

# Home Inspection Report

Property Address:

Middle Georgia's Best Home Inspections

Tyler Stembridge  
1106 Cater Ave  
Perry, Georgia  
478-972-2041

Date:	Time:	Report ID:2018-
Property:	Customer:	Real Estate Agent:

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repairs or replacements of items, components or units should be considered before purchasing the property.

**SATISFACTORY (S)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning properly and as intended allowing for normal wear and tear.

**FAIR (F)** = The item or items condition requires, or has at least a moderate probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.

Such conditions or concerns mean the item/items exhibited wear, deterioration, damage or other material defects, was at or beyond typical design life, and has a potential to become defective.

**POOR/DEFECTIVE (P)**= This item or items condition requires immediate repair, replacement, or other remedial work, or has a high probability of requiring work in the immediate future or further evaluation.

**NOT APPLICABLE (NA)**= This item or items were not present, not observed, or outside the scope of the standard of practices outlined in InterNACHI Home Inspection Scope of Practices.

**NOT INSPECTED (NI)**= This item or items was disconnected, not visible, not accessible, presented unusual or unsafe conditions, or was outside the scope of the standard of practices outlined in InterNACHI Home Inspection Scope of Practices.

**Description of Property:**

Single Story Family

**Age of Home:**

37 years

**Type of Inspection**

Standard Home Inspection

**Status of Home:**

**People Present:**

**Weather:**

**Temperature:**

35 F

**1.ROOFING**

The inspection of roofs and rooftop elements is limited to readily accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lighting protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Elements descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**Styles and Materials**

**ROOF DESCRIPTION:**

Steep Slope

**MATERIAL(S):**

Asphalt/Metal

**ESTIMATED AGE:**

**DESIGN LIFE:**

**LOCATION:**

Whole House

**INSPECTION METHOD:**

Walked On

CHIMENY(S):

**Inspection Items:**

**1. ROOFING**

**Comments:**

**1.1 CHIMENY(S)/FLUE(S)**

**Comments:**

**1.2 EXPOSED FLASHINGS**

**Comments:**

**1.3 VENTILATION COVERS**

**Comments:**

**1.4 PLUMBING STACKS**

**Comments:**

**1.5 GUTTERS**

**Comments:**

**1.6 DOWNSPOUTS**

**Comments:**

**1.7 FASCIA/SOFFIT/EAVES**

**Comments:**

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NOTE: All roofs have a finite life and will require replacements at some point. In the interim, the seals at all roof penetrations and flashings, and the water shedding elements of a rooftop, should be checked periodically and repaired and maintained as needed. Any roof defects can result in leakage, mold, and subsequent damage to the property. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters and downspouts will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**2. EXTERIOR**

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever changing weather conditions. Descriptions are based predominant/representative elements and are provided for general informational purpose only; specific material and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as shutters, screens, storm units, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**Styles and Materials**

**SIDING 1:**

**SIDING 2:**

**PORCH/DECK:**

**FRONT PORCH:**

**Inspection Items**

**2. SIDING 1**

**Comments:**

**2.1 ENTRY DOORS**

**Comments:**

**2.2 STOOPS/STAIRS**

**Comments:**

**2.3 WINDOWS**

**Comments:**

**2.4 PORCH/DECK**

**Comments:**

**2.5 FOUNDATION SURFACE**

**Comments:**

**2.6 ELECTRICAL/GFCI**

**Comments:**

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NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help to minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish to get advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

### 3. GROUNDS

Inspection of the ground is primarily intended to address the condition of listed readily accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact of the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or qualified specialist prior to closing. In addition to the stated limitations on the inspection of the site elements, a standard home inspection does not include the evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

#### Styles and Materials

#### WALKWAY:

#### DRIVEWAY:

#### 3.0 WALKWAYS

Comments:

#### 3.1 DRIVEWAY

Comments:

#### 3.2 GROUND SLOPE AT FOUNDATION

Comments:

#### 3.3 SITE GRADING

Comments:

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Note: Ground conditions are subject to sudden changes with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soil specialist are required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompact fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walkways, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and grounds by qualified professionals is recommended prior to closing.

#### 4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other heading in this report, including ROOFS and EXTERIOR ELEMENTS.

#### Styles and Materials

**GARAGE DESCRIPTION:**

**ROOF DESCRIPTION:**

**HOUSE/GARAGE SEPERATION:**

**GARAGE ATTIC INSPECTION METHOD:**

#### Inspection Items

##### 4.0 ROOFING

**Comments:**

##### 4.1 SLAB

**Comments:**

##### 4.2 FOUNDATION

**Comments:**

##### 4.3 ATTIC VENTILATION

**Comments:**

##### 4.4 WALLS/CEILING

**Comments:**

##### 4.5 SIDING

**Comments:**

##### 4.6 VEHICLE DOORS

**Comments:**

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Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional

information related to garage elements and conditions may be found under other heading in this report, including ROOFS and EXTERIOR ELEMENTS.

## 5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listen herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

### Styles and Materials

**DESCRIPTION:**                      **INSPECTION METHOD:**                      **FRAMING:**

**SHEATING:**                      **INSULATION:**  
**Inspection Items**

#### 5.0 ROOF FRAMING

**Comments:**

#### 5.1 Roof DECK/SHEATING

**Comments:**

#### 5.2 VENTILATION PROVISIONS

**Comments:**

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NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup and other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials-avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause of status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

**6. BATHROOM(S)**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and water tightness of a fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

**Styles and Materials Bathroom #1**

**DESCRIPTION:**

**LOCATION:**

**6.0 SINK(S)**

**Comments:**

**6.1 TOLIET**

**Comments:**

**6.2 SHOWER/BATHTUB**

**Comments:**

**6.3 ENCLOSURE**

**Comments:**

**6.4 FLOORING**

**Comments:**

**6.5 WALLS/CEILING**

**Comments:**

**6.6 ELECTRICAL/GFCI OUTLETS**

**Comments:**

**Styles and Materials Bathroom #2**

**DESCRIPTION:**

**LOCATION:**

**6.7 SINKS**

**Comments:**

**6.8 TOLIET**

**Comments:**



**6.9 SHOWER/BATH**

**Comments:**

**6.10 ENCLOSURE**

**Comments:**

**6.11 FLOORING**

**Comments:**

**6.12 WALLS/CEILING**

**Comments:**

**6.13 ELECTRICAL/GFCI**

**Comments:**

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NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The water tightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, and other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showers and bathtubs, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electrical components located in bathrooms areas, any identified concern should be addressed immediately. Ground-fault interrupters (GFCI's) are recommended for all bathroom receptacle outlets.

**7. KITCHEN**

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, is performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls.) Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and icemakers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**Styles and Materials**

**VENTILATION:**

**COOKING UNIT(S):**

**DISHWASHER:**

**REFRIGERATOR: DISPOSAL:**

**Inspection Items**

**7.0 SINKS**

**Comments:**

**7.1 FLOORING**

**Comments:**

**7.2 WALLS/CEILING**

**Comments:**

**7.3 ELECTRICAL/GFCI**

**Comments:**

**7.4 COOKING UNIT(S)**

**Comments:**

**7.5 DISHWASHER**

**Comments:**

**7.6 DISPOSAL**

**Comments:**

**7.7 VENTILATION**

**Comments:**

**7.8 CABINETS**

**Comments:**

**7.9 COUNTERTOPS**

**Comments:**

**7.10 REFRIGERATOR**

**Comments:**

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NOTE: Appliances typically have a high maintenance requirement and limited service life. (5-10 years). Operation of appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer, have the homeowner demonstrate operation, if possible. Follow manufacturer's use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and./or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit Interrupters (GFCI's) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

## 8. INTERIOR

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the conditions of finished materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other heading in this report, including the FOUNDATIONS/SUBSTRUCTURE section and the major house systems.

### Styles and Materials

**CEILING:**

**WALLS:**

**WINDOWS:**

**FLOORS:**

**SLAB:**

**FIREPLACE/INSERT:**

### Inspection Items

#### 8.0 CEILINGS

**Comments:**

#### 8.1 WALLS

**Comments:**

#### 8.2 FLOORS

**Comments:**

#### 8.3 WINDOWS

**Comments:**

#### 8.4 INTERIOR DOORS

**Comments:**

#### 8.5 FIREPLACE/INSERT

**Comments:**

NOTE: All homes are subject indoor air quality concerns due to factors such as ventilations systems, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi, and other microorganisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some for of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. A qualified specialist should perform chimney and fireplace flue inspections. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

## 9. FOUNDATION AND SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily accessible and visible elements listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluations of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other heading in this report.

### Styles and Materials

CRAWLSPACE:

FOUNDATION WALLS AND PIERS:

FLOOR STRUCTURE:

INSULATION:

#### 9.0 FOUNDATION WALLS

Comments:

#### 9.1 PIERS/COLUMNS

Comments:

#### 9.2 FLOOR FRAMING

Comments:

#### 9.3 MAIN BEAMS

Comments:

### 9.4 CRAWL SPACE VENTILATION

#### Comments:

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NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measure required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exist. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

<b>10. ELECTRICAL</b>
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The inspection of the electrical systems is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit Interrupters (GFCI's) is limited to the built-in test functions. No assessment can be made of electrical loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electrical elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communications systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electrical elements may be found under many other heading in this report.

#### Styles and Materials

**SERVICE LINE:**

**SERVICE DISCONNECT:**

**MAIN PANEL:**

**240 VOLT CIRCUITS:**

**120 VOLT CIRCUITS:**

**GFCI's**

#### Inspection Items

### 10.0 SERVICE LINE

#### Comments:

**10.1 SERVICE GROUND**

**Comments:**

**10.2 MAIN DISCONNECT**

**Comments:**

**10.3 MAIN PANEL**

**Comments:**

**10.4 FIXTURES/LIGHTS**

**Comments:**

**10.5 WIRING/ CONDUCTORS**

**Comments:**

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NOTE: Older electrical service may be minimally sufficient or inadequate for present/future needs. Service lines clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electrical panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring system be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCI's are recommended for all high hazard area (e.g., kitchens, bathrooms, garages, and exteriors). AFCI's are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCI's and AFCI's using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electrical defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

<b>11. COOLING</b>
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The inspection of the cooling system(air conditioning and heat pump) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluations, energy efficiency assessments, installation compliance check, or refrigerant issues.** Furthermore, portable units and add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features(i.e., all cycles, modes, and controls.) Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including HEATING SYTEM section.

**Styles and Materials**

**SYSTEM TYPE:**

**MANUFACTURER:**

**LOCATION:**

**ESTIMATED AGE:**

**DESIGN LIFE**

**DISTRIBUTION:**

### **Inspection Items**

#### **11.0 COOLING SYSTEM**

**Comments:**

#### **11.1 OUTDOOR UNIT**

**Comments:**

#### **11.2 AIR HANDLER/BLOWER UNIT**

**Comments:**

#### **11.3 CONDENSATE REMOVAL**

**Comments:**

#### **11.4 DUCTWORK**

**Comments:**

#### **11.5 THERMOSTAT**

**Comments:**

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Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged from to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. A qualified specialist should make Servicing or repair of cooling systems.

### **12. HEATING**

The inspection of the heating system is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of the inspection for any reason cannot be inspected. A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft

test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories and add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other heading in this report, including the COOLING SYSTEM section.

### Styles and Materials

**SYSTEM TYPE:**

**MANUFACTURER:**

**LOCATION:**

**ESTIMATED AGE:**

**DESIGN LIFE:**

**DISTRIBUTION:**

### Inspection Items

#### 12.0 HEATING SYSTEM

**Comments:**

#### 12.1 BLOWER

**Comments:**

#### 12.2 DISTRIBUTION SYSTEM

**Comments:**

#### 12.3 THERMOSTAT

**Comments:**

#### 12.4 BURNERS

**Comments:**

#### 12.5 GAS/FUEL LINES AT UNIT

**Comments:**

#### 12.6 COMBUSTION AIR PROVISIONS

**Comments:**

#### 12.7 VENT CONNECTOR

**Comments:**

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NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting systems integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A through inspection of heat exchangers by a qualified heating specialist is recommended to



determine heat exchanger conditions, particularly if the unit is beyond 5+ years of age or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating system may contain asbestos. Independent evaluation is required to address any possible asbestos or buried furl tank concerns. A qualified specialist should make Servicing or repair of heating systems.

### 13. PLUMBING

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type of water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage(waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers, laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing may be found under other headings in this report, including BATHROOMS and KITCHEN.

#### Styles and Materials

**WATER PIPING:**

**DRAIN PIPING:**

**MAIN WATER SHUT OFF:**

**MAIN GAS SHUT OFF:**

#### Inspection Items

**13.0 WATER PIPING**

**Comments:**

**13.1 WATER FLOW**

**Comments:**

**13.2 DRAIN PIPING**

**Comments:**

**13.3 FIXTURE DRAINAGE**

**Comments:**

**13.4 EXTERIOR FACUETS**

**Comments:**

**13.5 GAS PIPING**

**Comments:**

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NOTE: Recommend obtaining documentation/verification on the type of water supply and waste disposal systems. If private outside water and/or sewage system are reported/determined to exist, independent evaluation (including water analysis) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age. Plumbing system leakage can cause or contribute to mold and/or structural problems. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems. Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analysis is recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

<b>14. WATER HEATER</b>
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The inspection of hot water supply systems is limited to readily and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to hot water supply system may be found under other headings in this report, including BATHROOMS and PLUMBING SYSTEMS.

**Styles and Materials**

**SYSTEM TYPE:**

**MANUFACTURER:**

**LOCATION:**

**ESTIMATED CAPACITY:**

**ESTIMATED AGE:**

**DESIGN LIFE:**

**Inspection Items**

**14.0 WATER HEATER**

**Comments:**

**14.1 PRESSURE RELIF VALVE**

**Comments:**

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NOTE: Maintain hot water supply temperatures at no more than about 120 degrees F for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically,

but many old tanks are best left alone. Tankless or boiler coils systems have little to no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

## **15. FOUNDATION AREA WATER PENETRATION**

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of the inspection, **it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and SITE ELEMENTS sections.

### **Styles and Materials**

#### **DESCRIPTION:**

#### **Inspection Items**

#### **15.0 EXTERIOR CONDITIONS:**

**Comments:**

#### **15.1 INTERIOR CONDITIONS:**

**Comments:**

#### **15.2 DETAILS**

**Comments:**

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NOTE: Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regarding along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist.

If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

## **GENERAL SUMMARY**

**Middle Georgia's Best Home Inspections  
Tyler Stembridge  
1106 Cater Ave  
Perry, Georgia 31069  
478-972-2041**

**Customer:**

**Property Address:**

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system

or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

**1. ROOFING**

**2. EXTERIOR**

**3. GROUNDS**

**4. GARAGE**

**5. ATTIC**

**6. BATHROOM(S)**

**7. KITCHEN**

**8. INTERIOR**

**9. FOUNDATION AND SUBSTRUCTURE**

**10. ELECTRICAL**

**11. COOLING**

**12. HEATING**

**13. PLUMBING**

**14. WATER HEATER**

**15. FOUNDATION AREA WATER PENETRATION**

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Home inspectors are not required to report on the following. Life expectancy of any component or system. The causes for the need for a repair. The methods, materials, and costs for corrections. The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The markets value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pest such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system of component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plants life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.