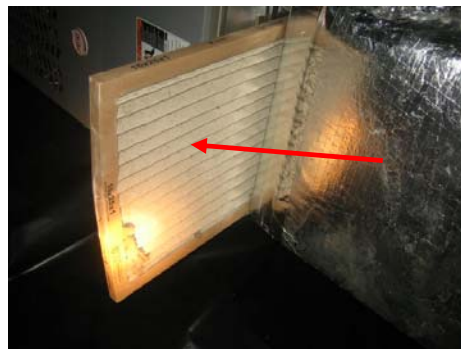
UNIT#2 Brand Name: Tempstar (2nd floor) Approximate age: 4 years
 Model #: N9MP1050B12C1 Serial #: A071258517

- Energy Source:** Gas LP Oil Electric Solid Fuel
- Warm Air System:** Belt drive Direct drive Gravity Central system Floor/Wall unit
- Heat Exchanger:** N/A (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*
- Carbon Monoxide:** N/A Detected at Plenum/Register Not tested
- CO Test:** Tester: VEI C071A **Combustion Air Venting Present:** Yes No N/A
- Controls:** Disconnect: Yes No Normal operating and safety controls observed
- Distribution:** Metal duct Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*
- Flue Piping:** N/A Rusted Improper slope *Safety hazard*
- Filter:** Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
- When Turned On By Thermostat:** Fired Did not fire **Proper Operation:** Yes No Not tested
- Heat Pump:** Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
- System Not Operated Due To:** *Recommend technician examine*
- System Condition:** Satisfactory Marginal Poor

- OTHER SYSTEMS** N/A Electric baseboard Radiant ceiling cable
- Gas space heater Woodburning stove
 - Proper Operation:** Yes No
 - System Condition:** Satisfactory Marginal Poor

GENERAL COMMENTS

Dirty filters are noted at both air HVAC systems (SEE PHOTOS). Recommend replacement of filters.



FYI: The filter size for both HVAC units is 16" x 25" x 1." The filters should be replaced at least once every three months.

FYI: The typical expected service life of heating systems similar to the ones in this home is about 20 years.

COOLING

AIR CONDITIONER SYSTEM		<input checked="" type="checkbox"/> Central system	<input type="checkbox"/> Wall Unit	Age: <i>new and 4 yrs.</i>	
Energy Source:	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Other	
Unit Type:	<input checked="" type="checkbox"/> Air cooled	<input type="checkbox"/> Water cooled	<input type="checkbox"/> Gas chiller	<input type="checkbox"/> Geothermal	<input type="checkbox"/> Heat pump
Evaporator Coil:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Needs cleaning	<input type="checkbox"/> Damaged	
Refrigerant lines:	<input type="checkbox"/> Leak	<input type="checkbox"/> Damage	<input type="checkbox"/> Insulation missing	<input checked="" type="checkbox"/> Satisfactory	
Temperature Differential:	Unit #1: (1 st floor): 22°F	Unit #2: (2 nd floor): 21°F	Difference in temperature (split) should be 14-22° Fahrenheit		
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend HVAC technician examine/clean/service	
	<input type="checkbox"/> Not operated due to exterior temperature				
GENERAL COMMENTS					

FYI: The typical expected service life of air conditioning systems similar to the ones in this home is about 15 years.

ELECTRICAL

MAIN PANEL Location: Garage utility room Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Electric Service: 150 amps Volts: 110/220 Breakers Fuses
Condition: Satisfactory Poor Federal Pacific Panel Stab Lok[®]

Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No Operate: Yes No
A.F.C.I. present: Yes No Operate: Yes No

MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker Double tapping of the main wire

BRANCH WIRE: Copper Aluminum Copper clad aluminum Not visible
 Romex BX cable Conduit Knob & tube
 Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated Reason:

Condition: Satisfactory Poor Recommend electrician evaluate/repair

SUB PANEL(S) None apparent

Location 1: Panel not accessible Not evaluated Reason:
Location 2: Copper Aluminum Copper clad aluminum
Location 3: Copper Aluminum Copper clad aluminum
Neutral/ground separated: Yes No Neutral isolated: Yes No Safety hazard
Condition: Satisfactory Marginal Poor Recommend separating/isolating neutrals

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not operating
 Solid conductor aluminum branch wiring circuits
 Ungrounded 3-prong outlets Recommend electrician evaluate/repair

GENERAL COMMENTS

FYI: The home is powered with 126 volts which is slightly high. This is not a significant concern but it may cause certain light bulbs to burn out more quickly. There are bulbs rated for 130 volts that are available which are a little more expensive but may be desirable to use.

SUMMARY

ITEMS NOT OPERATING

NONE

CONCERNS

1. The roofing shingles above the covered deck do not have the necessary overhang at the edge (SEE PHOTO). This condition has caused moisture exposure and damage to the edge of the decking boards (SEE PHOTOS). Recommend replacement of damaged decking boards and installation of metal drip edge flashing at the enclosed deck by a qualified roofer.
2. The gutters are filled with leaves (SEE PHOTO). Recommend cleaning gutters.
3. A small area of wood rot is noted at the fascia board on the west side of the covered deck (SEE PHOTO). Recommend repair or replacement of damaged wood.
4. A small area of early-stage wood rot is noted at the window sill at the west side of the deck (SEE PHOTO). Recommend repair or replacement of damaged wood at window sill.
5. A cracked pane is noted at the window above the Kitchen sink (SEE PHOTO). Recommend replacement of cracked window pane.
6. The Laundry Room dryer duct is terminating inside the Crawl Space (SEE PHOTO). Recommend extension of dryer duct to the exterior vent.
7. The gas valve at the fireplace cannot be turned due to the presence of debris (SEE PHOTO). Recommend clearing debris from exterior of gas valve to allow for proper operation.
8. A small construction gap is noted in the Attic at the eave where the perpendicular roofs meet at the center of the home (SEE PHOTOS). This opening may allow pests to enter. Recommend sealing construction gap.
9. Dissimilar metal is present at the gas line serving the water heater and a drip leg at the gas line is missing (SEE PHOTO). The use of copper and galvanized steel on the same gas line will create an electrolytic reaction that causes debris to form. A drip leg is intended to capture debris in the gas line to prevent damage to the water heater. Recommend installation of an appropriate gas line and drip leg at the water heater by a qualified plumber.
10. Dirty filters are noted at both air HVAC systems (SEE PHOTOS). Recommend replacement of filters.

POTENTIAL SAFETY HAZARDS

11. The water heater is sitting at floor level in the Garage (SEE PHOTO). This condition may allow flammable gasses which hover near ground level to come into contact with the burner. Recommend elevating water heater at least 18 inches above the floor level in Garage by a qualified plumber.
12. An anti-tip bracket is noted missing at the rear leg of the oven (SEE PHOTO). This condition may allow the oven to tip forward when the door is open and pressure or weight is applied. Recommend installation of an anti-tip bracket at the rear leg of the oven.
13. Improperly-terminated hot wiring is noted at the wall above the Kitchen sink (SEE PHOTO). This wiring is intended for a light fixture. Recommend installation of light fixture or removal or wiring by a qualified electrician.
14. Both windows in the Second Floor West Bedroom are stuck/painted shut (SEE PHOTO), as well as the left-side window in the Second Floor South Bedroom and several other windows throughout the home. In a bedroom this condition is considered an egress safety concern that may hinder quick escape during a fire or other emergency. Recommend taking measured to allow for proper operation of all windows.
15. A small gap is noted where the gas line passes through panel inside the fireplace (SEE PHOTO). This condition may allow excessive heat or flames to draft through the opening and come into contact with flammable material. Recommend sealing gas where gas line penetrates through fireplace with an appropriate caulk product.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

NONE

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.