

Inspection Report

Provided by:



Friendly Home Inspections

Inspector: Eddie Friendly

"Making Sure Your Home Inspection Experience is a Friendly One!"

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Property Address

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Atlanta, GA 30331



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Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built	1987
Approximate Square Footage	1562 sq ft
Number of Bedroom	4.
Number of Bath	2.
Direction House Faces	Northwest

Inspection Information

Inspection Date	September 23, 2024
Inspection Time	11:00 am
Weather Conditions	Clear
Outside Temperature	86 degrees
Price for Inspection	\$350

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the

inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Grounds

1.4 Retaining Wall Conditions (Repair)

A retaining wall showed signs of moderate failure such as leaning out at the top. To help extend the service life of the retaining wall you should consult with a foundation repair or landscape contractor to discuss options and costs for repair or stabilization.

Exterior

2.2 Back Entrance Conditions (Repair)

Cracking and deterioration were observed to the wood surfaces. The tops of the deck post were flat. Recommend installing caps to help shed water away from the top of the deck post surface. The stair railings were loose and should be repaired / secured. It is suggested that a "Licensed Decking Contractor" be contacted for further evaluation and repair.

2.3 Exterior Wall Conditions (Repair)

Damaged siding was observed on the front and right side of the home. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. The fascia on the right side of the home is deteriorated. Further deterioration may occur if not repaired. Because of the extent of deterioration it is possible for some framing in wall to be deteriorated. Repairs are needed. Wood destroying insect related damage was observed on the front and right of the homes fascia. Recommend further evaluation and repair by a qualified contractor. Hidden evidence may exist in areas not visible or accessible. Further inspection would require destructive testing such as the removal of flooring and or wallboards, which is not performed as part of this inspection.

2.4 Window Conditions (Repair)

The exterior frame on the front of the home was weathered and some deterioration was observed. Recommend repairs as needed. The thermal pane skylights in the 2nd floor bathrooms appear to have lost their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the skylights.

2.5 Exterior Door Conditions (Repair)

The latching hardware on the living room and basement sliding doors need repair or replacement.

2.9 Chimney Conditions (Repair)

The roof area adjacent to the chimney forms a valley at the roof / chimney area. Snow, ice, and water can accumulate and under some conditions, cause ice damming or water penetration. A cricket, (a small roof type slope between the upper side of the chimney and the roof, to aid in the removal of water and debris) should be considered. The pre-fabricated cap was rusted.

Roofing

3.4 Attic Conditions (Repair)

Moderate water stains were visible in the attic area. The inspector was unable to determine if the water stains were active at the time of inspection. Recommend further evaluation by a qualified contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.

Interiors

7.5 Interior Window Conditions (Repair)

Cracked glass pane was observed in the living room. Recommend repair as needed.

7.6 Interior Door Conditions (Repair)

The bottom of the master bedroom door was damaged. Recommend repair or replacement as needed. On the door to the 2nd guest bedroom on the left, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed. Closet door was not installed in the 1st guest bedroom on the left. Recommend installing.

7.11 Fireplace Conditions (Repair)

At the fireplace, the rear prefabricated firewall was cracked with wear and deterioration observed. Recommend further evaluation and repair by a masonry, fireplace, or chimney specialist.

Kitchen

8.4 Kitchen Window Conditions (Safety)

The windows were nailed shut or could not be opened without excessive force. This could be a safety concern. Recommend repairs be made to allow windows to operate freely.

Baths

9.10 Shower - Tub Conditions (Repair)

The bathtub faucet handles were leaking at the cold water stem in the master and basement bathrooms. Recommend repair.

Foundation - Crawl Space

12.1 Foundation Conditions (Repair)

Damaged was observed in the foundation wall. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geo-technical or structural engineer. The exact / precise measurement of such conditions is not within the scope of our inspection. The crawlspace grill was missing under the deck. Recommend installing. The crawlspace was not accessible at the time of the inspection. Client should consider a proper inspection once the crawlspace is properly accessible. A normal return trip charge would apply.

1 Grounds

Grading

Grading Slope

The site is moderately sloped in the front and on the left side of the home. The site is also flat in the back and on the left side of the home.



1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete.

1.2) Driveway Conditions

R

Major cracks were found in the driveway. Tripping hazards were observed. These should be repaired for safety.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



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Sidewalk Material

Concrete.



1.3) Sidewalk Conditions

S

The surface was raised near the front entrance. This may cause tripping hazards. These should be repaired for safety.



Retaining Wall

Retaining Wall Material

Railroad Tie.

1.4) Retaining Wall Conditions

R

A retaining wall showed signs of moderate failure such as leaning out at the top. To help extend the service life of the retaining wall you should consult with a foundation repair or landscape contractor to discuss options and costs for repair or stabilization.





2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch.



2.1) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Back Entrance Type

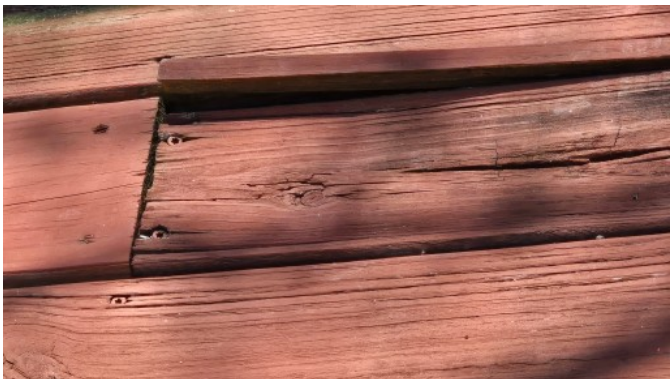
Deck and Patio.



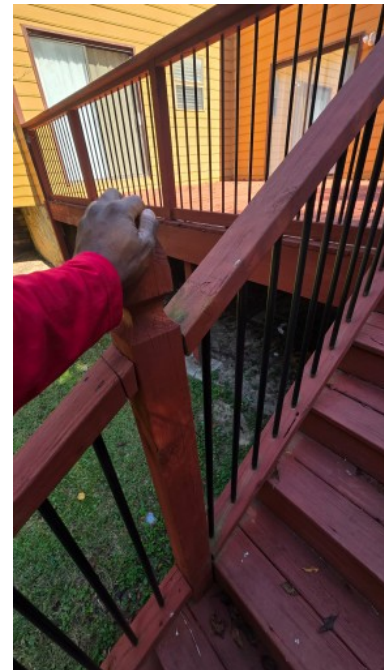
2.2) Back Entrance Conditions

R

Cracking and deterioration were observed to the wood surfaces. The tops of the deck post were flat. Recommend installing caps to help shed water away from the top of the deck post surface. The stair railings were loose and should be repaired / secured. It is suggested that a "Licensed Decking Contractor" be contacted for further evaluation and repair.



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Exterior Walls

Structure Type

Wood frame.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are wood and stone veneer.



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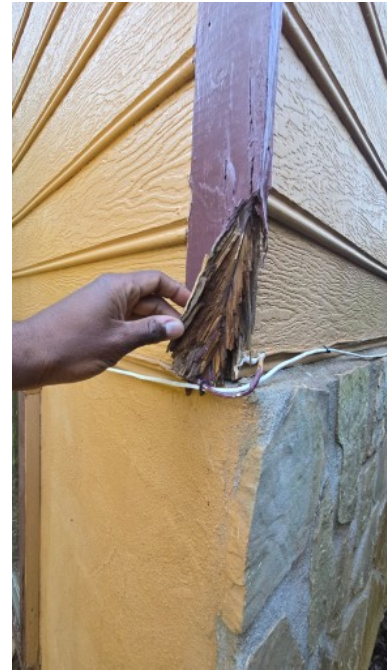


2.3) Exterior Wall Conditions

R

Damaged siding was observed on the front and right side of the home. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. The fascia on the right side of the home is deteriorated. Further deterioration may occur if not repaired. Because of the extent of deterioration it is possible for some framing in wall to be deteriorated. Repairs are needed. Wood destroying insect related damage was observed on the front and right of the homes fascia. Recommend further evaluation and repair by a qualified contractor. Hidden evidence may exist in areas not visible or accessible. Further inspection would require destructive testing such as the removal of flooring and or wallboards, which is not performed as part of this inspection.

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Exterior Windows - Doors

Window Type Sliding and single hung windows.

Window Material Aluminum.

2.4) Window Conditions

R

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The exterior frame on the front of the home was weathered and some deterioration was observed. Recommend repairs as needed. The thermal pane skylights in the 2nd floor bathrooms appear to have lost their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the skylights.



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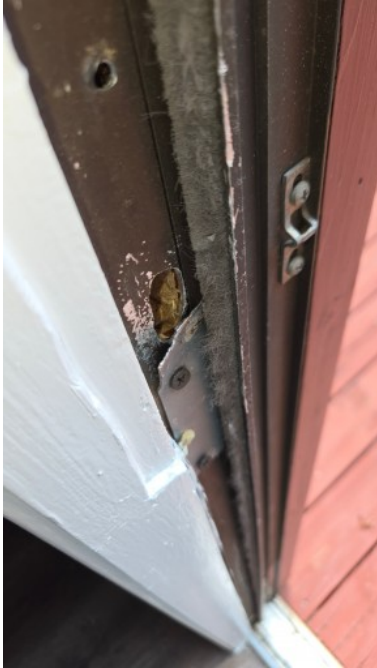


2.5) Exterior Door Conditions

R

The latching hardware on the living room and basement sliding doors need repair or replacement.





Electrical Conditions

2.6) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

2.7) Lighting Conditions

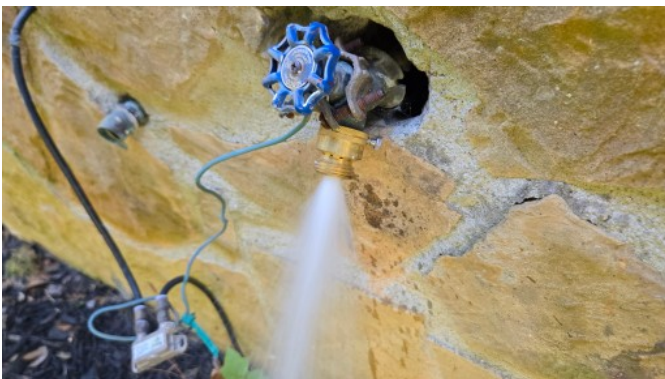
AS

The lighting appeared operational at the time of the inspection.

Exterior Water Faucet

Faucet Location

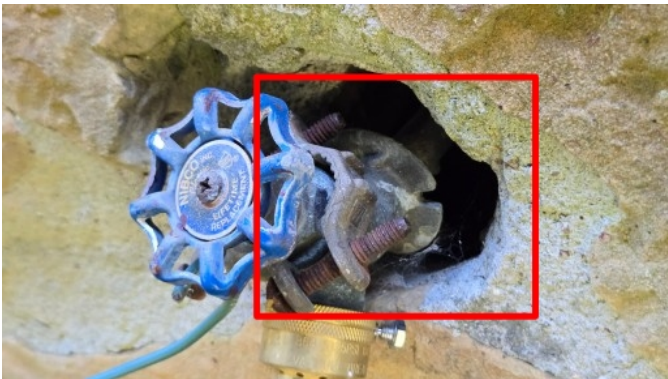
A water faucet is located on the front of the home.



2.8) Faucet Conditions

R

Hose and pipe was loose and not secure on the front of the home.



Chimney

2.9) Chimney Conditions

R

The roof area adjacent to the chimney forms a valley at the roof / chimney area. Snow, ice, and water can accumulate and under some conditions, cause ice damming or water penetration. A cricket, (a small roof type slope between the upper side of the chimney and the roof, to aid in the removal of water and debris) should be considered. The pre-fabricated cap was rusted.



3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by viewing with high power binoculars and drone.

Roof Style

Gable.

Roof Covering Material

Architectural shingles

Number of Layers

One.

3.1) Roof Covering Condition

AS

The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.

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3.2) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions

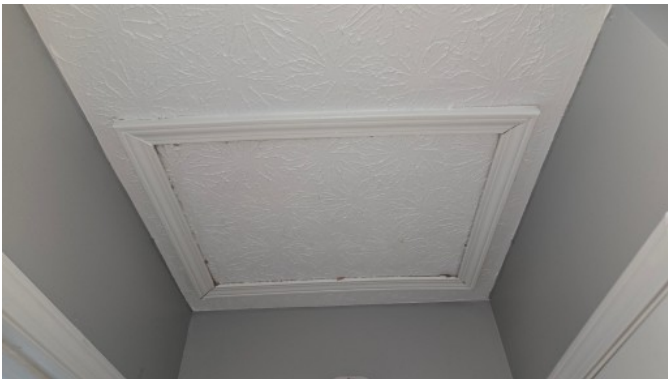
AS

The gutter system appeared to be in serviceable condition at the time of the inspection.

Attic Area

Attic Access

The attic access is located in the 2nd floor hallway.



Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.



3.4) Attic Conditions

R

Moderate water stains were visible in the attic area. The inspector was unable to determine if the water stains were active at the time of inspection. Recommend further evaluation by a qualified contractor. Please refer to limitations of inspection regarding mold / moisture related conditions.





Attic Ventilation Type	Soffit vents.
Attic Ventilation Conditions	Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.
Attic Insulation Type	Loose fill.
3.5) Attic Insulation Conditions	<div>AS</div>
The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which appears adequate.	

4 Heating - Air

Heating

Location of Unit	The heating unit is located in the basement.
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Heating Type

Forced Air.

Energy Source

Natural Gas.

Approximate BTU Rating

Approximately 80,000 BTUs

4.1) Unit Conditions

NI

The outside air temperature was above 65 degrees at the time of the inspection. Operating the system at this temperature could have an inaccurate reading from the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical warm weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of \$50.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures).

Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions

R

The vent pipe had signs of rust. Cleaning or servicing is recommended.

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4.4) Thermostat Condition

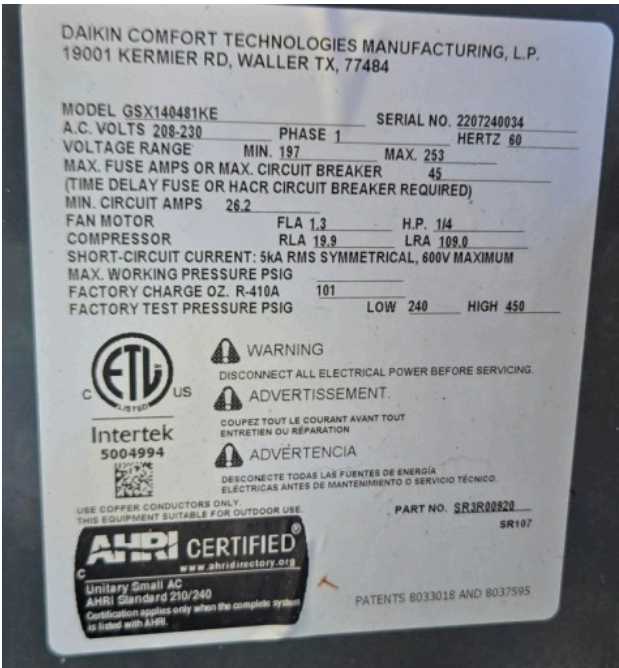
AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System

Split system.



AC Unit Power

230V

4.5) AC Unit Conditions

AS

The cooling system was operational at time of inspection. This is not an indication of future operation or condition.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.



Electrical Service Material

Aluminum.

Number of Conductors

Three.

5.1) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

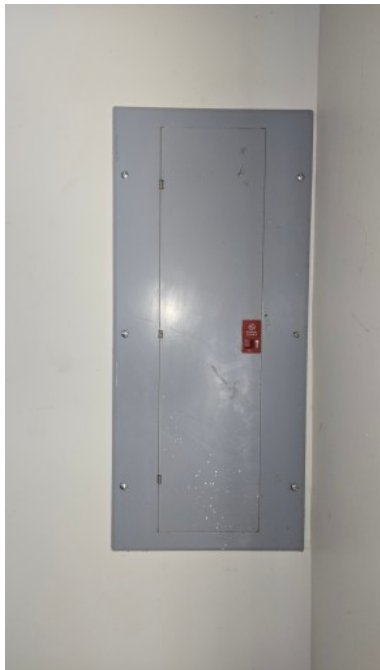
Main Disconnect Location

At the main panel.

Electric Panel Location

The main electric panel is located in the garage.

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Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 150 amps.

Circuit Protection Type

Breakers.

5.2) Wiring Methods

AS

The main power cable is aluminum. The branch cables are copper.

5.3) Electrical Panel Conditions

R

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No labels were observed on the panel box. Recommend an electrician trace circuits and properly label panel.



6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located in the basement behind the water heater.



Main Line Material

The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

AS

The visible portions of the supply lines had minor corrosion observed at the accessible areas. The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.



Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Water Heater Type

Natural Gas.

Water Heater Location

The water heater is located in the basement.



Water Heater Capacity

40 Gallon.

6.4) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

7 Interiors

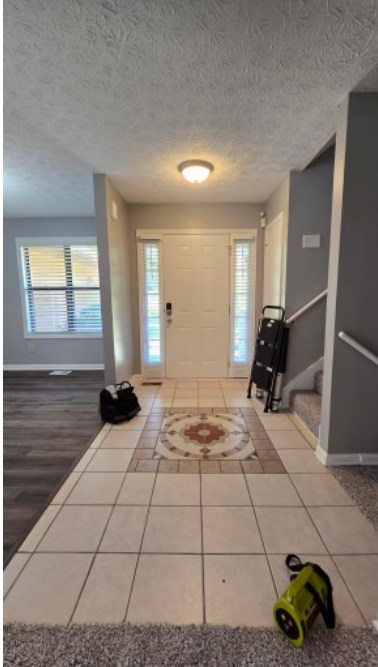
Walls - Ceilings - Floors

7.1) Wall Conditions

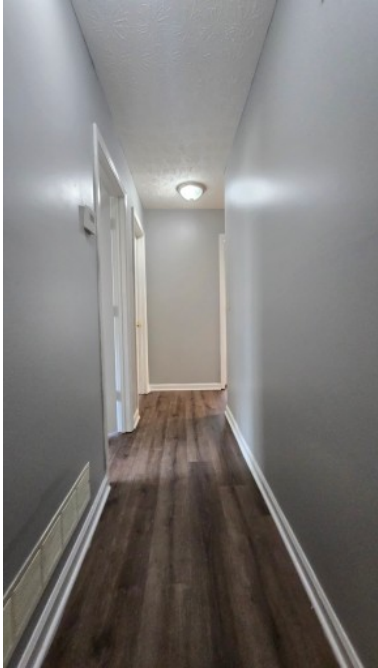
AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



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7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

7.3) Floor Conditions

AS

Cracked floor tiles were observed in the foyer. Recommend repair as needed.



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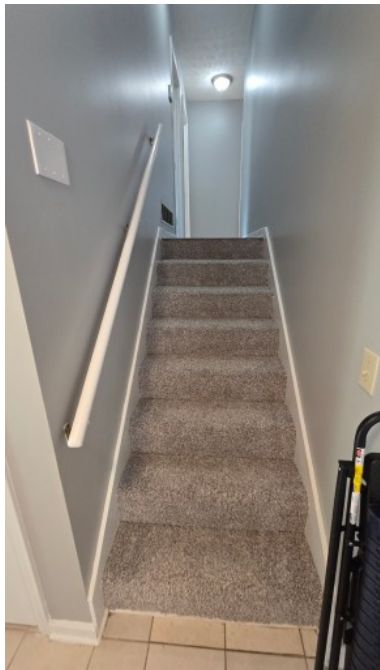


7.4) Interior Stair Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.

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Windows - Doors

7.5) Interior Window Conditions

R

Cracked glass pane was observed in the living room. Recommend repair as needed.



7.6) Interior Door Conditions

R

The bottom of the master bedroom door was damaged. Recommend repair or replacement as

needed. On the door to the 2nd guest bedroom on the left, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed. Closet door was not installed in the 1st guest bedroom on the left. Recommend installing.



Electrical Conditions

7.7) Electrical Conditions

R

A damaged outlet was observed in the master bedroom. A loose outlet was observed in the laundry room. Recommend further evaluation and repairs by a licensed electrician prior to close.

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7.8) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

7.9) Ceiling Fan Conditions

AS

The ceiling fans were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and chandeliers were not visible or accessible for inspection.

7.10) Smoke Detector Conditions

There were smoke detectors present at the time of the inspection. The smoke detectors may be part of an alarm. The smoke detectors were not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

Fireplace

Fireplace Location

A fireplace is located in the living room.



Fireplace materials

The fireplace is metal/pre-fabricated.

7.11) Fireplace Conditions

R

At the fireplace, the rear prefabricated firewall was cracked with wear and deterioration observed. Recommend further evaluation and repair by a masonry, fireplace, or chimney specialist.



8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

8.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

8.4) Kitchen Window Conditions

S

The windows were nailed shut or could not be opened without excessive force. This could be a safety concern. Recommend repairs be made to allow windows to operate freely.



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8.5) Kitchen Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

8.6) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8.7) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

Kitchen Sink - Counter tops - Cabinets

8.8) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.



8.9) Counter Conditions

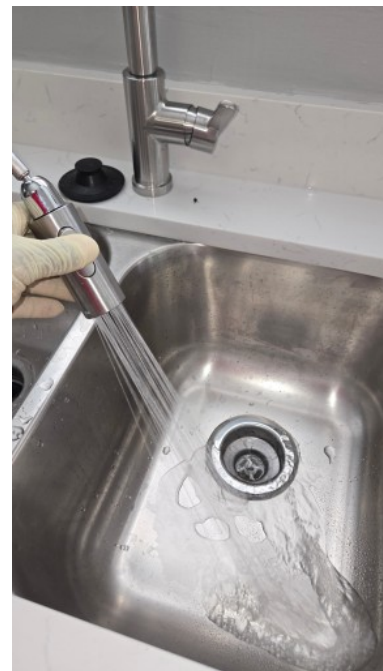
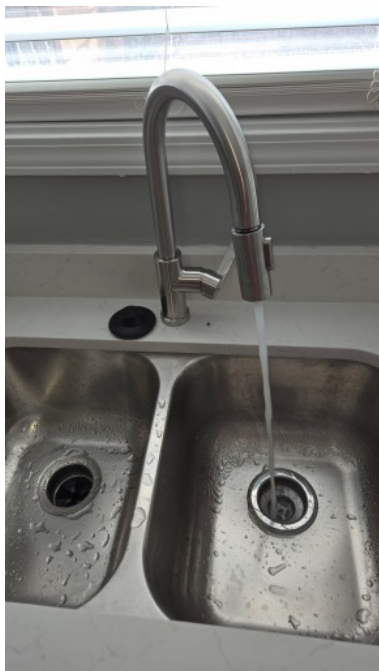
AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

8.10) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.



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8.11) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.



Appliances

Stove - Range Type

Range and oven are electric



8.12) Stove - Range Condition

AS

The range and oven were in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

8.13) Hood Fan Conditions

AS

The range hood and light were in operational condition at the time of the inspection.

8.14) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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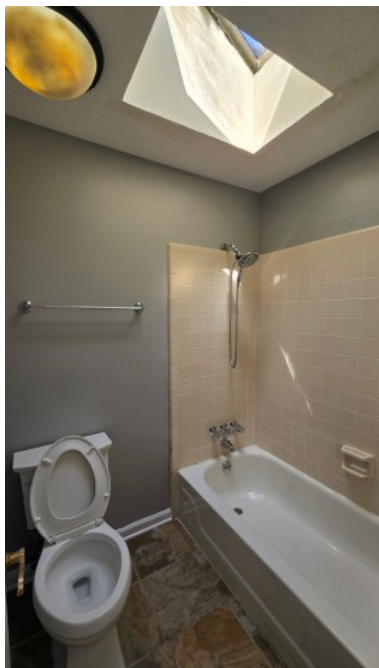
9 Baths

Walls - Ceilings - Floors

9.1) Wall Conditions

AS

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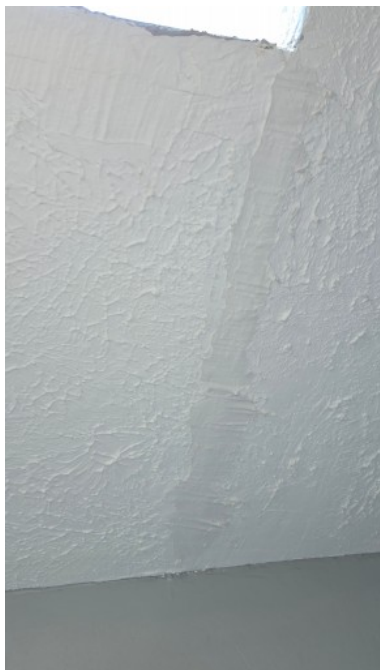
9.2) Ceiling Conditions

R

There was a stain around the vent in the basement bathroom. The inspector was unable to determine the status of the stains at the time of the inspection. Further evaluation by a qualified contractor is recommended. Please refer to limitations of inspection regarding mold / moisture related conditions. Unprofessional spackling was observed around the skylight. Client should obtain disclosure information from seller.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Doors

9.4) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

9.5) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

9.6) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

9.7) Vent Fan Conditions

R

The exhaust fan did not operate in the basement bathroom. Please refer to limitations of inspection regarding mold / moisture related conditions.



Bathroom Sink

9.8) Counter - Cabinet Conditions AS

The visible portion of the bathroom counters and cabinets appeared to be in serviceable condition at the time of the inspection.

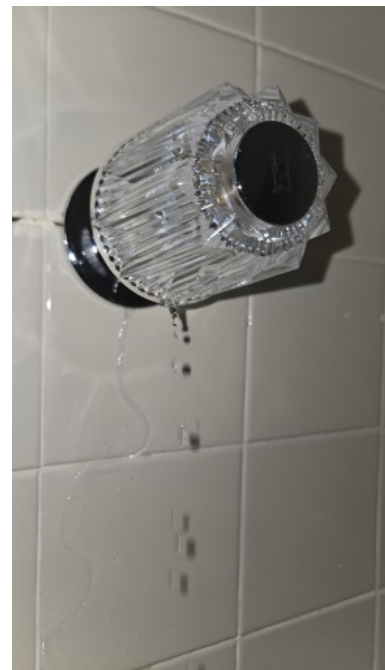
9.9) Sink Conditions AS

The sinks appeared to be in serviceable condition at the time of the inspection.

Shower - Tub - Toilet

9.10) Shower - Tub Conditions R

The bathtub faucet handles were leaking at the cold water stem in the master and basement bathrooms. Recommend repair.



9.11) Toilet Conditions

AS

The toilets appeared to be in serviceable condition at the time of the inspection.

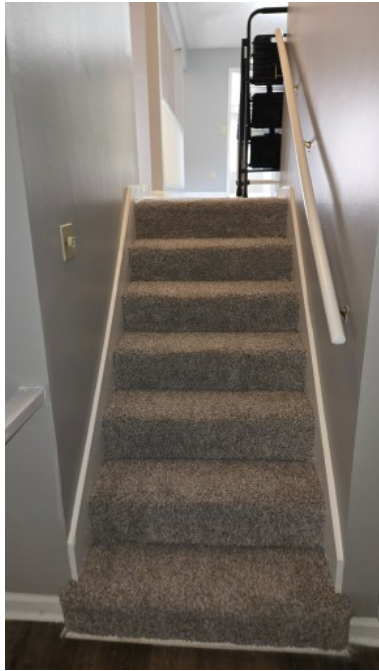
10 Basement

Walls - Ceilings - Floors

10.1) Basement Stair Conditions

AS

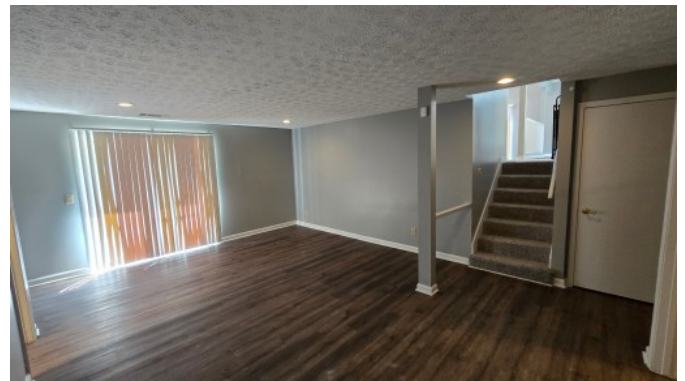
The interior stairs appeared serviceable at the time of the inspection.

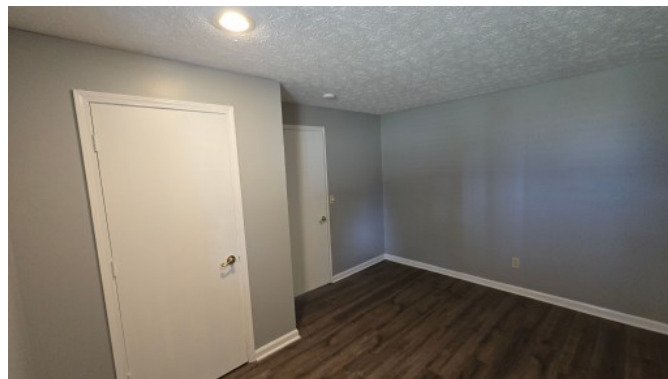


10.2) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Due to the lack of heavy rain, I am unable to determine if water intrusion will occur. The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.





10.3) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

10.4) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

10.5) Basement Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

10.6) Basement Door Conditions

R

On the door to the basement bedroom, the doorknob latch bolt did not align with the hole in the strike plate and did not hold the door closed.



Electrical Conditions

10.7) Electrical Conditions

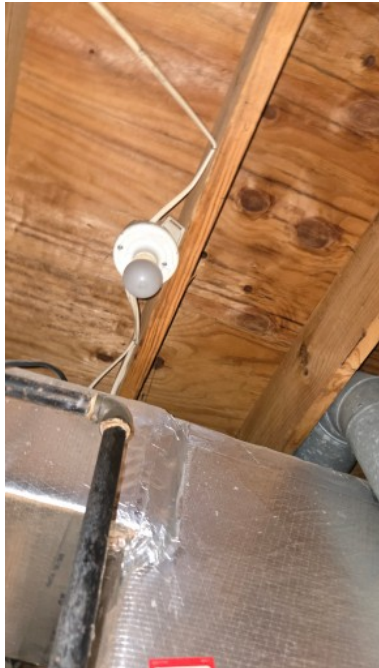
AS

The electricity appeared to be in serviceable condition at the time of the inspection.

10.8) Lighting Conditions

R

A light fixture over the water heater did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may be a potential fire hazard and an evaluation and any necessary repairs should be performed by a qualified electrical contractor.



10.9) Sump Pump Conditions

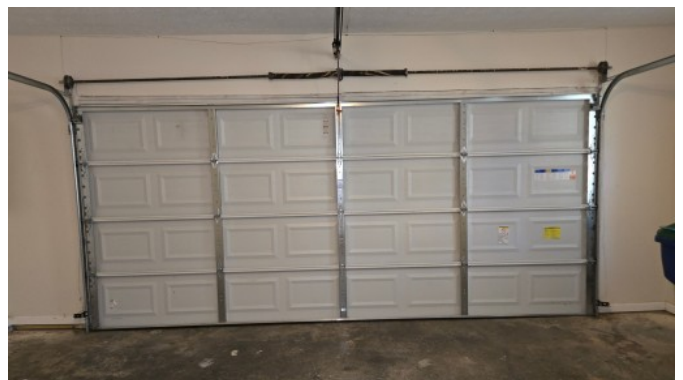
The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

Number of cars is two.

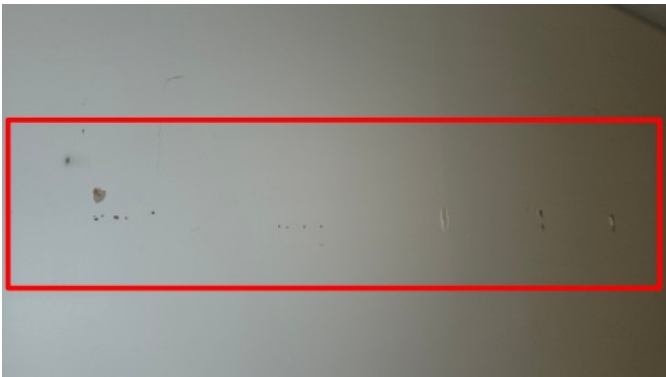
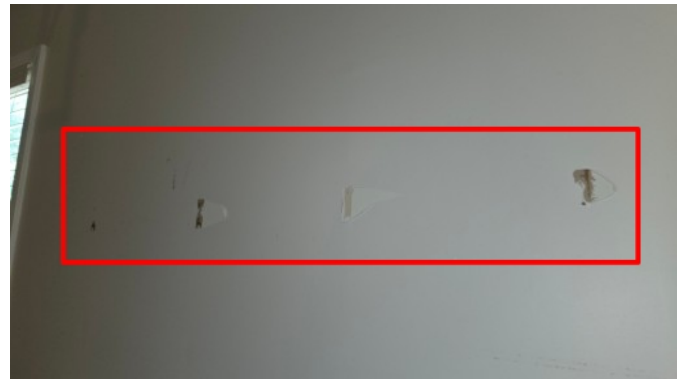
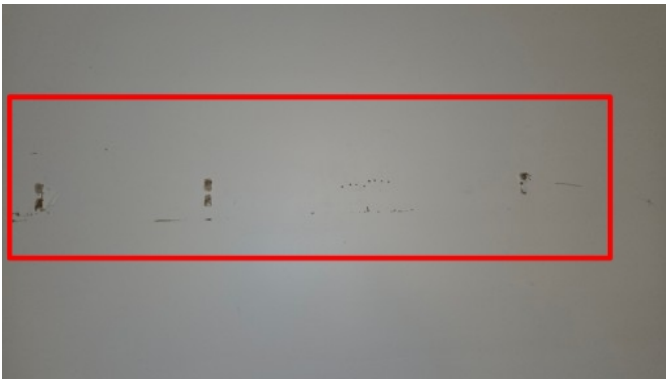




11.1) Wall Conditions

R

The interior walls had small holes on 3 of the walls. Recommend repair.



11.2) Ceiling Conditions

R

Common cracks were observed at the time of the inspection. Recommend sealing at the drywall seams.



11.3) Floor Conditions

AS

The concrete floor of the garage is cracked in areas. These cracks do not appear significant and seem typical.



11.4) Window Conditions

R

The window near the vehicle door would not remain in the open position. Broken or worn sash cords or springs were noted. Recommend repairs as needed.



11.5) Door Conditions

AS

The door to the garage appeared to be in serviceable condition at the time of the inspection.

11.6) Vehicle Door Conditions

R

The automatic opener made an excessive noise. Recommend adjustment or repair. The vehicle door was in operational condition at the time of the inspection.

11.7) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

11.8) Lighting Conditions

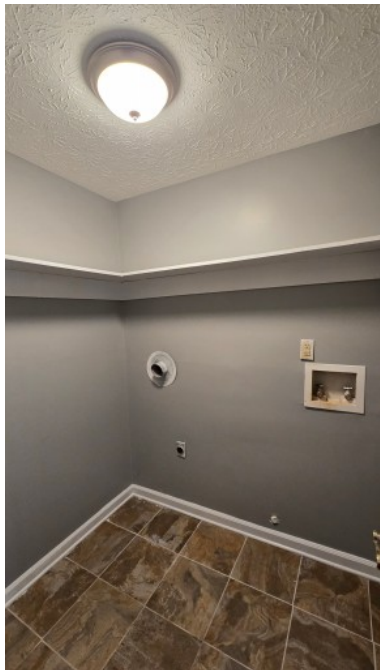
AS

The lighting appeared operational at the time of the inspection.

Laundry Room

Location

The laundry facilities are located in the basement.



11.9) Laundry Room Conditions

There were no appliances present for proper testing of plumbing components.

12 Foundation - Crawl Space

Foundation

Foundation Type	Basement and crawl space.
Foundation Material	Block.

12.1) Foundation Conditions

R

Damaged was observed in the foundation wall. Recommend further review and inspection by a qualified foundation / masonry contractor and / or a qualified geo-technical or structural engineer. The exact / precise measurement of such conditions is not within the scope of our inspection. The crawlspace grill was missing under the deck. Recommend installing. The crawlspace was not accessible at the time of the inspection. Client should consider a proper inspection once the crawlspace is properly accessible. A normal return trip charge would apply.



Flooring Structure

12.2) Flooring Support Conditions

NI

The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.