

# Fidelity Home Inspections, LLC

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Jane Smith**

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### INSPECTION ADDRESS

1234 Ashi Blvd, Powder Springs, Georgia 30127

### INSPECTION DATE

01/01/2005 9:00 am



**This report is the exclusive property of Fidelity Home Inspections, LLC and the client whose name appears above. Use by any unauthorized persons is prohibited.**

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
All printed comments and the options expressed herein are those of Fidelity Home Inspections, LLC.

## GENERAL INFORMATION

**Inspection Address:** 1234 Ashi Blvd, Powder Springs, Georgia 30127  
**Inspection Date:** 01/01/2005 Time: 9:00 am  
**Weather:** Clear and Dry - Temperature at time of inspection: 80 Degrees

**Inspected by:** John W. Badger

**Client Information:** Jane Smith  
1234 Gahi Drive, Marietta, Georgia

**Structure Type:** Existing Construction  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Single Family Dwelling

**Structure Orientation:** Approximately North

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

### General Property Conditions

This is an average quality home where appearance and examination shows maintenance has been lacking. A good maintenance plan is needed and improvements to the systems of the home will be needed over time.

### PLEASE NOTE:

**The service recommendations that we make in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: Sample

## Section 1.0 - Structure

### THE SCOPE OF THE STRUCTURAL INSPECTION

All structural components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of structural components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed structural contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

## Description of the Structural System

### Structure Components

- 1.1 - Foundation: Masonry Wall --- Basement Configuration
- 1.2 - Floor Structure: Wood Joist
- 1.3 - Wall Structure: Wood Studs
- 1.4 - Attic Structure: Rafters & Trusses
- 1.5 - Roof Sheathing: OSB

## Structural System Comments

### Condition of Structural Components

#### *Informational*

- 1.6 - Foundation Walls: The visual areas of the foundation walls are intact and are performing as intended.
- 1.7 - Framing Components: The visible joist spans appear to be within typical construction practices.
- 1.8 - Framing Components: The visible rafter spans appear to be within typical construction practices.

### Method of Inspection

- 1.9 - Attic --- Entered

## Structural System Observations

### Footings

#### *Needs Service*

- 1.10 - The outlet of the footing drain is not sloping downward as required to provide proper drainage. These drains are installed to prevent damaging underground water from accumulating under the structural footings of the home. Improper drainage of the footings will lead to damaging structural settlement. An attempt should be made to adjust the grade to insure these drains have the proper downward slope.



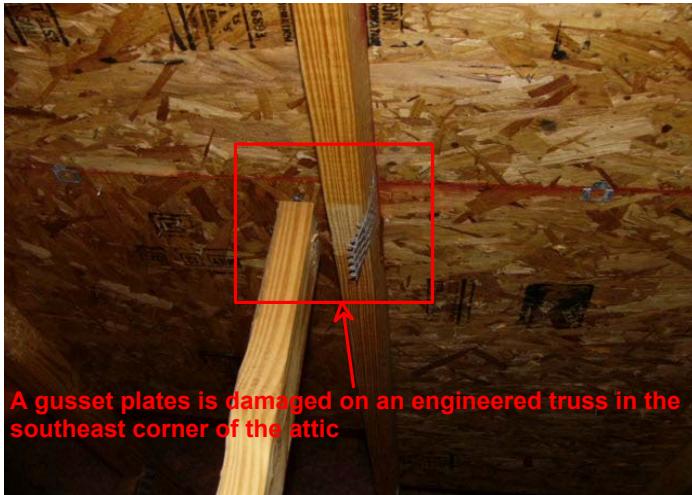
### Attics

#### Needs Service

1.11 - An attic truss is damaged at the center front field. Trusses are engineered components used to provide a foundation for the roof. Their construction is pre-fabricated and they are designed to provide structural support by being plumb, and without changes to their configuration. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Further evaluation for repairs and follow up by a registered design professional is recommended.



1.12 - A gusset plates is damaged on an engineered truss in the southeast corner of the attic. The gusset plates that hold them together should always be tight and undamaged. Trusses are engineered components used to provide a foundation for the roof. Their construction is pre-fabricated and they are designed to provide structural support by being plumb, and without changes to their configuration. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Further evaluation for repairs and follow up by a registered design professional is recommended.



1.13 - An attic rafter in the front cupola has pulled away from its attached ridge beam. These rafters are structural components of the home. Their entire end cuts should always fully attached the ridge beam. An attempt should be made to determine why this rafter is in this condition. Further evaluation by a licensed contractor familiar with residential structures is recommended

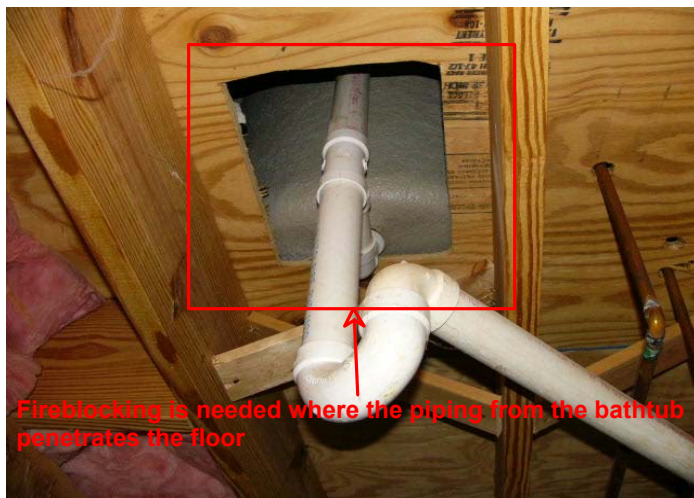


### **Fire Blocking Needs Service**

1.14 - There is an open chase that should be fire blocked in rear section of the attic . A chase is a concealed area between floors that provides a path for vents, pipes, ducts, chimneys, wiring or other utilities to other levels of the home. All openings of these chases should be properly sealed (fire blocked) with a non-combustible material to slow the spread of fire throughout the home. Fireblocking is a means of reducing the size of the large openings. Extra minutes and seconds can be a lifesaver in the event evacuation from fire should ever be necessary.



1.15 - Fireblocking is needed where the piping from the bathtub penetrates the floor. All concealed openings between floors that could provide a path for hot gasses and fire should be properly sealed (fire blocked) with a non-combustible material to slow the spread of fire throughout the home. Fireblocking is a means of reducing the size of the large openings around these pipes. Extra minutes and seconds can be a lifesaver in the event evacuation from fire should ever be necessary.



## Limitations on Structural Inspections

### Structural Inspection Limitations

1.16 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Structural components concealed behind finished surfaces could not be inspected.
- \* Structural floor components between the first and second floor are concealed between levels and cannot be identified.
- \* Only a representative sampling of visible structural components were inspected.
- \* Furniture and/or storage restricted access to some structural components.
- \* Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not

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part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 2.0 - Exterior

### THE SCOPE OF THE EXTERIOR INSPECTION

All exterior components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of exterior components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed exterior contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

### Description of the Exterior System

#### Exterior Components

- 2.1 - Eaves: Wood
- 2.2 - Siding: Brick
- 2.3 - Siding: Press Board
- 2.4 - Exterior Doors: Metal
- 2.5 - Windows: Wood
- 2.6 - Garage: Two Car - Attached
- 2.7 - Garage Door Opener: One Installed

#### Attached Components

- 2.8 - Deck: Wood
- 2.9 - Porch: Wood
- 2.10 - Steps: Wood

#### Ground Components

- 2.11 - Walkway: Concrete
- 2.12 - Driveway: Concrete

### Exterior System Comments

#### Condition of Exterior Components

##### *Informational*

- 2.13 - Trim: The visible exterior trim is intact and is performing as intended.
- 2.14 - Paint: The visible exterior paint is intact and are performing as intended.
- 2.15 - Windows: The windows are intact and are performing as intended.

- 2.16 - Doors: The exterior doors are intact and are performing as intended.
- 2.17 - Screens: The window screens are intact and are performing as intended.
- 2.18 - Driveway -- Performing as Intended
- 2.19 - Walkway: Performing as Intended

### General Comments

The exterior of the home is Louisiana-Pacific exterior siding. It has had problems with early deterioration and is on a manufactures recall notice for faulty siding. The identifying mark is a knot in the pattern of the wood. It is called the "LP Knot" as it is very prominent in the effected siding. For more information, call 1-800-245-2722 or visit <http://www.lpsidingclaims.com/> on the internet.

## Exterior System Observations

### Siding

#### Needs Service

2.21 - The siding material is starting to delaminate (coming apart) in many areas. Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary - a significant expense.



### Doors - Exterior

#### Needs Service

2.22 - The rear door jam is damaged around the striker plates. Damages such as this are usually from heavy loads being placed on the center section of the door. This damage has weakened the door jam assembly, which in turns weakens the security of the door. Recommend a licensed carpenter make repairs.



### **Deck**

#### *Needs Service*

- 2.23 - Standing nails are present on the rear deck. These nails are trip and cut hazards and should be corrected.  
2.24 - The entire stair assembly to the rear deck is loose. Movement in stairs indicates a weakened structural integrity. Conditions like this will worsen with time. Further evaluation by a licensed deck contractor is recommended.

### **Mail Box & Post**

#### *Needs Service*

- 2.25 - The mailbox post is loose in the ground. This condition will only worsen if left unrepaired

### **Landscaping**

#### *Needs Service*

- 2.26 - A drain cover is clogged up with pine straw at the northwest corner. Conditions like this will prevent the designed drainage of the back yard. It should be cleaned and monitored for cleanliness

## **Limitations on Exterior Inspections**

### **Exterior Inspection Limitations**

2.27 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* A representative sample of exterior components was inspected rather than every occurrence of components.
- \* The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- \* Erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- \* Pressure treated lumber is often used in the construction of decks, porches and other outdoor structures; it is also often used for the bottom plates of walls and sill plates of floor systems. The chemicals used to make pressure treated lumber have recently been changed; beginning January 1, 2004 chromated copper arsenate (CCA) went out of use as a lumber preservative treatment due to the suspected cancer risk the chemical poses. A variety of new chemicals have been introduced to replace CCA. Several of the new chemicals used to preserve lumber are highly corrosive and can cause significant damage to nails, other fasteners, and metal connectors commonly used to construct homes and outdoor structures. Positive identification of the chemicals used to treat lumber and the corrosion preventative properties of nails, other fasteners and metal connectors used with such treated lumber is beyond the scope of this inspection. All areas where preservative treated lumber is used should be inspected on a regular basis (at least annually) for signs of excessive corrosion at nails, other fasteners and metal connectors.

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Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 3.0 - Roof

### THE SCOPE OF THE ROOF INSPECTION

All roof components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

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Fidelity Home Inspections, LLC recommends that licensed roofing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

## Description of the Roofing System

### Description

- 3.1 - Roof Style: Gable
- 3.2 - Roof Style: Hip
- 3.3 - Roof Pitch -- Medium Slope
- 3.4 - Roof Covering: Composition Shingles
- 3.5 - Gutter Material: Metal
- 3.6 - Flashing Material: Metal

## Roofing System Comments

### Condition of Roof Components

#### *Informational*

3.7 - Roof Flashing: The visible roof flashing is intact and is performing as intended. Roof flashing is a component that prevents the entry of damaging water at the intersections of all siding and roofing components.

## Roofing System Observations

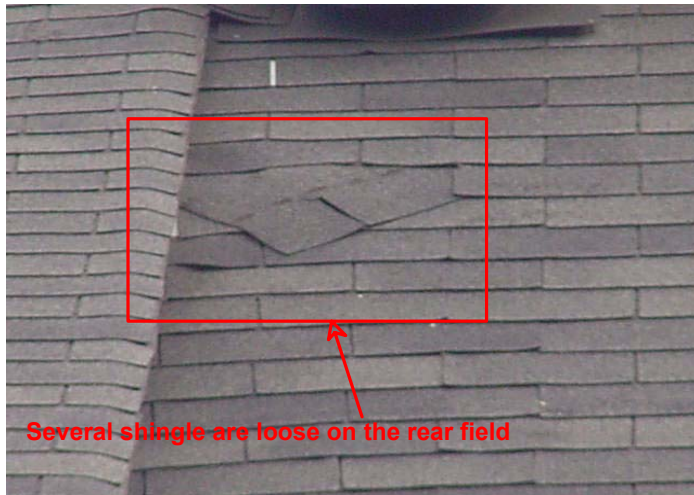
### Asphalt Shingles

#### *Needs Service*

3.8 - A standing nail is embedded in a shingle at the east field. To prevent a roof leak, this nail should be removed and the hole its presence has made should be patched.



3.9 - Several shingle are loose on the rear field. Not only have they lost their ability to prevent damaging water from entering the home, high winds could blow them off the roof and cause more damage to the surrounding shingles. These shingles should not be in this condition if they were properly attached. Further evaluation by a licensed roofing contractor is recommended.



### **Roof Drainage** *Needs Service*

3.10 - The gutters need cleaning. Clean gutters are necessary to divert roof drainage away from the base of the home and to a more desirable location. Water around foundation walls can lead to basement leakage and foundation settlement. Budgeting for replacement should be considered.

3.11 - The galvanized gutters are rusting in many areas. Leak free gutters are necessary to divert roof drainage away from the base of the home and to a more desirable location. Water around foundation walls can lead to basement leakage and foundation settlement. Gutter replacement should be considered.

3.12 - The downspout is damaged at the southwest corner. This condition could trap debris from the roof causing a blockage of water in the downspout and cause overflowing gutters. This should be avoided as uncontrolled water can lead to foundation settlement and water entry into basements.



3.13 - All missing splash block should be replaced. Splash blocks are used to receive, and dissipate the force of roof drainage from the downspouts and to divert damaging water away from the building.

### Roof Penetrations

#### Needs Service

3.14 - The flashing for the attic ventilator is not properly attached to the roof. Nails are needed at the toe of the flashing to keep it from elevating upwards. Once this flashing is elevated, wind driven rain can find its way under the flashing and into the interior sections of the home. The same wind could also damage the flashing and its neighboring shingles. Recommend this flashing be properly attached to the roof.



3.15 - The roof shingles do not properly cover the flashing boot on the north plumbing vent pipe. Conditions like this will allow damaging water to enter into the home from the sides of these flashing boots. Examples of properly installed shingles can be seen on the rear field. Further evaluation by a licensed roofing contractor is recommended.



## Limitations on Roofing Inspections

### Roof Inspection Limitations

3.16 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Only portions of the underside of the roof sheathing are inspected for evidence of leaks.
- \* Interior finishes may disguise evidence of prior leaks.
- \* Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- \* Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- \* Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 4.0 - Plumbing

### THE SCOPE OF THE PLUMBING INSPECTION

All plumbing components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of plumbing components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of plumbing components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a plumbing code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed plumbing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

### Description of the Plumbing System

#### Plumbing Components

- 4.1 - Main Water Supply: Public Service
- 4.2 - Supply Pipe: Plastic
- 4.3 - Interior Pipes: Copper
- 4.4 - Sewage: Public Service
- 4.5 - Interior Drainage Pipes: Plastic
- 4.6 - Gas Source: Public Service
- 4.7 - Other Components: Pressure Regulator on Main Water Supply Line
- 4.8 - Other Components: Solid waste pump in the basement

### Plumbing System Comments

#### Condition of Plumbing Components

##### *Informational*

- 4.9 - Water Pressure: The water pressure in the home was measured at 125 pounds per square inch (PSI.) Water pressure between 40 and 80 PSI is considered normal pressure in a home.
- 4.10 - Faucets: The water flow through the tested faucets is high. This was determined when two or more faucets were turned on at the same time. For more information, refer to the Plumbing System Observations section of this report.
- 4.11 - Drains: The drains are functional and are performing as intended in the fixtures that were tested.
- 4.12 - Toilets: The toilets are functioning and are performing as intended
- 4.13 - Bathtub - Showers: The bathtubs are functional and are performing as intended

## Water Heater Location & Comments

4.14 - The approximate age of the water heater is 12 years old. Water heaters have a typical life expectancy of 7 to 12 years.

4.15 - Water Heater Location: Basement

4.16 - Water Heater: Gas --- Approximately 50 Gallon

4.17 - Dip Tube Failure

"The water heater should be checked to determine if it has a defective water heater dip tubes"

Manufacturers of water heaters changed their assembly methods between 1993 and 1996. About 90 percent of all water heaters manufactured during that period (estimated 21 million units) were built with defective plastic dip tubes. The dip tube is a pipe which carries fresh cold water to the bottom of the tank where the burner is, and helps separate the fresh cold water from the hot water which is about to be distributed to the house.

The defective dip tubes sometimes break down inside the water heater and cause plastic chips to flow to water faucets. The chips do not pose a health risk, but they can decrease water flow from household faucets and appliances. Unscrewing and inspecting the screens on the aerators on any of the faucets can find them. The lack of a functional dip tube in the water heater will diminish water heater efficiency and effectiveness (hot water doesn't 'last' very long).

Unfortunately, the warranty on this problem has expired. Normally a defective dip tube can be replaced, but if there are other problems with the water heater it may make more sense to simply replace the whole unit. You should check with a plumber if you think your water heater is having problems.

Visit this web page for more information. <http://www.awwa.org/Advocacy/pressroom/pr/990219.cfm?a404=1>

## Water & Gas Cut-Off Locations

4.18 - Water Cutoff: Front wall in the basement

4.19 - Gas Cutoff: The main gas shutoff valve is located at the east exterior wall. It would be prudent to have all the occupants of the home familiar with its location, operation and the location and use of any special tools needed to close it.

## General Comments

### Informational

Whirlpool Bath

Whirlpool baths can be a hazard to your health if not properly cleaned. The owner's manual should be consulted for recommended cleaning procedures and schedules. Also recommend the following web page be viewed for safety precautions when maintaining whirlpool baths.

[http://www.pmengineer.com/CDA/ArticleInformation/features/BNP\\_\\_Features\\_\\_Item/0,2732,15579,00.html](http://www.pmengineer.com/CDA/ArticleInformation/features/BNP__Features__Item/0,2732,15579,00.html)

## Pumbing System Observations

### Water Distribution

#### Needs Service

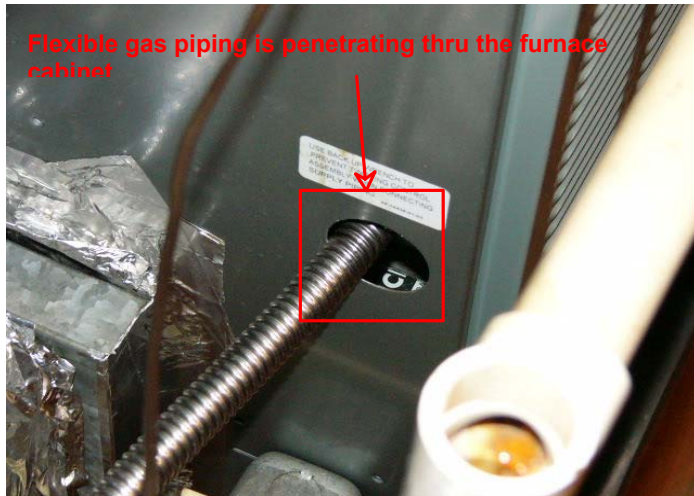
4.21 - The water pressure in the plumbing system is 120 pounds per square inch (psi). The normal pressure in a home is between 40 and 80 psi. Washing machines hoses, plastic tubing on automatic ice makers and toilets are not rated for high pressures; they could suddenly burst under excessive pressures. The pressure regulator has either failed or requires adjustment. Further evaluation by a licensed plumbing contractor is recommended.

### Gas Distribution

#### Needs Service

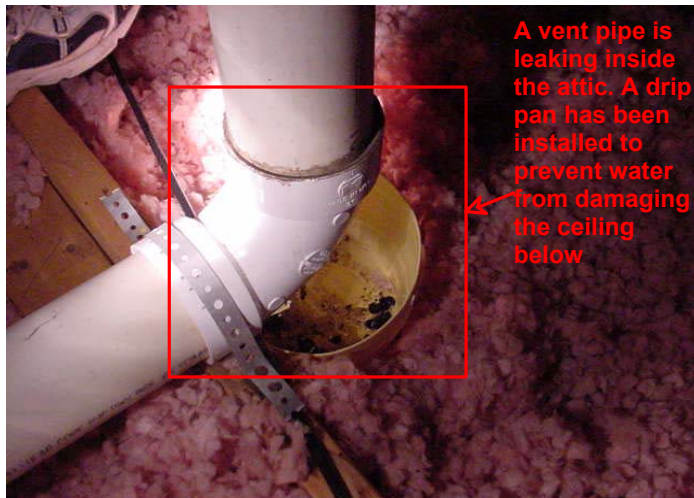
4.22 - Flexible gas piping is penetrating thru the furnace cabinet. There is always a slight vibration associated with an operating furnace. This vibration will help the raw metal edges of the furnace cabinet wear a hole in this flexible pipe and cause a gas leak. Gas leaks in the close proximity of the burner flame inside the furnace could

cause an explosion. Good construction practices, and plumbing codes in many jurisdictions require this section of gas pipe be hard steel pipe.



**Waste Pipes**  
*Needs Service*

4.23 - A vent pipe is leaking inside the attic. A drip pan has been installed to prevent water from damaging the ceiling below. Recommend this leak be repaired before expensive ceiling repairs are needed.



**Toilets**  
*Needs Service*

4.24 - The toilet is loose the upper hall bathroom. The movement of loose toilets will damage the wax seal that prevents it from leaking. Leakage at the base of a toilet is an unsanitary condition and will cause damage to the surrounding flooring. Recommend the toilet be removed so the wax seal can be inspected and replaced if needed.

**Bathtubs**  
*Needs Service*

4.25 - The bathtub stoppers are missing  
4.26 - The bathtub enclosures needs caulking. If left in this condition, damaging water will get behind the enclosure and under the floor. All effected areas should be properly sealed.

### **Shower Stalls**

#### *Needs Service*

4.27 - The door gasket on the shower is missing. The purpose of this gasket is to contain water in the shower. Escaping shower water can lead to damages to the flooring outside the shower.

### **Hose Bibs**

#### *Needs Service*

4.28 - Both exterior hose bibs are loose and should be attached to the wall. If left in this condition, damages could occur if someone pulls on an attached garden hose.

### **Laundry Room**

#### *Needs Service*

4.29 - The laundry tub should be properly secured. Movement of the tub will loosen the connections that make up the drain piping. Once loose, the connections will leak and cause needless damages to the home.

## **Limitations on Plumbing Inspections**

### **Plumbing System Limitations**

4.30 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected.
- \* Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- \* Clothes washing machine connections are not inspected.
- \* Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- \* Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- \* Shutoff Valves: Valves that are not used on a regular basis by the homeowner are not operated during the inspection because they can break, leak or fail to reopen after being operated. If you want to verify their proper operation prior to closing, you should have the homeowner, or a licensed plumber operate the valves to insure they are leak free, and they fully cycle to both the open and close positions.
- \* Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 5.0 - Electrical

### THE SCOPE OF THE ELECTRICAL INSPECTION

All electrical components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of electrical components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of electrical components is performed. 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.

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Fidelity Home Inspections, LLC recommends that licensed electrical contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

### Description of the Electrical System

#### Service & Grounding

- 5.1 - Service Entrance: Underground
- 5.2 - Entrance Conductors: Aluminum
- 5.3 - Service Size: 200 Amp - 120/240 Volt Service
- 5.4 - Grounding: Driven Rod
- 5.5 - Main Disconnect Device: East Exterior Wall

#### Electrical Distribution Panel

- 5.6 - Circuit Protection: Breakers
- 5.7 - Location: Garage

#### Distribution Wiring

- 5.8 - Wiring Method: Non-Metallic Sheathed Cable / Romex
- 5.9 - Outlets: Grounded
- 5.10 - Distribution Wiring: Copper

#### Ground Fault Circuit Interrupters (GFCI)

- 5.11 - GFCI: Kitchen
- 5.12 - Bathrooms
- 5.13 - Garage
- 5.14 - Exterior
- 5.15 - Basement
- 5.16 - Whirlpool Bath

#### Smoke Detectors

- 5.17 - Smoke Detectors: Present

## Electrical System Comments

### Condition of Electrical Components

#### Informational

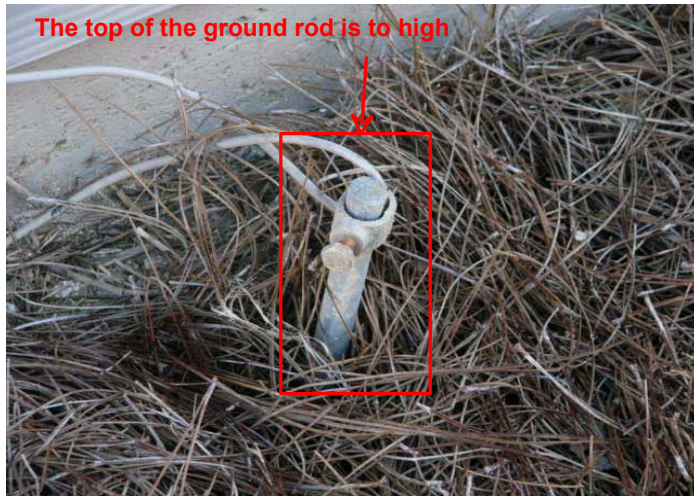
- 5.18 - Over-current Protection: The electrical panel and its visible over-current protection breakers are intact and undamaged.
- 5.19 - Grounding Gable: The grounding cable is intact and undamaged.
- 5.20 - The smoke detector(s) are older. For additional safety precautions, consideration should be made into replacing them. Even with good upkeep, most smoke detectors have a life span of ten years. Some newer smoke detectors have their ten-year anniversary imprinted on the cover; if you are unsure of your smoke detector's age, it is always better to err on the side of safety and replace them.

## Electrical System Observations

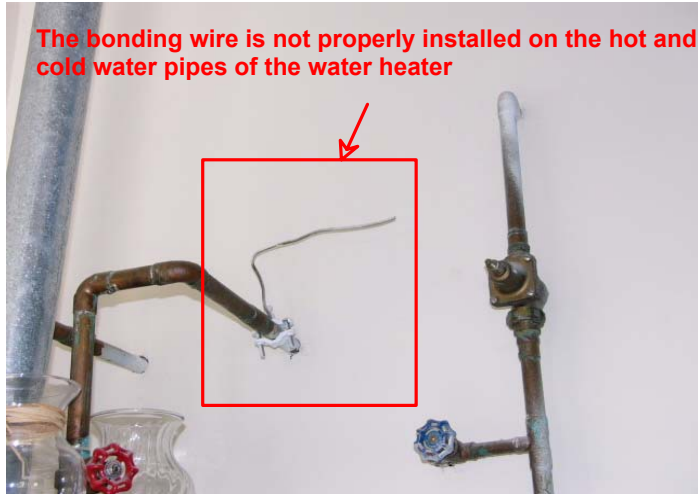
### Grounding

#### Needs Service

- 5.21 - The top of the ground rod is too high. A ground rod is an 8 foot metal shaft driven into the ground. Its purpose is to provide additional electrical safety. Ground rods shall be installed so that at least 8 feet of length is in contact with the soil. The upper end of the electrode shall be flush with, or below ground level unless the above ground end and the grounding wire clamp is protected against physical damage. Electrical grounding components are a critical safety component for the electrical system and its protection should be improved.

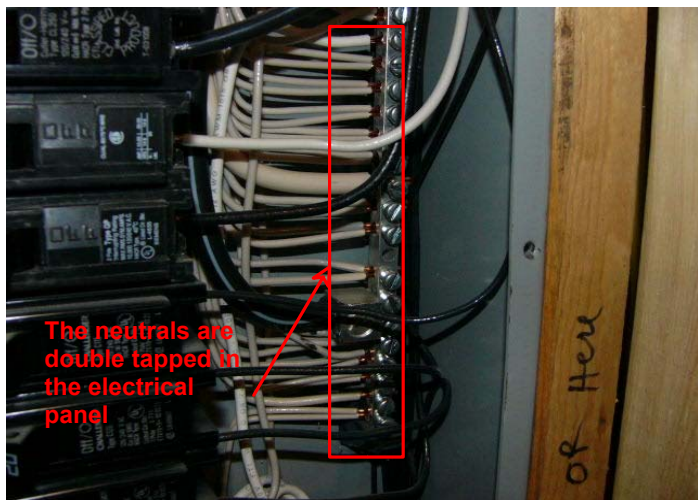


- 5.22 - The bonding wire is not properly installed on the hot and cold water pipes of the water heater. Conditions like this create electrical hazards to the occupants of the home.



**Electrical Panel**  
*Needs Service*

5.23 - The neutrals are double tapped in the electrical panel. The connectors on this type of panel are not designed to support two wires. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor



**Distribution Wiring**  
*Needs Service*

5.24 - The exposed wire connections in the unfinished basement area should be concealed in an approved electrical junction box. Exposed electrical connections are at risk of mechanical damage and could lead to electrical injuries to the occupants of the home.

## Limitations on Electrical Inspections

### Electrical Inspection Limitations

5.25 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Electrical components concealed behind finished surfaces are not inspected.

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- \* Only a representative sampling of outlets and light fixtures were tested.
- \* Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- \* The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.
- \* Due to access limitations, smoke detectors may be not tested.
- \* Testing smoke detectors can be misleading. The provided test button only verifies the presence of an active power source. It does not mean it will detect particles of smoke in the air.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 6.0 - Heat

### THE SCOPE OF THE HEATING INSPECTION

All heating components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of heating components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed heating contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

### Description of the Heating System

#### Heating Components

- 6.1 - Energy Source: Gas
- 6.2 - Equipment Locations: Basement and Attic
- 6.3 - Heating Type: Two Forced Air Furnaces
- 6.4 - Heat Distribution: Ductwork
- 6.5 - Vent System: Both double and single wall metal pipe

### Heating System Comments

#### Condition of Heating Components

##### *Informational*

- 6.6 - Furnace: The approximate age of the furnace is 12 years old. Furnaces last approximately twenty years.
- 6.7 - Thermostats: The thermostats responsible for operating the heating system are intact and functioning as intended.
- 6.8 - Furnace: The furnace is intact and is performing as intended.
- 6.9 - Furnace: This system is dirty and has not been maintained. Recommendation cleaning and servicing be performed by a licensed heating cooling contractor. Note! A rule of thumb on when to change your filters -- Every time you pay your utility bill. And remember, your bill will be higher if you don't change your filter.
- 6.10 - Filters: The furnace filter is present. Note! A rule of thumb on when to change your filters -- Every time you pay your utility bill. And remember, your bill will be higher if you don't change your filter.

## Heating System Observations

### Furnace

#### Needs Service

6.11 - The blower wheel is dirty from air by-passing the furnace filter. In addition to lowering the efficiency of the system, dust accumulation on the blower wheel usually means the air conditioning cooling coil may be clogged. These conditions will prevent the designed air volume from moving efficiently through the system (even after the filter is replaced.) This results in higher cooling / heating bills and eventual damages to the A/C compressor and heat exchanger. Unfiltered air will also affect the environmental conditions in the house. More nuisance dust is deposited inside the ducts and pushed back into the home. This can aggravate allergies and make it harder to keep the house clean. The filter rack should be adjusted or modified to firmly secure a good quality filter. The equipment owner's manual should be consulted for a recommended filter change schedules. A safe rule of thumb is to change the filter monthly. Further evaluation by a licensed heating / cooling contractor is recommended.

### Filtration

#### Needs Service

6.12 - The furnace air filter is not secured in its mounting bracket and is allowing air to bypass it. This results in dust accumulation on the blower and air conditioning evaporator coils and eventually will cause them to clog. Once clogged, the designed air volume cannot move efficiently through the system (even after the filter is replaced.) This results in higher cooling / heating bills and eventual damages to the A/C compressor and heat exchanger. Unfiltered air will also affect the environmental conditions in the house. More nuisance dust is deposited inside the ducts and pushed back into the home. This can aggravate allergies and make it harder to keep the house clean. The filter rack should be adjusted or modified to firmly secure a good quality filter. The equipment owner's manual should be consulted for a recommended filter change schedules. A safe rule of thumb is to change the filter monthly.

### Supply Air Ductwork

#### Needs Service

6.13 - The flexible air conditioning / heating duct is crimped behind the attic furnace. This condition will restrict the flow of conditioned air through the duct and into the room. Reduced airflow will reduced the efficiency of the heating / cooling system. Recommend a licensed heating / air conditioning contractor be retained to evaluate and repair.



6.14 - The duct insulation is damaged in many areas. Insulation is needed to prevent the duct from sweating when the cooling system is used.



### Gas Appliance Venting Needs Service

6.15 - The connections that make up the water heater vent pipe are loose. This is a serious condition that could be a carbon monoxide health threat to the occupants of the home. Repairs should be made by licensed and qualified contractors.



### Limitation on the Heating Inspection Heating Inspection Limitations

#### 6.16 - LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* The adequacy of heat supply or distribution balance is not inspected.
- \* The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- \* The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- \* Solar space heating equipment/systems are not inspected.

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Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 7.0 - Cooling

### THE SCOPE OF THE COOLING INSPECTION

All cooling components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of cooling components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The cooling supply adequacy or distribution and balance are not inspected. The inspection should not be considered a guarantee or warranty of any kind.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed cooling contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

## Description of the Cooling System

### Cooling Components

- 7.1 - Cooling Type: Two Air Cooled Central Air Conditioning Systems
- 7.2 - Energy Source: Electricity - 240 Volt Power Supply
- 7.3 - Additional Components: Auxiliary condensate pan on attic unit
- 7.4 - Additional Component: Condensate pump on basement unit

## Cooling System Comments

### Condition of Cooling Components

#### *Informational*

- 7.5 - Condensing Unit Age: The cooling unit is approximately 12 years old. Cooling units last approximately fifteen years.
- 7.6 - Condensing Unit: A normal temperature drop was observed across the cooling coil. This suggests the system is operating properly.
- 7.7 - Condensing Unit: The cooling system has not been maintained. More information can be found in the Cooling System Observations section in this report
- 7.8 - Disconnect Switch: This switch is the electrical disconnect for the outdoor condensing unit. It is intact and performing as intended.

## Cooling System Observations

### Outdoor Condensing Unit

#### Needs Service

7.9 - The coils on the outdoor unit of the air conditioning system are dirty and requires cleaning. Dirty coils will decrease the life, and efficiency of the cooling system. Recommend it be cleaned at per the manufactures recommendations.

7.10 - The fins of the outdoor portion of the air conditioning system are damaged. This condition will reduce the efficiency of the system, raise the power bill and will shorten the life of the compressor. Replacement may be necessary. Further evaluation by a licensed cooling contractor is recommended.

### Condensate Pan & Pipe

#### Needs Service

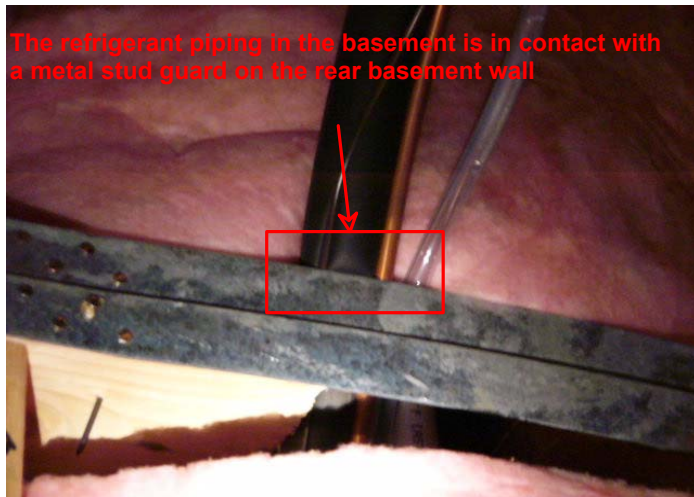
7.11 - The insulation - trash should be removed from the auxiliary drain pan under the attic furnace. This drain pan is installed to catch overflowing condensate water in the event the main condensate line stops up. A clean pan will reduce the potential for water damage to areas under the unit.



### Refrigerant Piping

#### Needs Service

7.12 - The refrigerant piping in the basement is in contact with a metal stud guard on the rear basement wall. These pipes vibrate when the system is in use. Continued contact with these metal plates will eventually wear a hole into the refrigerant pipe and cause a condition that would necessitate a major costly repair. Recommend these pipes be shielded from these protective plates and any other metals before the drywall is installed.



**Cooling Coil**  
*Needs Service*

7.13 - The rubber grommet is missing where the refrigerant piping penetrated into the cooling coil on the furnace. This grommet is used to prevent the cold pipes from exposure to conditions that will cause sweating. Sweating pipes is a source of unwanted damaging moisture to surrounding areas.



## Limitations on Cooling Inspections

### Cooling Inspection Limitations

7.14 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Window mounted air conditioning units are not inspected.
- \* The cooling supply adequacy or distribution balance are not inspected.
- \* The cooling equipment is not operated when the outdoor ambient conditions have been below 65 degrees within the previous 24 hours.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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## Section 8.0 - Interior

### THE SCOPE OF THE INTERIOR INSPECTION

All interior components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of interior components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed interior contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

## Description of the Interior System

### Interior Components

- 8.1 - Floor Surface: Carpet
- 8.2 - Floor Surface: Hardwood
- 8.3 - Floor Surface: Tile Flooring
- 8.4 - Wall Covering: Drywall
- 8.5 - Window Type: Single Pane
- 8.6 - Window Type: Double/Single Hung
- 8.7 - Window Type: Fixed Pane
- 8.8 - Door Types: Solid Core
- 8.9 - Stairs: Straight

## Interior System Comments

### Condition of Interior Components

#### *Informational*

- 8.10 - Walls: The interior walls are plumb, intact and are performing as intended.
- 8.11 - Ceilings: The interior ceilings are intact and performing as intended
- 8.12 - Floors: The interior floors are intact and are performing as intended
- 8.13 - Stairs: The interior stairs are performing as intended
- 8.14 - Cabinets & Counters: The interior cabinets and counters are intact and are functioning as intended
- 8.15 - No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the exterior of the home. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that

discharge too close to the foundation, are the most common source of basement leakage.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## Interior Observations

### Ceilings

#### *Needs Service*

8.16 - Water damage is present on the kitchen ceiling. This area is under a bathroom. Water damages under bathrooms are usually the result of leakage from a plumbing fixture above. The concern is, the source of this water damaged is concealed and its location, history and current condition is not known. Only a destructive inspection will find the water leak and its current condition. This type of inspection will require the removal of the damaged ceiling and tracing the source of the water. Further evaluation by a licensed plumbing contractor is recommended.



### Walls

#### *Needs Service*

8.17 - A settlement crack was observed at the top corner of the master bedroom door. Cracks like this show movement has occurred in the structural framing of the home. This movement may be a one time move or it could be an active condition. This can only be determined by monitoring the size of the crack and the areas around it for further movement. If continued activity is present, the services of a structural engineer may be needed.



## Limitations on Interior Inspections

### Interior Inspection Limitations

8.18 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- \* Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- \* Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- \* Multiple paned windows reduce outdoor noises and improve the efficiency of heating/cooling systems. The space between the panes is factory sealed and if the seal is broken, moist air from the environment may enter the sealed space and condense. Because of changing environmental conditions, moisture comes and goes between the panes and fogging sometimes occurs. We cannot assure the integrity of the seal on each and every window but we will note in the report the presence of visible condensation at the time of inspection.
- \* Any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel areas of the residence.
- \* Smoke detectors are not tested. Pushing the test button only suggest the buzzer is working. Using test smoke does not create the same effect as smoke from a real fire. The National Fire Protection Agency (NFPA) urges homeowners to replace smoke detectors more than 10 years old, and to replace all smoke detectors when moving into a new residence unless you know that the smoke detectors are new. Replacements are inexpensive and readily available.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 9.0 - Insulation

### THE SCOPE OF THE INSULATION AND VENTILATION INSPECTION

All insulation and ventilation components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of insulation and ventilation components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed insulation and ventilation contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

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

### Insulation Description

#### Insulation Components

- 9.1 - Attic Insulation: Blown In
- 9.2 - Attic Insulation: Approximately 12-14 inches
- 9.3 - Exterior Wall Insulation: Approximately R-11 or 12
- 9.4 - Basement Wall Insulation: Approximately R-12 or R-13 roll type

#### Ventilation Components

- 9.5 - Attic Ventilation: Eaves Vents
- 9.6 - Attic Ventilation: Gable Vents
- 9.7 - Attic Ventilation: Powder Ventilator
- 9.8 - Exhaust Fan Locations: Clothes Dryer
- 9.9 - Exhaust Fan Locations --- Bathroom Ventilators

### Insulation & Ventilation Comments

#### Condition of Insulation & Ventilation Components

##### *Informational*

- 9.10 - Attic Ventilation: Conditions inside the attic shows the ventilation is adequate
- 9.11 - Overall Insulation Levels: Insulation levels are typical for a home of this age and construction.

## **Limitations on Insulation & Ventilation**

### **Insulation - Ventilation Inspection Limitations**

#### 9.12 - LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \* Insulation/ventilation type and levels in concealed areas are not inspected. No destructive tests (such as cutting openings in walls to look for insulation) are performed.
- \* Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- \* An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- \* Any estimates of insulation R-values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 10.0 - Fireplace

### THE SCOPE OF THE FIREPLACE INSPECTION

All fireplace components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. Representative samples of fireplace components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed fireplace contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may widely.

It is highly recommended that all fireplaces flues be subjected to a Level II by a CSIA-certified sweep, based on NFPA standards

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

## Description of the Fireplace System

### Fireplace Components

10.1 - Fireplace Type: Zero Clearance

10.2 - Flue Type: Metal Flue Pipe

10.3 - Fireplace Appliances: Gas Logs -- Note! Check the manufactures installation / operation instructions for information pertaining to the proper use of these gas logs. Many of these instructions say "DO NOT OPERATE WITHOUT ADEQUATE VENTILATION. OPEN WINDOWS AND DOORS FOR PROPER VENTILATION.", or something to that effect.

10.4 - Combustion Air: Combustion Air Inlet Available

## Fireplace System Comments

### Condition of Fireplace Components

#### *Needs Service*

10.5 - The fireplace needs repairs and should not be used until properly evaluated and repaired by a licensed fireplace contractor.

### General Comments

How often should I have my chimney cleaned?

This a tougher question than it sounds. The quick simple answer is: The National Fire Protection Association standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard and is the correct way to approach the problem. It takes into account the fact

that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use.

The Chimney Safety Institute of America recommends that open masonry fireplaces should be cleaned at 1/4" of sooty buildup, and sooner if there is any glaze present in the system. Factory-built fireplaces should be cleaned when any appreciable buildup occurs. This is considered to be enough fuel buildup to cause a chimney fire capable of damaging the chimney or spreading to the home.

## **Fireplace Observations**

### **Firebox**

#### *Needs Service*

10.7 - The hole in the firebox should be sealed around the gas pipe for the gas appliance. Fireboxes should be sealed on all three sides to prevent hot gasses and flame from entering into concealed areas.

10.8 - The rear wall of the fireplace firebox is cracked. These are replaceable panels. A licensed fireplace contractor should be consulted for repair options.

### **Flue**

#### *Needs Service*

10.9 - The flue needs cleaning and should be inspected by a licensed chimney sweep.

## **Limitations on Fireplace Inspections**

### **Fireplace Inspection Limitations**

10.10 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- \* The interiors of flues or chimneys are not inspected.
- \* Gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- \* The inspection does not involve igniting or extinguishing fires or the determination of draft.
- \* Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Section 11.0 - Appliances

### THE SCOPE OF THE APPLIANCES INSPECTION

All appliances are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. No destructive testing or dismantling of appliances is performed. 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.

Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

Fidelity Home Inspections, LLC recommends that licensed appliance contractors complete all the repairs listed in this section of the report. Keep in mind; quotes from different contractors may widely.

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

## Descriptions of Appliances

### Appliances Tested

- 11.1 - Cooktop: Electric
- 11.2 - Cooktop Exhaust Vent/Fan: Attached to Microwave
- 11.3 - Built-in Microwave Oven
- 11.4 - Dishwasher
- 11.5 - Waste Disposer
- 11.6 - Refrigerator / Freezer
- 11.7 - Door Bell

## Appliance Comments

### Condition of Appliances

#### *Informational*

- 11.8 - Waste Disposal: The waste disposal is performing as intended
- 11.9 - Fan -Vent Hood: The fan / vent hood assembly is performing as intended
- 11.10 - Dishwasher: The dishwasher is performing as intended
- 11.11 - Door Bell: Functioning

#### *Needs Service*

- 11.12 - The anti-jam wrench could not be located for the garbage disposal. The home owner may know of its location. These wrenches are available at most hardware stores.

## Appliance Observations

### Stoves - Ovens

#### *Needs Service*

- 11.13 - The range is loose and should be properly secured in its mounting. Heavy objects placed on the open door could result in the range toppling over and causing injuries to the occupants of the home. The owners manual or the manufacture of the stove should be consulted for more information on the installation of tilt brackets available to prevent this condition.

## **Limitation of the Appliance Inspection**

### **Limitation on Appliance Inspections**

11.14 - As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- \* Thermostats, timers and other specialized features and controls are not tested.
- \* Only accessible smoke detectors will be tested. It should be understood that testing smoke detectors by pressing the test button only proves the alarm will work, it does not prove the detector will actually detect smoke as intended. It is recommended that all smoke detectors be replaced every ten years or as the manufacture suggest.
- \* The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# REPORT CONCLUSION

## MAINTENANCE ADVICE UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- \* Change the locks on all exterior entrances, for improved security.
- \* Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- \* Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- \* Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- \* Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- \* Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- \* Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- \* Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- \* Install rain caps and vermin screens on all chimney flues, as necessary.
- \* Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE EVERY MONTH

- \* Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- \* Examine heating/cooling air filters and replace or clean as necessary.
- \* Inspect and clean humidifiers and electronic air cleaners.
- \* If the house has hot water heating, bleed radiator valves.
- \* Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- \* Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- \* Repair or replace leaking faucets or shower heads.
- \* Secure loose toilets, or repair flush mechanisms that become troublesome.

## SPRING AND FALL

- \* Examine the roof for evidence of damage to roof coverings, flashing's and chimneys.
- \* Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- \* Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- \* Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- \* Survey the basement and/or crawl space walls for evidence of moisture seepage.
- \* Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- \* Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- \* Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- \* Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- \* Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.

- \* Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- \* Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- \* Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- \* Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- \* Replace or clean exhaust hood filters.
- \* Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### ANNUALLY

- \* Replace smoke detector batteries.
- \* Have the heating, cooling and water heater systems cleaned and serviced.
- \* Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- \* Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- \* If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- \* If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

#### PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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**Inspection Address:** 1234 Ashi Blvd, Powder Springs Georgia. 30127  
**Inspection Date/Time:** 01/01/2005 9:00 am to

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# Fidelity Home Inspections, LLC

Sunday, March 27, 2005

Property Address: 1234 Ashi Blvd, Powder Springs, Georgia 30127  
Inspection Date: 01/01/2005 Time: 9:00 am

Jane Smith  
1234 Gahi Drive  
Marietta, Georgia.

Dear Jane:

Thank you for selecting Fidelity Home Inspections LLC.

At your request, we performed an inspection on the property address listed in this report. Now complete, we are pleased to submit the home inspection report. It is not meant to be an exhaustive technical evaluation but a professional opinion based on a visual inspection of the accessible components of the home.

Please understand that there are limitations to a home inspection. Many components of this home were not visible during the inspection and very little historical information was provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI) prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you. Should you have any questions about this report or the general condition of the home sometime in the future, please contact us. There is no fee for this telephone consultation. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may apply. Our goal is to always improve our services. We appreciate the opportunity to have been of service to you now and hopefully again in the future. Please visit our website at [www.fidelityhomeinspections.com](http://www.fidelityhomeinspections.com) and leave your comments.

Sincerely,

Fidelity Home Inspections, LLC  
John W. Badger  
President

# Fidelity Home Inspections, LLC

## SUMMARY REPORT

**Client:** Jane Smith  
**Inspection Address:** 1234 Ashi Blvd, Powder Springs, Georgia 30127  
**Inspection Date:** 01/01/2005 Start: 9:00 am  
**Inspected by:** John W. Badger

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of Fidelity Home Inspections, LLC and the client whose name appears above. Use by any unauthorized persons is prohibited.**

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*Needs Service*

### Structure

#### Structural System Observations

##### Footings

1.1 - The outlet of the footing drain is not sloping downward as required to provide proper drainage. These drains are installed to prevent damaging underground water from accumulating under the structural footings of the home. Improper drainage of the footings will lead to damaging structural settlement. An attempt should be made to adjust the grade to insure these drains have the proper downward slope.

##### Attics

1.2 - An attic truss is damaged at the center front field. Trusses are engineered components used to provide a foundation for the roof. Their construction is pre-fabricated and they are designed to provide structural support by being plumb, and without changes to their configuration. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Further evaluation for repairs and follow up by a registered design professional is recommended.

1.3 - A gusset plates is damaged on an engineered truss in the southeast corner of the attic. The gusset plates that hold them together should always be tight and undamaged. Trusses are engineered components used to provide a foundation for the roof. Their construction is pre-fabricated and they are designed to provide structural support by being plumb, and without changes to their configuration. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional. Further evaluation for repairs and follow up by a registered design professional is recommended.

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
All printed comments and the options expressed herein are those of Fidelity Home Inspections, LLC.

- 1.4 - An attic rafter in the front cupola has pulled away from its attached ridge beam. These rafters are structural components of the home. Their entire end cuts should always be fully attached to the ridge beam. An attempt should be made to determine why this rafter is in this condition. Further evaluation by a licensed contractor familiar with residential structures is recommended.

### **Fire Blocking**

- 1.5 - There is an open chase that should be fire blocked in rear section of the attic. A chase is a concealed area between floors that provides a path for vents, pipes, ducts, chimneys, wiring or other utilities to other levels of the home. All openings of these chases should be properly sealed (fire blocked) with a non-combustible material to slow the spread of fire throughout the home. Fireblocking is a means of reducing the size of the large openings. Extra minutes and seconds can be a lifesaver in the event evacuation from fire should ever be necessary.
- 1.6 - Fireblocking is needed where the piping from the bathtub penetrates the floor. All concealed openings between floors that could provide a path for hot gasses and fire should be properly sealed (fire blocked) with a non-combustible material to slow the spread of fire throughout the home. Fireblocking is a means of reducing the size of the large openings around these pipes. Extra minutes and seconds can be a lifesaver in the event evacuation from fire should ever be necessary.

## **Exterior**

### **Exterior System Observations**

#### **Siding**

- 2.1 - The siding material is starting to delaminate (coming apart) in many areas. Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary - a significant expense.

#### **Doors - Exterior**

- 2.2 - The rear door jam is damaged around the striker plates. Damages such as this are usually from heavy loads being placed on the center section of the door. This damage has weakened the door jam assembly, which in turn weakens the security of the door. Recommend a licensed carpenter make repairs.

#### **Deck**

- 2.3 - Standing nails are present on the rear deck. These nails are trip and cut hazards and should be corrected.
- 2.4 - The entire stair assembly to the rear deck is loose. Movement in stairs indicates a weakened structural integrity. Conditions like this will worsen with time. Further evaluation by a licensed deck contractor is recommended.

#### **Mail Box & Post**

- 2.5 - The mailbox post is loose in the ground. This condition will only worsen if left unrepaired.

#### **Landscaping**

- 2.6 - A drain cover is clogged up with pine straw at the northwest corner. Conditions like this will prevent the designed drainage of the back yard. It should be cleaned and monitored for cleanliness.

## **Roof**

### **Roofing System Observations**

#### **Asphalt Shingles**

- 3.1 - A standing nail is embedded in a shingle at the east field. To prevent a roof leak, this nail should be removed and the hole its presence has made should be patched.
- 3.2 - Several shingles are loose on the rear field. Not only have they lost their ability to prevent damaging water from entering the home, high winds could blow them off the roof and cause more damage to the surrounding shingles. These shingles should not be in this condition if they were properly attached. Further evaluation by a licensed roofing contractor is recommended.

#### **Roof Drainage**

- 3.3 - The gutters need cleaning. Clean gutters are necessary to divert roof drainage away from the base of the home and to a more desirable location. Water around foundation walls can lead to basement leakage and foundation settlement. Budgeting for replacement should be considered.
- 3.4 - The galvanized gutters are rusting in many areas. Leak free gutters are necessary to divert roof drainage away from the base of the home and to a more desirable location. Water around foundation walls can lead to basement

leakage and foundation settlement. Gutter replacement should be considered.

- 3.5 - The downspout is damaged at the southwest corner. This condition could trap debris from the roof causing a blockage of water in the downspout and cause overflowing gutters. This should be avoided as uncontrolled water can lead to foundation settlement and water entry into basements.
- 3.6 - All missing splash block should be replaced. Splash blocks are used to receive, and dissipate the force of roof drainage from the downspouts and to divert damaging water away from the building.

#### **Roof Penetrations**

- 3.7 - The flashing for the attic ventilator is not properly attached to the roof. Nails are needed at the toe of the flashing to keep it from elevating upwards. Once this flashing is elevated, wind driven rain can find its way under the flashing and into the interior sections of the home. The same wind could also damage the flashing and its neighboring shingles. Recommend this flashing be properly attached to the roof.
- 3.8 - The roof shingles do not properly cover the flashing boot on the north plumbing vent pipe. Conditions like this will allow damaging water to enter into the home from the sides of these flashing boots. Examples of properly installed shingles can be seen on the rear field. Further evaluation by a licensed roofing contractor is recommended.

## **Plumbing**

### **Pumbing System Observations**

#### **Water Distribution**

- 4.1 - The water pressure in the plumbing system is 120 pounds per square inch (psi). The normal pressure in a home is between 40 and 80 psi. Washing machines hoses, plastic tubing on automatic ice makers and toilets are not rated for high pressures; they could suddenly burst under excessive pressures. The pressure regulator has either failed or requires adjustment. Further evaluation by a licensed plumbing contractor is recommended.

#### **Gas Distribution**

- 4.2 - Flexible gas piping is penetrating thru the furnace cabinet. There is always a slight vibration associated with an operating furnace. This vibration will help the raw metal edges of the furnace cabinet wear a hole in this flexible pipe and cause a gas leak. Gas leaks in the close proximity of the burner flame inside the furnace could cause an explosion. Good construction practices, and plumbing codes in many jurisdictions require this section of gas pipe be hard steel pipe.

#### **Waste Pipes**

- 4.3 - A vent pipe is leaking inside the attic. A drip pan has been installed to prevent water from damaging the ceiling below. Recommend this leak be repaired before expensive ceiling repairs are needed.

#### **Toilets**

- 4.4 - The toilet is loose the upper hall bathroom. The movement of loose toilets will damage the wax seal that prevents it from leaking. Leakage at the base of a toilet is an unsanitary condition and will cause damage to the surrounding flooring. Recommend the toilet be removed so the wax seal can be inspected and replaced if needed.

#### **Bathtubs**

- 4.5 - The bathtub stoppers are missing
- 4.6 - The bathtub enclosures needs caulking. If left in this condition, damaging water will get behind the enclosure and under the floor. All effected areas should be properly sealed.

#### **Shower Stalls**

- 4.7 - The door gasket on the shower is missing. The purpose of this gasket is to contain water in the shower. Escaping shower water can lead to damages to the flooring outside the shower.

#### **Hose Bibs**

- 4.8 - Both exterior hose bibs are loose and should be attached to the wall. If left in this condition, damages could occur if someone pulls on an attached garden hose.

### **Laundry Room**

- 4.9 - The laundry tub should be properly secured. Movement of the tub will loosen the connections that make up the drain piping. Once loose, the connections will leak and cause needless damages to the home.

## **Electrical**

### **Electrical System Observations**

#### **Grounding**

- 5.1 - The top of the ground rod is too high. A ground rod is an 8 foot metal shaft driven into the ground. Its purpose is to provide additional electrical safety. Ground rods shall be installed so that at least 8 feet of length is in contact with the soil. The upper end of the electrode shall be flush with, or below ground level unless the above ground end and the grounding wire clamp is protected against physical damage. Electrical grounding components are a critical safety component for the electrical system and its protection should be improved.
- 5.2 - The bonding wire is not properly installed on the hot and cold water pipes of the water heater. Conditions like this create electrical hazards to the occupants of the home.

#### **Electrical Panel**

- 5.3 - The neutrals are double tapped in the electrical panel. The connectors on this type of panel are not designed to support two wires. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor

#### **Distribution Wiring**

- 5.4 - The exposed wire connections in the unfinished basement area should be concealed in an approved electrical junction box. Exposed electrical connections are at risk of mechanical damage and could lead to electrical injuries to the occupants of the home.

## **Heat**

### **Heating System Observations**

#### **Furnace**

- 6.1 - The blower wheel is dirty from air by-passing the furnace filter. In addition to lowering the efficiency of the system, dust accumulation on the blower wheel usually means the air conditioning cooling coil may be clogged. These conditions will prevent the designed air volume from moving efficiently through the system (even after the filter is replaced.) This results in higher cooling / heating bills and eventual damages to the A/C compressor and heat exchanger. Unfiltered air will also affect the environmental conditions in the house. More nuisance dust is deposited inside the ducts and pushed back into the home. This can aggravate allergies and make it harder to keep the house clean. The filter rack should be adjusted or modified to firmly secure a good quality filter. The equipment owner's manual should be consulted for a recommended filter change schedule. A safe rule of thumb is to change the filter monthly. Further evaluation by a licensed heating / cooling contractor is recommended.

#### **Filtration**

- 6.2 - The furnace air filter is not secured in its mounting bracket and is allowing air to bypass it. This results in dust accumulation on the blower and air conditioning evaporator coils and eventually will cause them to clog. Once clogged, the designed air volume cannot move efficiently through the system (even after the filter is replaced.) This results in higher cooling / heating bills and eventual damages to the A/C compressor and heat exchanger. Unfiltered air will also affect the environmental conditions in the house. More nuisance dust is deposited inside the ducts and pushed back into the home. This can aggravate allergies and make it harder to keep the house clean. The filter rack should be adjusted or modified to firmly secure a good quality filter. The equipment owner's manual should be consulted for a recommended filter change schedule. A safe rule of thumb is to change the filter monthly.

#### **Supply Air Ductwork**

- 6.3 - The flexible air conditioning / heating duct is crimped behind the attic furnace. This condition will restrict the flow of conditioned air through the duct and into the room. Reduced airflow will reduce the efficiency of the heating / cooling system. Recommend a licensed heating / air conditioning contractor be retained to evaluate and repair.
- 6.4 - The duct insulation is damaged in many areas. Insulation is needed to prevent the duct from sweating when the cooling system is used.

### **Gas Appliance Venting**

6.5 - The connections that make up the water heater vent pipe are loose. This is a serious condition that could be a carbon monoxide health threat to the occupants of the home. Repairs should be made by licensed and qualified contractors.

## **Cooling**

### **Cooling System Observations**

#### **Outdoor Condensing Unit**

- 7.1 - The coils on the outdoor unit of the air conditioning system are dirty and requires cleaning. Dirty coils will decrease the life, and efficiency of the cooling system. Recommend it be cleaned at per the manufactures recommendations.
- 7.2 - The fins of the outdoor portion of the air conditioning system are damaged. This condition will reduce the efficiency of the system, raise the power bill and will shorten the life of the compressor. Replacement may be necessary. Further evaluation by a licensed cooling contractor is recommended.

#### **Condensate Pan & Pipe**

7.3 - The insulation - trash should be removed from the auxiliary drain pan under the attic furnace. This drain pan is installed to catch overflowing condensate water in the event the main condensate line stops up. A clean pan will reduce the potential for water damage to areas under the unit.

#### **Refrigerant Piping**

7.4 - The refrigerant piping in the basement is in contact with a metal stud guard on the rear basement wall. These pipes vibrate when the system is in use. Continued contact with these metal plates will eventually wear a hole into the refrigerant pipe and cause a condition that would necessitate a major costly repair. Recommend these pipes be shielded from these protective plates and any other metals before the drywall is installed.

#### **Cooling Coil**

7.5 - The rubber grommet is missing where the refrigerant piping penetrated into the cooling coil on the furnace. This grommet is used to prevent the cold pipes from exposure to conditions that will cause sweating. Sweating pipes is a source of unwanted damaging moisture to surrounding areas.

## **Interior**

### **Interior Observations**

#### **Ceilings**

8.1 - Water damage is present on the kitchen ceiling. This area is under a bathroom. Water damages under bathrooms are usually the result of leakage from a plumbing fixture above. The concern is, the source of this water damaged is concealed and its location, history and current condition is not known. Only a destructive inspection will find the water leak and its current condition. This type of inspection will require the removal of the damaged ceiling and tracing the source of the water. Further evaluation by a licensed plumbing contractor is recommended.

#### **Walls**

8.2 - A settlement crack was observed at the top corner of the master bedroom door. Cracks like this show movement has occurred in the structural framing of the home. This movement may be a one time move or it could be an active condition. This can only be determined by monitoring the size of the crack and the areas around it for further movement. If continued activity is present, the services of a structural engineer may be needed.

## **Fireplace**

### **Fireplace System Comments**

### **Condition of Fireplace Components**

10.1 - The fireplace needs repairs and should not be used until properly evaluated and repaired by a licensed fireplace contractor.

### **Fireplace Observations**

#### **Firebox**

10.2 - The hole in the firebox should be sealed around the gas pipe for the gas appliance. Fireboxes should be sealed on all three sides to prevent hot gasses and flame from entering into concealed areas.

10.3 - The rear wall of the fireplace firebox is cracked. These are replaceable panels. A licensed fireplace contractor should be consulted for repair options.

#### **Flue**

10.4 - The flue needs cleaning and should be inspected by a licensed chimney sweep.

## **Appliances**

### **Appliance Comments**

#### **Condition of Appliances**

11.1 - The anti-jam wrench could not be located for the garbage disposal. The home owner may know of its location. These wrenches are available at most hardware stores.

### **Appliance Observations**

#### **Stoves - Ovens**

11.2 - The range is loose and should be properly secured in its mounting. Heavy objects placed on the open door could result in the range toppling over and causing injuries to the occupants of the home. The owners manual or the manufacture of the stove should be consulted for more information on the installation of tilt brackets available to prevent this condition.