MEDALLION INSPECTIONS℠

helping people make informed decisions

Home Inspection Report

6754 Amber Lake Lane
Alpharetta, Georgia 30022

Prepared for Sue Cassidy
February 8, 2012

MEDALLION INSPECTIONS℠

helping people make informed decisions

February 27, 2012

Sue Cassidy
667 Penlynn Pike
Blue Bell, Pennsylvania 19426

Subject: Inspection Summary
6754 Amber Lake Lane
Alpharetta, Georgia 30022

Dear Sue:

At your request, we performed a visual inspection of your new home on February 8, 2012. We have summarized the highlights of our findings into the categories listed below. However, please refer to the full report for normal maintenance items, and more detail and photographs of the items of concern.

Building Code Issues

Conditions listed in this section do not meet the Georgia Building Code in effect when the house was built, or when the item listed was installed or repaired.

First Floor Heating and Air Conditioning System

1. The furnace is located in a space that is too small to produce the required air for combustion. Building code requires a minimum of 50 cubic feet of air per 1,000 btu's of total input (furnace, water heater, etc). If the room or space provides less than the required amount, then additional air must be supplied from adjacent spaces or from the outside. Recommend an HVAC technician install vents to the outside or an adjacent space for combustion air.

Immediate Repairs Recommended

Conditions listed in this section are items that need immediate attention because damage may occur if the condition is not remedied.

Site:

1. There appears to be a trash pit in the front yard. The depression is caused by decaying wood material. Recommend removal, and build up with soil to slope the water away from the house and lot.

Roof Covering:

2. The lower center rear roof shingles and decking were cut and removed for an animal trap. The lower corners of several gables have loose and turned up shingles from animal damage and screening. These conditions will allow water into the structure. Recommend a roofer

repair decking, underlayment and shingles once animals and cage has been removed. The loose and turned up shingles should be secured.

3. The kickout flashing has been damaged and nailed flat onto corner boards. Some sidewall flashing was also missing at wall corners. Recommend a roofer repair and install flashing and kickout flashing as needed.

4. The gable return roofs have loose and unsecured flashing at the brick. The gable return roofs were also not properly sealed between the roofing and the fascia and soffits. Water has been getting into
the gable return roofs and causing damage to framing and fascia and soffits. Recommend the roofer repair all water damage before securing and sealing flashing and sealing gable return connections.

Gutters
5. The seals between the glass in the skylights have failed. Recommend replacement of glass in skylights.

Attic, Ventilation and Insulation
6. There is evidence of animals in the attic. Numerous holes and chewed trim were found around the house. Recommend having the animal removed and having a roofer inspect and close the openings where it is getting into the house.

7. The insulation has been damaged and removed by animals. There also is fallen insulation on family room and living room walls in the attic. Recommend and insulation contractor inspect and install and repair attic wall and ceiling insulation as needed.

Foundation:
8. There are cracks in the exposed foundation walls with evidence of water intrusion into the basement. The cracks do not appear to be from structural framing and are less than 1/4" in thickness. Recommend a waterproofing contractor inspect and seal cracks.

Waterproofing
9. Could not locate the foundation drainage systems discharge piping. Recommend having a waterproofing contractor locate and repair the foundation drainage system and discharge piping. The piping should be sloped properly and be free of debris. The discharge piping should be exposed and accessible for routine maintenance.

Framing
10. There are animal droppings and a trap above the drop ceiling in the finished basement under the family room. Recommend removing droppings and animal and sealing openings around the house.

11. The floor decking was cut and removed in a section of the master closet. Recommend having a framing contractor properly replace the decking.

Exterior Wall Surface
12. The siding was installed touching the roof shingles and it has become damaged from wicking water. This is at most locations. The rear siding also have several areas where the siding has swollen around nailing. This is an indication of water intrusion and siding failure. The rear siding and trim are also installed touching the ground in a couple areas. Recommend

a siding contractor inspect and replace damaged and swollen siding. Siding should not touch the roof. The siding and trim should also not touch the ground. A four to six inch clearance is needed between the ground and siding and trim. This must be achieved while maintaining a six inch fall in grading away from the house within the first ten feet.

13. A licensed pest control contractor should inspect and treat the house as needed for wood destroying insects. The rear siding touching the ground and damage in the garage are contributing reasons for this action.

Deck, Porch, or Balcony:

14. There was no flashing installed between the rear deck ledger boards and siding. Swollen siding was noted from water penetration between the deck and house. Recommend removing ledger board so water damage can be repaired. Flashing should then be installed between the ledger boards and siding.

15. The rear deck staircase posts are fully rotted at the base. The staircase stringers are not properly supported at the deck band. Recommend replacement of rotted posts and properly securing and supporting stringers.

Main Electric Service Panel:

16. There are wires entering the main service panel that are not secured with an approved connector as required for safety. All wires entering the main service panel must be secured at the opening using an approved connector. The most common type is referred to as a Romex connector. Recommend a licensed electrician inspect and install the required missing connectors.

Branch Circuits

17. There is a live branch circuit hanging from the basement ceiling. Recommend a licensed electrician secure.

18. There are several lights out throughout the house, including the foyer chandelier. Recommend changing the bulbs or a licensed electrician repair as needed.

Safety Equipment

19. Some of he smoke detectors in the house did not function when the test button was pressed. Recommend replace all smoke detectors for safety.

Water Heater:

20. The water heater is beyond the end of its design life. Recommend replacing before it fails and causes damage.

General HVAC Conditions

21. The HVAC systems are beyond the end of their design life and need replacing. The furnace for the main floor system is beyond the end of its design life, and as a result, we recommend replacing the entire system for uniformity. The compressor is already 10 years old into a planned 15 year life. Recommend replacing all of the HVAC systems immediately.

Kitchen:

22. The right front burner control is broken. Recommend repair or replace.

Master Bathroom:

23. The spa tub would not activate using normal controls. Recommend repair.

Fireplace:

24. The fireplace pilot light was not lit at the time of the inspection. Recommend having it turned on and test the fireplace prior to closing.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report, please call us.

Very truly yours,
MEDALLION INSPECTIONS

Joe Bettez
ICC Residential Building Inspector
Certified ASHI Inspector

Jim Radcliffe
ICC Residential Combination Inspector
Certified ASHI Inspector

MI:jgr
Cassidy February 8, 2012 file

Report Index

Orientation

The orientation of LEFT or RIGHT in this report is from the street facing the house.

Report Text Color Legend

Black text is used to identify normal conditions.

Burgundy text is used to report conditions that do not meet Georgia Building Codes.

Red text is used to report conditions that we recommend be corrected immediately.

Blue text is used to report conditions that we consider to be normal maintenance.

Green text is used to report items we recommend be upgraded or monitored for changes the future.

INFORMATION

Client

Client First Name:	Sue.
Client Last Name:	Cassidy.
Current Street Address:	667 Penlynn Pike.
Current City/State/Zip:	Blue Bell, Pennsylvania 19426.

Property to be Inspected

Property Street Address:	6754 Amber Lake Lane.
Property City/State/Zip:	Alpharetta, Georgia 30022.
Purchase Price:	$360,000.

Inspection Details

Date:	February 8, 2012.
Time:	9:00 AM.
Access Method:	Contractors lock box.
Type of Inspection	Pre-Purchase.
House Occupied?	No.
People Present During Inspection:	Buyer's agent, Buyer, Buyer's father.

Climatic Conditions

Weather:	Overcast.
Temperature:	40's.
Last Measurable Rain:	More than a week ago.
Soil Conditions:	Dry.

Building Characteristics

Year Built or Estimated Age of House:	1991.
Building Type:	Single family home.
Stories Above Grade in Front:	2

Number of Bedrooms Six.

Number of Full Baths Four.

Number of Half Baths Two.

Space Below Grade: Basement.

Utility Services:

Status: All utilities on.

GROUNDS & SITE

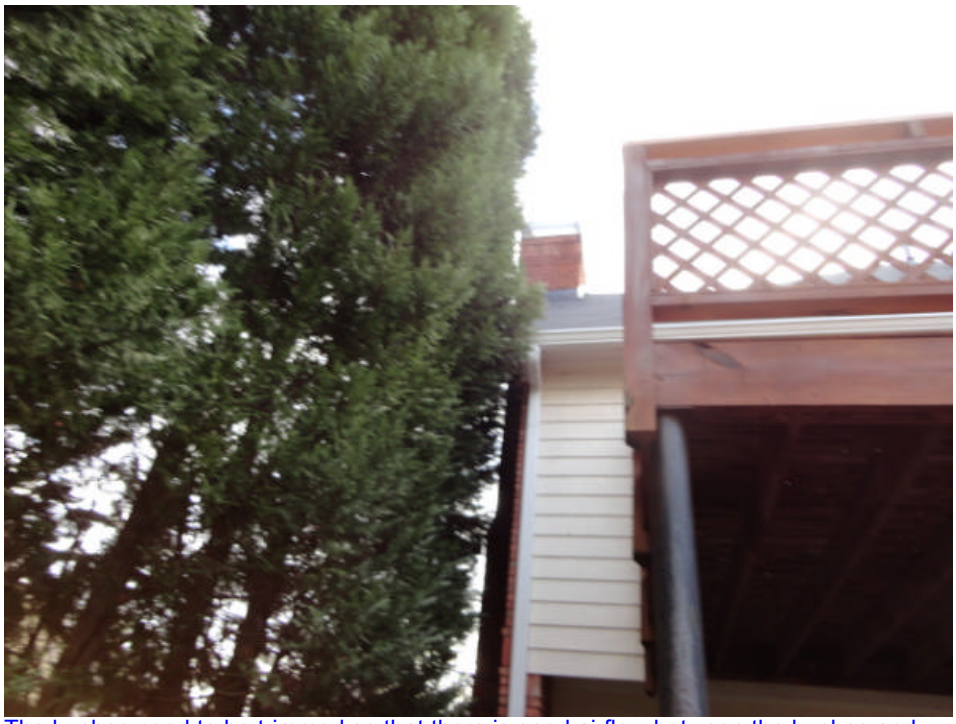
Site:

Building Faces: The front of the building faces East.

Site Drainage

There appears to be a trash pit in the front yard. The depression is caused by decaying wood material. Recommend removal, and build up with soil to slope the water away from the house and lot.

Bushes and Shrubs



The bushes need to be trimmed so that there is good airflow between the bushes and the building structure. This will help prevent water damage.

Trees

The trees near or overhanging the house need to be trimmed for safety. The dogwood in the front left yard is dead. Recommend removal.

Utility Services:

Water Source:	Public.
Water Meter Location:	Left side of the front yard.
Electric Service:	Underground.
Fuel Source:	Natural gas.
Location of Fuel Shut-Off:	The main shut off valve is located at the gas meter outside.
Sewage Disposal:	Public Sewer.

Driveway, Sidewalk, and Trip Hazards

Driveway Material:	Concrete.
Driveway Condition:	The driveway is in good condition.
Walkway Materials:	Concrete.
Walkway Condition:	The sidewalks are in good condition.
Entry Stoop Materials:	brick.
Entry Stoop Condition:	The entryway stoop is in good condition.
Trip Hazards:	None.

RADON SCREENING

Radon Screening

Type of Screening Device Used:	Continuous Radon Monitors use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours.
Testing Location:	Unfinished Basement.
Testing Location Minimum 20" Above Floor:	Yes.
Testing Location Minimum 12" From Exterior Door:	Yes.
Minimum of 4" Clearance Around Monitor:	Yes.
High Winds Noted During The Sampling Period:	No.
Rain Noted During Screening Period:	None or minimal rain during the screening period.
Was the Exposure Time Over 48 Hours:	Yes.
Start Date:	February 6, 2012.
Start Time:	10:55 AM.
Stop Date:	February 8, 2012.
Stop Time:	11:05 AM.
Visible Conditions That May Affect Results:	None.
Test Results:	During the reporting period the Continuous Monitor reading had an overall average of 1.8 pCi/L.
Results Measurement & Recommendations:	Although no level of radon is considered absolutely safe, the E.P.A. action level is 4.0 pCi/L. Results below this level are considered within the normal range and no mitigation is required by E.P.A. standards. If the results are close to the 4.0 pCi/L level you might consider retesting at a future time.

ROOF, ATTIC & VENTILATION

Roof Covering:

Means of Roof Inspection: The roof covering was inspected by walking on the lower roofs. The upper roof sections were inspected from the ground with binoculars.

Roof Style: Combination of: Gable. Hip.

Roof Materials: Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Number of Layers:

The lower center rear roof shingles and decking were cut and removed for an animal trap. The lower corners of several gables have loose and turned up shingles from animal damage and screening. These conditions will allow water into the structure. Recommend a roofer repair decking, underlayment and shingles once animals and cage has been removed. The loose and turned up shingles should be secured.

Flashing:

The kickout flashing has been damaged and nailed flat onto corner boards. Some sidewall flashing was also missing at wall corners. Recommend a roofer repair and install flashing and kickout flashing as needed.

Drain Waste Vents & Boots

The boots surrounding the drain waste vents and exhaust stacks on the roof are in good condition.

Valleys and Gable Returns:

The gable return roofs have loose and unsecured flashing at the brick. The gable return roofs were also not properly sealed between the roofing and the fascia and soffits. Water has been getting into
the gable return roofs and causing damage to framing and fascia and soffits.
Recommend the roofer repair all water damage before securing and sealing flashing and sealing gable return connections.

Gutters

Roof Gutter System:

The gutters and downspouts are clogged and rusting. Several gutters are coming loose. Recommend securing and cleaning gutters. The rusting should be sanded and painted.

Skylights:

The seals between the glass in the skylights have failed. Recommend replacement of glass in skylights.

Roof Structure:

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 16" on center.

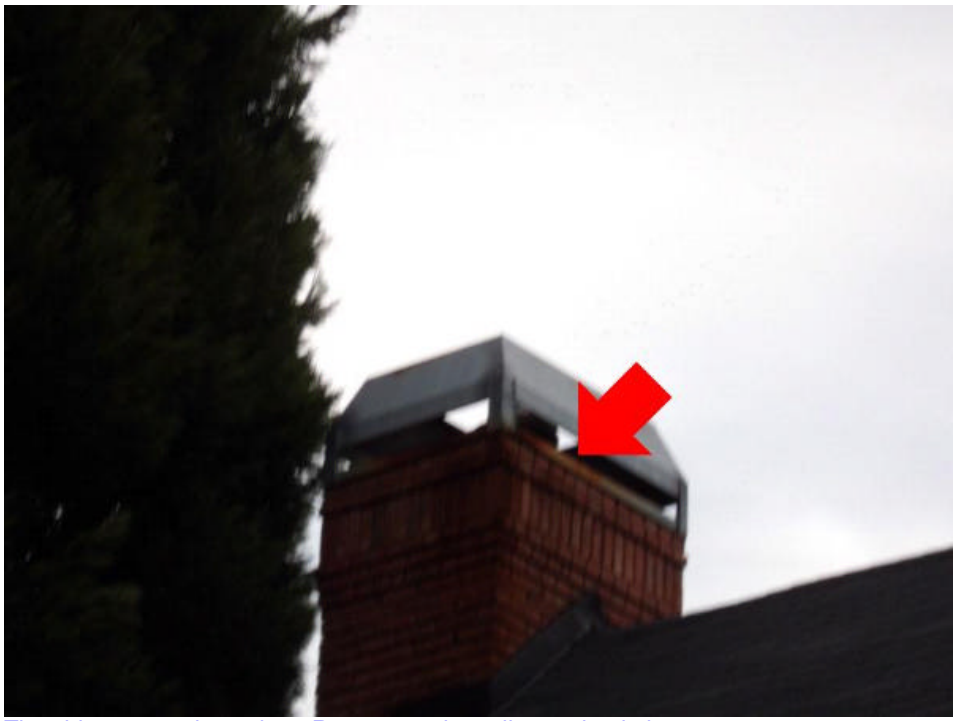
Roof Framing Condition:

The right ridge support has come loose for the center section of roof framing.
Recommend a framing contractor secure the loose ridge support to the ridge.

Roof Bracing: OK.

Roof Decking: The roof decking material is oriented strand board sheathing.

Chimney



The chimney cap is rusting. Recommend sanding and painting cap.

Gas Exhaust Vents:

Ok.

Comment:

The front gable ends have water staining on the wall sheathing in the attic. The areas were dry at the time of inspection. Recommend monitoring these areas. If water is found to be entering the wall repair will be needed.

Attic, Ventilation and Insulation

Attic Access Location The attic is accessed from the hallway.

Means of Attic Access A pull down ladder is installed.

Attic Access Door Condition: There is no insulation on the pull down stairs that provide access to the attic. Recommend installing insulation between the steps and the plywood, and install a weather strip around the perimeter of the opening to the attic.

Method of Inspection The attic cavity was inspected by entering the area.

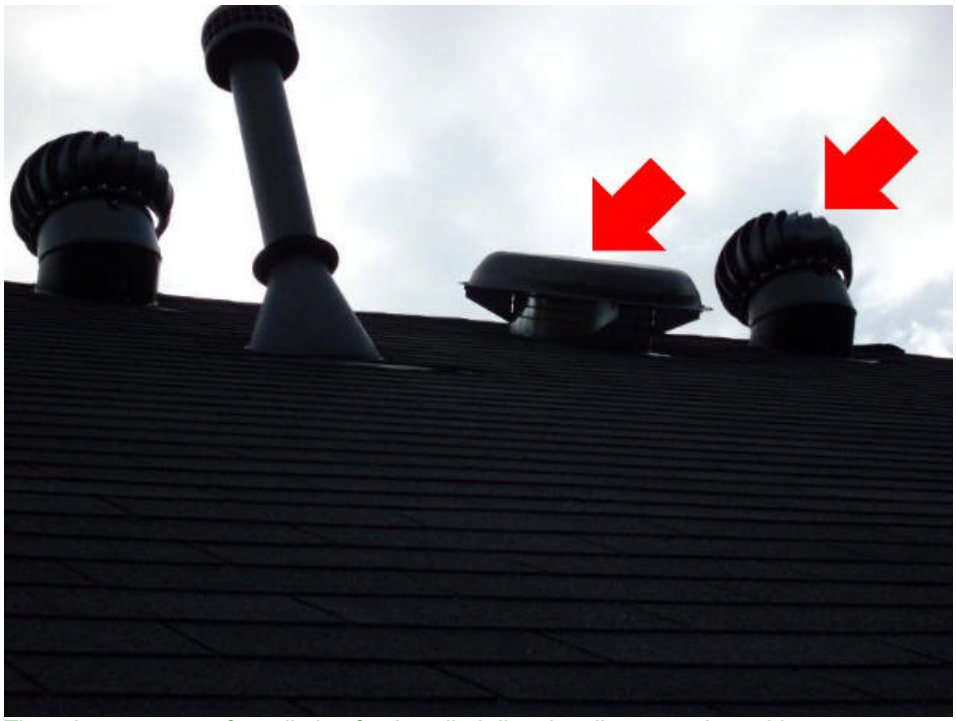
Attic Cavity Type The attic cavity has the capacity for storage of light boxes or items.

Attic Condition:

There is evidence of animals in the attic. Numerous holes and chewed trim were found around the house. Recommend having the animal removed and having a roofer inspect and close the openings where it is getting into the house.

Ventilation: A power roof ventilator is installed. At least one rooftop turbine is installed. Soffit vents are installed.

Attic Air Flow:



There is a power roof ventilation fan installed directly adjacent to the turbine vents. When operating, the fan will only pull air from the turbine vents thus trapping the lower attic air. Recommend turning off the fan.

Vapor Barrier Installed: A vapor barrier is installed. The vapor barrier is correctly installed with the barrier facing the heated side.

Insulation :

The insulation has been damaged and removed by animals. There also is fallen insulation on family room and living room walls in the attic. Recommend and insulation contractor inspect and install and repair attic wall and ceiling insulation as needed.

Comments:

The firestop is missing between the attic and second floor at the chase by the jack and jill bathroom. Recommend installing the firestop and insulation.

STRUCTURAL SYSTEM

Foundation:

Below Grade Partially finished basement.

Type of Foundation: Concrete, poured in place, 8" or more thick.

Visible Foundation Wall Cracks


There are cracks in the exposed foundation walls with evidence of water intrusion into the basement. The cracks do not appear to be from structural framing and are less than 1/4" in thickness. Recommend a waterproofing contractor inspect and seal cracks.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Slab Condition

There are cracks in the slab floor that are entirely normal. They are caused by the shrinkage of the concrete. Recommend sealing the cracks with concrete crack sealer and monitoring for any further movement or cracking.

Waterproofing

Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Foundation Drains:

Could not locate the foundation drainage systems discharge piping. Recommend having a waterproofing contractor locate and repair the foundation drainage system and discharge piping. The piping should be sloped properly and be free of debris. The discharge piping should be exposed and accessible for routine maintenance.

Framing

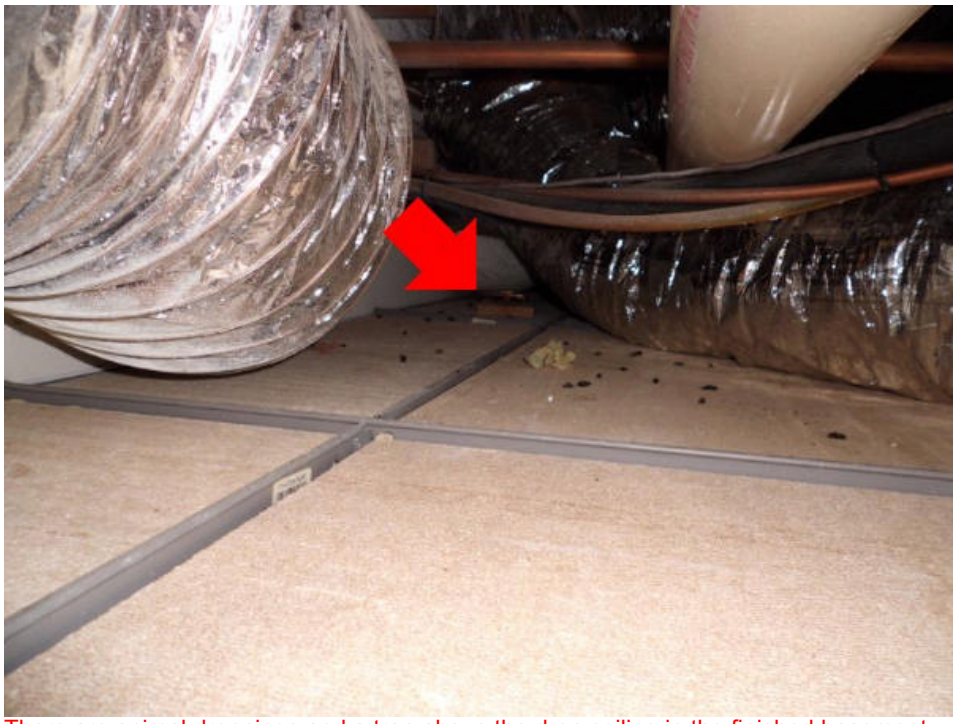
Floor Structure

The floor framing is constructed with 2" x 10" members. The floor is framed with 16" centers.

Floor/Ceiling Structure Condition:


The right floor joist under the master bathroom was improperly cut out along the bottom third. The joist was not sagging or cracking at the time of inspection. The floor decking and framing under the front entrance is water stained. Recommend having the front entrance brick, door and porch inspected and sealed as needed. The floor joist under the bathroom should be monitored. If cracking or movement is noticed repair will be needed.

Basement Framing



There are animal droppings and a trap above the drop ceiling in the finished basement under the family room. Recommend removing droppings and animal and sealing openings around the house.

Firestops - Floor

The floor decking was cut and removed in a section of the master closet. Recommend having a framing contractor properly replace the decking.

Exterior Wall Surface

Exterior Siding Materials: Combination of: Masonite/Hardboard panel. Brick.

Siding Condition:

The siding was installed touching the roof shingles and it has become damaged from wicking water. This is at most locations. The rear siding also have several areas where the siding has swollen around nailing. This is an indication of water intrusion and siding failure. The rear siding and trim are also installed touching the ground in a couple areas. Recommend a siding contractor inspect and replace damaged and swollen siding. Siding should not touch the roof. The siding and trim should also not touch the ground. A four to six inch clearance is needed between the ground and siding and trim. This must be achieved while maintaining a six inch fall in grading away from the house within the first ten feet.

Masonry Veneer Conditions:

The masonry veneer is in good condition. Brick, either facade or solid.

Trim Condition:

Numerous sections of corner board are touching the roof. Recommend cutting boards up off the roof and painting the cut edges.

Soffit/Eaves:

Several soffits around the house are water damaged. Recommend having water damaged repaired.

Fascia & Rake Boards:

Several fascia boards around the house are water damaged. Recommend repairing water damage.

Condition of Painted Surfaces:

The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weather tight. These repairs should be scheduled soon to prevent further deterioration.

Earth-to-Wood Clearance: A licensed pest control contractor should inspect and treat the house as needed for wood destroying insects. The rear siding touching the ground and damage in the garage are contributing reasons for this action.

Insulated Sheathing Noted: No.

Type Insulation Noted: Fiberglass batt type insulation was noted in some areas checked. The inspector was unable to determine if this insulation is in all wall cavities.

Structural Caulking: Several spots around the structure were noted that need to be caulked.

Comment

The front dining room bay wall trim and siding are water damaged. Recommend repairing water damage as needed.

Deck, Porch, or Balcony:

Type of Deck or Porch: Wood deck.

Deck/Porch/Balcony Materials: Pressure treated pine.

Condition of Deck Materials: There are damaged sections of deck and staircase flooring. Recommend repair as needed.

Condition of Framing:

There was no flashing installed between the rear deck ledger boards and siding. Swollen siding was noted from water penetration between the deck and house. Recommend removing ledger board so water damage can be repaired. Flashing should then be installed between the ledger boards and siding.

Support Posts:

The rear deck support posts are rusting. Recommend sanding and painting posts.

Support Post Foundation Materials:

Concrete.

Deck Stairs Condition:

The rear deck staircase posts are fully rotted at the base. The staircase stringers are not properly supported at the deck band. Recommend replacement of rotted posts and properly securing and supporting stringers.

Railings:

The railings as installed are functional.

Patio:

Patio Slab Materials: Concrete.

Patio Slab Condition: The cracks in the patio slab need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

EXTERIOR WINDOWS AND DOORS

Windows

Windows Type: Double Hung.

Windows Condition: Several windows are painted shut. Recommend unsticking windows.

Exterior Window Trim: OK.

Exterior Doors:

Front Entry Door Wood.

Front Entry Door Condition The front door leaded glass has loose and broken sections of glass and lead. The threshold is also water damaged. Recommend repairing leaded glass and threshold.

Back Entry Door Wood.

Back Entry Door Condition The back entrance door threshold is loose and not caulked at the jambs. Recommend securing and caulking threshold.

Garage Entry Door: Wood.

Garage Entry Door Condition: The entrance door from the garage to the house is binding and does not seal properly. Recommend adjusting door and weather stripping.

Side Entry Door: Wood.

Side Entry Door Condition: Both the master bedroom and laundry room deck doors are binding and have loose thresholds. The weather stripping does not seal properly and the master bedroom door jambs are water damaged. The thresholds also are not caulked at the jambs. Recommend having doors and weather stripping adjusted. The thresholds should be secured and caulked. The water damage should also be repaired.

Basement Entry Door: Metal, Insulated.

Basement Entry Door Condition: The basement entrance door does not latch properly. The threshold support is missing. The threshold is also not caulked at the jambs. Recommend an experienced contractor adjust door, install threshold support and caulk threshold.

GARAGE

Garage:

Garage Type: The garage is attached.

Size of Garage: Three car garage.

Number of Overhead Doors: There are two overhead doors.

Garage Door Material: The doors are made of either solid wood or wood fiber.

Garage Door and Hardware Condition: The overhead door is in good condition.

Automatic Overhead Door Opener: The overhead door opener appears to function properly.

Safety Reverse Switch on the Automatic Opener: There is no safety reverse mechanism on the single door. Recommend installation for safety.

Garage Electrical Outlets:

The outlets in the garage are loose and not properly secured inside of their mounting boxes. Recommend repair.

Slab Condition The garage floor is in good condition.

Garage Jamb Condition: The garage jambs are in good shape. Be sure to prevent water from 'wicking' into the jambs by maintaining the space between the jambs and the concrete slab at all times.

Garage Walls Condition: The garage walls appear to be in satisfactory condition.

Garage Ceiling Condition: The garage ceiling appears to be in satisfactory condition.

ELECTRICAL SYSTEMS

Primary Power Source:

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter: OK.

Service Disconnect Location The main electric service cutoff is located inside at the main electric service panel.

Service Disconnect Condition OK.

Main Service Ground: The ground-driven rod, solid conductor, and connection were located.

Main Electric Service Panel:

Main Power Panel Size: 200-amp - The house is served by a 200 amp service panel.

Main Power Distribution Panel Location: Garage closet.

Main Panel Type: The structure is equipped with a circuit breaker type main power panel. This is the desirable type. When a breaker trips off, it can easily be reset.

Panel Condition: The power panel appears to be in good condition.

Service Cable to Panel Type: Aluminum.

Breaker/Fuse to Wire Compatibility: The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available: Some of the breakers are listed on the legend at the main electric service panel. However some of the breakers are not clearly marked. Recommend a licensed electrician inspect, identify and complete the legend at the main circuit breaker panel.

Condition of Wiring Entering and in Panel:


There are wires entering the main service panel that are not secured with an approved connector as required for safety. All wires entering the main service panel must be secured at the opening using an approved connector. The most common type is referred to as a Romex connector. Recommend a licensed electrician inspect and install the required missing connectors.

Branch Circuits

Type: The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Condition of Junctions and Wiring:

There is a live branch circuit hanging from the basement ceiling. Recommend a licensed electrician secure.

Condition of Lights, Switches and Outlets: There are several lights out throughout the house, including the foyer chandelier. Recommend changing the bulbs or a licensed electrician repair as needed.

Door Bell: Ok.

Grounding Protection

Ground Fault Protected Outlets: The home appears to be adequately protected by using Ground Fault Circuit Interrupt outlets at all required locations.

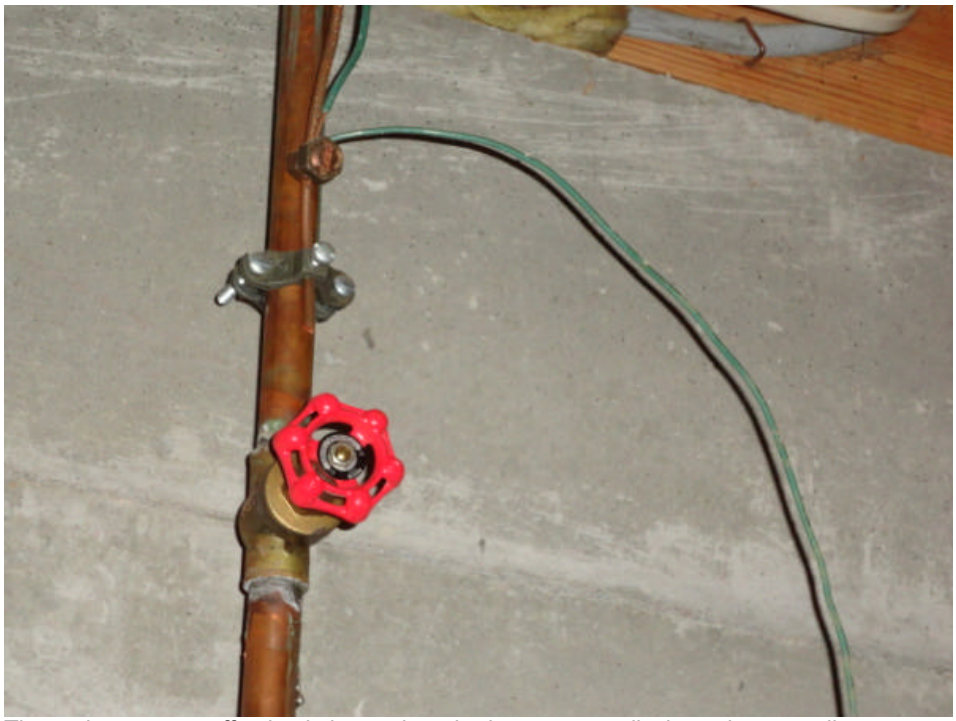
Safety Equipment

Smoke Detectors: Some of he smoke detectors in the house did not function when the test button was pressed. Recommend replace all smoke detectors for safety.

PLUMBING SYSTEM

Plumbing:

Main Water Line Cutoff Location:



The main water cutoff valve is located on the basement wall where the water line enters the house.

Water Supply Line Condition

OK.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

Interior Supply Piping Condition:

OK.

Water Pressure:

The water pressure was tested at the laundry hookups. Water pressure was found to be in the normal and acceptable range at 75 psi.

Waste Line Materials: The predominant waste line material is plastic.

Waste Piping Condition: The visible plumbing waste piping appears functional.

Vent Piping Material: The vent material is plastic.

Supply/Waste Piping Supports: The tie straps and hangers supporting supply and waste piping appear adequate.

Objectionable Odors Noted: No.

Outside Hose Connections OK.

Water Heater:

Water Temperature at Kitchen Sink We were unable to test the water temperature because the gas burner at the water heater was not lit.

Water Heater Location: Basement.

Year Built 1990.

Tank Capacity: A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Water Heater Condition The water heater is beyond the end of its design life. Recommend replacing before it fails and causes damage.

Fuel Source for Water Heater: The water heater is gas-fired.

Condition of Water Heater Flue	OK.
Sediment Trap:	A sediment trap is installed on the incoming gas line to the water heater.
Water Piping Condition:	The incoming and output piping is installed correctly and appear in good condition.
Thermal Expansion Device:	The water heater was installed prior to the code requiring a thermal expansion device took effect. The next time the water heater is replaced, however, a thermal expansion device will be required to be installed.
Temperature & Pressure Relief Valve:	The temperature and pressure relief valve is of the correct rating for the water heater.
Safety Overflow Pipe:	The overflow pipe is correctly installed.

HEATING, VENTILATION & AIR CONDITIONING

General HVAC Conditions

Gas Line Condition	OK.
Type of Ducts	rigid metal and some flexible ducts.
Ductwork Condition	OK.
Coolant Line Insulation	The insulation on the coolant return line from the house to the air conditioning compressors has failed. Recommend replacement.
General Condition:	The HVAC systems are beyond the end of their design life and need replacing. The furnace for the main floor system is beyond the end of its design life, and as a result, we recommend replacing the entire system for uniformity. The compressor is already 10 years old into a planned 15 year life. Recommend replacing all of the HVAC systems immediately.

First Floor Heating and Air Conditioning System

Approx Age	Compressor 2000, Furnace original.
Central Unit Location	The unit is located in the basement and serves the main living levels.

Central Unit Condition:

There is evidence of rust in or around the central unit. Recommend a trained HVAC technician inspect and repair or replace as needed.

Central Unit Electrical Connections

OK.

Condensation Line Serving the Central Unit:

There is a condensate pump installed to remove the water from the furnace cabinet. There is also a humidifier mounted on the system. These are prone to mold and fungal growth. The condensate pump drain tube is dirty. Mildew and scaling occur inside of this line. Recommend cleaning pump tray, line and humidifier with a mild solution of bleach

or detergent designed to removed mildew and scaling.

Coolant Insulation Line the Central Unit:	OK.
Combustion Air	The furnace is located in a space that is too small to produce the required air for combustion. Building code requires a minimum of 50 cubic feet of air per 1,000 btu's of total input (furnace, water heater, etc). If the room or space provides less than the required amount, then additional air must be supplied from adjacent spaces or from the outside. Recommend an HVAC technician install vents to the outside or an adjacent space for combustion air.
Compressor Size	3 tons.
Compressor Listed RLA in amps:	16.0.
Compressor Listed Maximum Circuit Breaker Size:	35 amps.
Compressor Actual Circuit Breaker Size:	30 amps.
Compressor Circuit Breaker Size Condition	The circuit breaker is properly sized for the compressor.
Compressor Electrical Connections	OK.

Compressor Condition:

The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed.

Compressor Level: Satisfactory.

Thermostat Condition OK.

A/C Tested: The air conditioning unit was not tested because the outside air temperature was below 65 degrees Fahrenheit. The inspector may not activate a system in these temperatures because it can cause damage to the unit. The inspector did check the electrical connections, coolant line condition, insulation, blockage, rust, and the overall physical condition. Recommend having the unit serviced in the spring by an experienced HVAC technician who can test the actual operation of the system in warmer temperatures.

Heating System Type: A forced-air furnace is installed as the primary source of heat. The furnace has a pilot light that is used to light the furnace.

Fuel Source: The fuel source is natural gas. The gas line is made of black pipe.

Gas Line Condition OK.

Flue Condition: The furnace flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Heater Tested: The gas was turned off to the furnace, so we were unable to test the operation of the heater.

Heat Exchanger Condition: There is rust in and around the heat exchanger unit. Some of this is normal, but it may indicate the need to replace the heat exchanger. Recommend an experienced HVAC service technician inspect and service the unit and determine if the further repairs or replacement is needed.

Filter Condition: The dust and debris caught by an HVAC filter is primarily human skin shed by the occupants of the home. Therefore, regardless of the condition of the filter, we recommend replacing all HVAC filters as soon as you move in.

Second Floor Heating and Air Conditioning System

Approx Age	original.
Central Unit Location	The unit is located in the attic and serves the second floor.
Central Unit Condition:	There is evidence of rust in or around the central unit. Recommend a trained HVAC technician inspect and repair or replace as needed.
Central Unit Electrical Connections	OK.
Condensation Line Serving the Central Unit:	The condensate drain lines appear to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
Coolant Insulation Line the Central Unit:	OK.
Combustion Air	There appears to be sufficient air provided to support combustion as required by building codes.
Compressor Size	est 2.5 tons.
Compressor Listed Maximum Circuit Breaker Size:	30 amps.
Compressor Actual Circuit Breaker Size:	30 amps.
Compressor Circuit Breaker Size Condition	The circuit breaker is properly sized for the compressor.
Compressor Electrical Connections	OK.

Compressor Condition:

The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed. There is rust on the top of the air conditioning compressor. Recommend removing the existing rust with a wire brush and painting with an exterior enamel, The compressor to this unit is beyond the end of its design life. Recommend replacing as soon as practical.

Compressor Level: Satisfactory.

Thermostat Condition OK.

A/C Tested: The air conditioning unit was not tested because the outside air temperature was below 65 degrees Fahrenheit. The inspector may not activate a system in these temperatures because it can cause damage to the unit. The inspector did check the electrical connections, coolant line condition, insulation, blockage, rust, and the overall physical condition. Recommend having the unit serviced in the spring by an experienced HVAC technician who can test the actual operation of the system in warmer temperatures.

Heating System Type: A forced-air furnace is installed as the primary source of heat. The furnace has a pilot light that is used to light the furnace.

Fuel Source: The fuel source is natural gas. The gas line is made of black pipe.

Gas Line Condition OK.

Flue Condition: The furnace flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Heater Tested: The gas was turned off to the furnace, so we were unable to test the operation of the heater.

Heat Exchanger Condition: There is rust in and around the heat exchanger unit. Some of this is normal, but it may indicate the need to replace the heat exchanger. Recommend an experienced HVAC service technician inspect and service the unit and determine if the further repairs or replacement is needed.

Filter Condition:	The dust and debris caught by an HVAC filter is primarily human skin shed by the occupants of the home. Therefore, regardless of the condition of the filter, we recommend replacing all HVAC filters as soon as you move in.

Basement Level Heating and Air Conditioning System

Approx Age	1989.
Central Unit Location	The unit is located in the basement and serves the basement level.
Central Unit Condition:	There is evidence of rust in or around the central unit. Recommend a trained HVAC technician inspect and repair or replace as needed.
Central Unit Electrical Connections	OK.
Condensation Line Serving the Central Unit:	There is a condensate pump installed to remove the water from the furnace cabinet. The condensate pump drain tube is dirty. Mildew and scaling occur inside of this line. Recommend cleaning pump tray and line with a mild solution of bleach or detergent designed to removed mildew and scaling.
Coolant Insulation Line the Central Unit:	OK.
Compressor Size	1.5 tons.
Compressor Listed RLA in amps:	9.2.
Compressor Listed Maximum Circuit Breaker Size:	20 amps.
Compressor Actual Circuit Breaker Size:	20 amps.
Compressor Circuit Breaker Size Condition	The circuit breaker is properly sized for the compressor.
Compressor Electrical Connections	OK.

Compressor Condition:

The condensing coil appears to be dirty, which will reduce the unit's efficiency. Cleaning is needed. The compressor is partially blocked by bushes. Recommend trimming or moving the bushes to improve air flow to the coils. There is rust on the top of the air conditioning compressor. Recommend removing the existing rust with a wire brush and painting with an exterior enamel, The compressor to this unit is beyond the end of its design life. Recommend replacing as soon as practical.

Compressor Level: Satisfactory.

Thermostat Condition OK.

A/C Tested: The air conditioning unit was not tested because the outside air temperature was below 65 degrees Fahrenheit. The inspector may not activate a system in these temperatures because it can cause damage to the unit. The inspector did check the electrical connections, coolant line condition, insulation, blockage, rust, and the overall physical condition. Recommend having the unit serviced in the spring by an experienced HVAC technician who can test the actual operation of the system in warmer temperatures.

Heating System Type: A forced-air furnace is installed as the primary source of heat. The furnace has a pilot light that is used to light the furnace.

Fuel Source: The fuel source is natural gas. The gas line is made of black pipe.

Gas Line Condition OK.

Flue Condition: The furnace flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Heater Tested: The gas was turned off to the furnace, so we were unable to test the operation of the heater.

Heat Exchanger Condition: There is rust in and around the heat exchanger unit. Some of this is normal, but it may indicate the need to replace the heat exchanger. Recommend an experienced HVAC service technician inspect and service the unit and determine if the further repairs or replacement is needed.

Filter Condition:	The dust and debris caught by an HVAC filter is primarily human skin shed by the occupants of the home. Therefore, regardless of the condition of the filter, we recommend replacing all HVAC filters as soon as you move in.

Laundry and Bathroom Vents

Laundry Vent Condition	OK
Bathroom Vent Condition	OK.
Kitchen Exhaust Vent	OK.

KITCHEN

Kitchen:

Flooring:	The floor covering material is Hardwood. The flooring in the kitchen is satisfactory.
Countertop Material	Corian and tile.
Countertop Condition.	The countertops in the kitchen are in good condition.
Kitchen Electrical Outlets	OK.
Cabinets, Drawers, and Doors:	The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	The sink and drainage lines appear to be satisfactory.
Garbage Disposal Unit:	The food waste disposal appears to be functional. No food was ground up in this inspection.
Dishwasher:	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
Range Hood:	The exhaust hood is directly vented to the exterior of the structure. The range hood and exhaust fan appeared to work correctly on one or both speeds. A filter is installed, and it will require periodic cleaning.
Cooktop:	The right front burner control is broken. Recommend repair or replace.
Wall Ovens:	Electric ok.
Island	OK.

INTERIOR

Interior Doors:

Interior Doors: The interior doors operated normally.

Walls and Trim:

Material & Condition: Drywall, General condition appears serviceable.

Interior Trim: The baseboard is insect damaged in the garage between the doors. Recommend replacing.

Ceilings:

Type & Condition: Drywall and a suspended ceiling in the basement. There are cracks in the drywall joints in several vaulted ares in the house, including the breakfast room and garage. Recommend patch and paint.

Evidence of Mold Noted: There is a patch of what appears to be mold on the basement ceiling tile. A sample was taken and sent to a laboratory for identification. Recommend replacing the tile.

Flooring:

Materials: carpet, hardwood.

Condition: The carpets need to be cleaned throughout the house. The hardwood floors appear to be properly installed, clean, and in general good condition.

BEDROOM

Master Bedroom:

Location: First Floor.

Entry Door: The entry door to this bedroom is as I expected, and it is functional.

Closet: The closet is functional and of average size.

Walls: The walls in the bedroom appear to be satisfactory.

Ceiling: The ceiling is functional and as I expected.

Light and Light Switch: The light and light switch were functional at the time of the inspection.

Ceiling Fan: A ceiling fan is installed in this bedroom. It appears to be functional.

Floor: The floor covering material is carpet.

Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

Basement Left Front Bedroom:

Entry Door: The entry door to this bedroom is as I expected, and it is functional.

Closet: The shelving is missing from the closet. Recommend installing.

Walls: The walls in the bedroom appear to be satisfactory.

Ceiling: The ceiling is functional and as I expected.

Light and Light Switch: The light and light switch were functional at the time of the inspection.

Floor: The floor covering material is carpet.

Heat Source Noted: There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.

Upstairs Left Rear Bedroom:

Entry Door: The entry door to this bedroom is as I expected, and it is functional.

Closet: The closet is functional and of average size.

Walls: The walls in the bedroom appear to be satisfactory.

Ceiling: The ceiling is functional and as I expected.

Light and Light Switch: The light and light switch were functional at the time of the inspection.

Floor: The floor covering material is carpet.

Heat Source Noted: There is no return air vent located in this room. The door is undercut by 1/2" - 3/4" to allow adequate ventilation in this room.

Upstairs Left Front Bedroom:

Entry Door: The entry door to this bedroom is as I expected, and it is functional.

Closet: The closet entry latch or strike plate needs to be adjusted so that the door will latch correctly.

Walls: The walls in the bedroom appear to be satisfactory.

Ceiling: The ceiling is functional and as I expected.

Light and Light Switch: The light and light switch were functional at the time of the inspection.

Ceiling Fan: A ceiling fan is installed in this bedroom. It appears to be functional.

Floor: The floor covering material is carpet.

Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

Upstairs Front Center Bedroom:

Entry Door: The entry door to this bedroom is as I expected, and it is functional.

Closet: The closet is functional and of average size.

Walls: The walls in the bedroom appear to be satisfactory.

Ceiling: The ceiling is functional and as I expected.

Light and Light Switch: The light and light switch were functional at the time of the inspection.

Floor: The floor covering material is carpet.

Heat Source Noted: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

Upstairs Center Rear Bedroom:

Entry Door:	The entry door to this bedroom is as I expected, and it is functional.
Closet:	The closet is functional and of average size.
Walls:	The walls in the bedroom appear to be satisfactory.
Ceiling:	The ceiling is functional and as I expected.
Light and Light Switch:	The light and light switch were functional at the time of the inspection.
Ceiling Fan:	A ceiling fan is installed in this bedroom. It appears to be functional.
Floor:	The floor covering material is carpet.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. A return air vent is located in this room.

BATHROOM

Master Bathroom:

Entry Door:	The top latches are broken. Recommend replacing.
Flooring Material	carpet.
Floor Condition:	The flooring in the master bathroom is in good condition.
Ventilation Fans:	An exhaust fan is installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.
Vanity Cabinet:	The vanity cabinet and countertop in this bathroom are in good condition.
Sink and Drain Fixture:	The sink and drainage fixture appears to be in good condition.
Faucet and Supply Lines:	Faucets and supply lines appear satisfactory.
Toilet Condition:	The toilet appears to be functional.
Tub:	The spa tub would not activate using normal controls. Recommend repair.
Tub Mixing Valve & Stopper:	The tub mixing valve and stopper are in satisfactory condition.
Shower, Shower Head and Mixing Valves:	The shower, shower head, and mixing valves are all performing as required.
Tub & Shower Walls:	The walls appear to be in good condition.
Tub/Shower Drain:	The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	A glass tub or shower door is installed.

Caulking/Water Contact Areas:

The wall at the shower seam needs to be caulked to prevent moisture from entering the wall.

Basement Bath:

Entry Door: The entry door to this bath is in good condition and functional.

Flooring Material Tile.

Floor Condition: There is a settlement crack in the tile floor. Recommend sealing the crack with grout.

Ventilation Fans: There is no installed ventilation fan. A window is installed; and if it is used correctly, there is no need for a fan.

Ground Fault Interrupt Outlets: A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.

Vanity Cabinet: The vanity cabinet and countertop in this bathroom are in good condition.

Sink and Drain Fixture: The sink and drainage fixture appears to be in good condition.

Faucet and Supply Lines: Faucets and supply lines appear satisfactory.

Toilet Condition: The toilet appears to be functional.

Tub: The bathtub is cast iron with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper: The tub mixing valve and stopper are in satisfactory condition.

Shower, Shower Head and Mixing Valves: The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls: The walls appear to be in good condition.

Tub/Shower Drain:	The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	No.

Upstairs Rear Shared Bath:

Entry Door:	The entry door to this bath is in good condition and functional.
Flooring Material	carpet and tile.
Floor Condition:	The flooring in the bathroom is in good condition.
Ventilation Fans:	An exhaust fan is installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.
Vanity Cabinet:	The vanity cabinet and countertop in this bathroom are in good condition.
Sink and Drain Fixture:	The right sink slowly. There may be some blockage either in the fixture or the drain line. Recommend a licensed plumber inspect and repair as needed.
Faucet and Supply Lines:	The faucet in the bathroom right vanity leaks, or it is deteriorated to the degree that replacement is needed. Recommend a licensed plumber inspect and repair or replace as needed.
Toilet Condition:	The toilet appears to be functional.
Tub:	The bathtub is cast iron with a solid finish applied. It appears to be in satisfactory condition.
Tub Mixing Valve & Stopper:	The tub mixing valve and stopper are in satisfactory condition.
Shower, Shower Head and Mixing Valves:	The shower, shower head, and mixing valves are all performing as required.
Tub & Shower Walls:	The walls appear to be in good condition.
Tub/Shower Drain:	The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	No.

Upstairs Front Shared Bath:

Entry Door:	The entry door to this bath is in good condition and functional.
Flooring Material	Tile.
Floor Condition:	The flooring in the bathroom is in good condition.
Ventilation Fans:	An exhaust fan is installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.
Vanity Cabinet:	The vanity cabinet and countertop in this bathroom are in good condition.
Sink and Drain Fixture:	The sink and drainage fixture appears to be in good condition.

Faucet and Supply Lines:	Faucets and supply lines appear satisfactory.
Toilet Condition:	The toilet appears to be functional.
Tub:	The bathtub is cast iron with a solid finish applied. It appears to be in satisfactory condition.
Tub Mixing Valve & Stopper:	The tub mixing valve and stopper are in satisfactory condition.
Shower, Shower Head and Mixing Valves:	The shower, shower head, and mixing valves are all performing as required.
Tub & Shower Walls:	The walls appear to be in good condition.
Tub/Shower Drain:	The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door:	No.

Laundry Half Bath:

Entry Door:	The entry door to this bath is in good condition and functional.
Flooring Material	vinyl.
Floor Condition:	The flooring in the bathroom is in good condition.
Ventilation Fans:	There is no installed ventilation fan. A window is installed; and if it is used correctly, there is no need for a fan.
Vanity Cabinet:	The vanity cabinet and countertop in this bathroom are in good condition.
Sink and Drain Fixture:	The sink and drainage fixture appears to be in good condition.
Faucet and Supply Lines:	Faucets and supply lines appear satisfactory.
Toilet Condition:	The toilet appears to be functional.

Foyer Hall Half Bath:

Entry Door:	The entry door to this bath is in good condition and functional.
Flooring Material	hardwood.
Floor Condition:	The flooring in the bathroom is in good condition.
Ventilation Fans:	An exhaust fan is installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.
Vanity Cabinet:	A pedestal sink is installed.
Sink and Drain Fixture:	The sink and drainage fixture appears to be in good condition.
Faucet and Supply Lines:	The faucet has a reduced water flow rate. Recommend a licensed plumber inspect and repair as needed.
Toilet Condition:	The toilet appears to be functional.

FIREPLACES

Fireplace:

Location:	Basement.
Type:	Prefabricated metal gas only direct vent.
Hearth:	Marble.
Flue:	Metal, Not accessible for inspection.
Accessories Installed	Gas logs.
Condition:	The fireplace pilot light was not lit at the time of the inspection. Recommend having it turned on and test the fireplace prior to closing.

Fireplace #2:

Location:	Family room.
Type:	Prefabricated metal wood burning.
Hearth:	Stone.
Flue:	Metal, Not accessible for inspection.
Damper	The fireplace is equipped with a damper.
Accessories Installed	Gas logs.
Condition:	The fireplace is in good condition and appears serviceable.