

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



(address deleted)
Marietta, GA 30064
October 16, 2011

Inspector: Rob Golden

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REPORT OVERVIEW

CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

THE SCOPE OF THE INSPECTION

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

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

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

BUILDING DATA

Approximate Age:	12 years
Style:	Two-story
Main Entrance Faces:	East
State of Occupancy:	Vacant
Weather Condition:	Clear
Temperature:	70-80°
Recent Rain:	No
Ground cover:	Dry

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GROUNDS

SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other
Condition: Satisfactory Marginal Poor Typical cracks
 Pitched towards home *Settling Cracks* *Trip hazard*

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other
Condition: Satisfactory Marginal Poor Typical cracks
 Pitched towards home *Settling Cracks* *Trip hazard*

PORCH (covered entrance) None

Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*

STOOPS/STEPS None

Material: Concrete Wood Stone Brick Other
Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*
 Cracked *Settled* *Rotted/Damaged* *Uneven risers* *Safety Hazard*

PATIO None

Material: Concrete Flagstone Brick Other
Condition: Satisfactory Marginal Poor Typical cracks
 Pitched towards home *Settling Cracks* *Trip hazard*

DECK/BALCONY (flat, floored, roofless area) None

Material: Wood Metal Composite Not visible
Finish: Treated Painted/Stained Other
Condition: Satisfactory Marginal Poor
 Railing/Balusters recommended *Railing loose* *Improper attachment to house*
 Posts/Supports need Repair *Wood in contact with soil*

FENCE/WALL Not evaluated None

Type: Brick/Block Wood Metal Chain Link Other
Condition: Satisfactory Marginal Poor

LANDSCAPING AFFECTING FOUNDATION

Negative Grade: East West North South Satisfactory Yard drains observed
 Recommend additional backfill *Recommend window wells/covers* *Trim back trees/shrubberies*
 Wood in contact with/improper clearance to soil

RETAINING WALL None

Material: Brick/Block Wood Poured concrete
Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*

HOSE BIBS None

Operates: Yes No Not tested Not on *No anti-siphon valve*

GENERAL COMMENTS

FYI: The flat grade at the rear of the home is aided by the presence of yard drains, intended to carry surface water to the termination point on the curb at the southeast corner of the property. A minimal elevation drop exists between the back yard and the street, which may impact the effectiveness of the yard drains. Also, it cannot be determined during this inspection if the yard drains are clear of debris and performing as intended.

FYI: Examination of the water fall and related pump equipment is not within the scope of this inspection.

FYI: Examination of playground equipment in the back yard is not within the scope of this inspection.

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ROOF

Roof Visibility All Partial None Limited by:

Inspected From Roof Ladder at eaves Ground with Binoculars

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

Roof Covering
Type: **Asphalt + metal accents** Estimated Layers: **1 Layer** Approximate age of cover: **12 years**

Ventilation System None
Type: Soffit Ridge Gable Roof Turbine Powered Other

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

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

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

Skylights N/A
Condition: Satisfactory Marginal Poor

Plumbing Vents Yes No
Condition: Satisfactory Marginal Poor

Conditions reported in categories above reflect visible portion of roof only

General Comments

The roof shingles are relatively brittle and exhibiting a loss of granules which has caused pock-marks at the surface (SEE PHOTO). These conditions are typical of an aging roof and indicate a limited remaining service life. It is likely the roof will need replacement within the next five years.



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CHIMNEY/GUTTERS/SIDING/WINDOWS

CHIMNEY(S) None Location(s): West Side-vent flue
Viewed From: Roof Ladder at eaves Ground with binoculars
Rain Cap/Spark Arrestor: Yes No **Recommended**
Chase: Brick Stone Framed Stucco None (flue only)
Evidence of: Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust
Flue: Tile Metal **Unlined** Not visible
Evidence of: Scaling Cracks Creosote **Not evaluated**
Condition: Satisfactory Marginal **Recommend Cricket/Saddle/Flashing** Poor

GUTTERS None **Need to be cleaned** **Downspouts needed**
Material: Copper Vinyl/Plastic Galvanized/Aluminum Other
Leaking: Corners Joints **Hole in main run**
Attachment: Loose **Missing spikes** **Improperly sloped**
Extension needed: North South East West
Condition: Satisfactory Marginal Poor **Rusting**

SIDING Overall Appearance: Satisfactory Marginal Poor
Material: Stone Slate Brick Composite Fiber-cement Stucco
 EIFS Asphalt Wood Vinyl Metal Other
Condition: Typical cracks **Monitor** **Wood rot** Peeling paint **Loose/Missing/Holes**
 Recommend repair/painting **Gaps between planks**

BUILDING(S) EXTERIOR WALL CONSTRUCTION
Type: Not visible Framed Masonry Other
Condition: Satisfactory Marginal Poor Not visible

DOOR FRAMES
Material: Wood Metal Aluminum covered Vinyl/PVC Other
Condition: **Recommend repair/painting** **Damaged wood** Other

WINDOW FRAMES
Material: Wood Metal Aluminum covered Vinyl/PVC Other
Condition: **Recommend repair/painting** **Damaged wood** Other

WINDOWS
Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Condition: Satisfactory Marginal Poor Glazing/caulk needed

SCREENS Installed Bent Missing (1)
Condition: Torn

STORM WINDOWS None
Condition: Satisfactory Marginal Poor

CAULKING
Condition: Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

GENERAL COMMENTS SEE COMMENTS, NEXT PAGE

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Wood rot is noted at the bottom of the window frame directly above the front door (SEE PHOTOS). Recommend replacement of damaged window frame.



FYI: Metal leaf guards are installed on all sections of the gutter system. This will help eliminate the need for frequent maintenance.

FYI: A window screens is noted missing at the 2nd floor on the front of the home. Replacement of missing window screens may be desirable.

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EXTERIOR ELECTRIC/AC

SERVICE ENTRY	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Overhead	<input type="checkbox"/> <i>Less than 3' from balcony/deck/windows</i>
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	<input type="checkbox"/> <i>Weather head/mast needs repair</i>	<input type="checkbox"/> <i>Overhead wires too low</i>	
Exterior outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
GFCI present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Reverse polarity	<input type="checkbox"/> Open ground	<input type="checkbox"/> Safety Hazard

EXTERIOR A/C - HEAT PUMP #1	Approximate age: 12 yrs.	Maximum fuse/breaker rating: 25 Amps
Brand: Rheem (1 ST floor)	Model #: RAKA-024JAZ	Serial #: 5882 M2599 10740
Outside Disconnect:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <i>Improperly sized fuses/breakers</i>
Level:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <i>Damaged base/pad</i>
Condenser Fins:	<input type="checkbox"/> <i>Damaged</i> <input type="checkbox"/> <i>Need cleaning</i>	<input type="checkbox"/> <i>Cabinet/housing rusted</i>
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor

EXTERIOR A/C - HEAT PUMP #2	Approximate age: 12 yrs.	Maximum fuse/breaker rating: 25 Amps
Brand: Rheem (2 nd floor)	Model #: RAKA-024JAZ	Serial #: 5882 M2599 10740
Outside Disconnect:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <i>Improperly sized fuses/breakers</i>
Level:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <i>Damaged base/pad</i>
Condenser Fins:	<input type="checkbox"/> <i>Damaged</i> <input type="checkbox"/> <i>Need cleaning</i>	<input type="checkbox"/> <i>Cabinet/housing ruste59</i>
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor

GENERAL COMMENTS

The door bell at the front entrance is not operational (SEE PHOTO). It cannot be determined if the failure is at the button itself or the indoor chime. Recommend repair or replacement of front door bell.



FYI: The reset button for all exterior electrical outlets, including the one that controls the waterfall pump, is located at the GFCI receptacle in the Garage.

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

GARAGE

TYPE
 Attached
 Detached
 1-car
 2-car
 3-car
 4-car

AUTOMATIC OPENER
 Yes
 No
 Operable
 Inoperable

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

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

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

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

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

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

EXTERIOR SERVICE DOOR
 None
 Condition: Satisfactory
 Marginal
 Poor

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

GENERAL COMMENTS

FYI: Dead bolts are not installed at the exterior doors in this home. It may be desirable to install dead bolt locks.

KITCHEN

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

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A new dishwasher and oven are present in the Kitchen but not installed to the utility lines and therefore not presently operational (SEE PHOTO). Recommend installation of the dishwasher and oven by a qualified appliance technician.



FYI: A new refrigerator/freezer is present in the Kitchen. It was plugged in and tested and is operating satisfactorily. However, the water supply line is not yet hooked up. Also, it should be noted that a small dent is present at the top of the refrigerator door,

FYI: The Kitchen exhaust fan, which is part of the microwave unit, re-circulates filtered air back into the Kitchen. There is no provision for external venting.

FYI: Evidence of drywall repair is noted at the Kitchen ceiling. Examination with moisture meter and thorough evaluation of plumbing above shows no active leak. It appears the ceiling repair was the result of an overflow incident from the Second Floor Hallway Bathroom. Cosmetic touch-up of ceiling may be desirable.

FYI: A bulb is needed at one of the recessed lights in the Kitchen. Electricity flow to the light fixture is normal.

FYI: A small area of moisture stains are noted at the wood flooring in the Kitchen breakfast area near the patio door. It's possible the floor stain is from the same presumed overflow incident responsible for the ceiling stains. The stain pattern indicates water migrated to that area down the wall. Cosmetic re-finishing of flooring may be desirable.

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LAUNDRY ROOM

ROOM COMPONENTS

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

GENERAL COMMENTS

BATHROOM

BATH: MASTER BATH

SINKS *Faucet leak* *Faucet loose* *Drain pipe leak*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
SHOWER/TUB *Faucet leak* *Faucet loose* *Drain pipe leak*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
TOILET Operates Loose bowl Toilet leaks Tank components need repair *Cracked bowl/tank*

SHOWER / TUB AREA

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

WALLS / CEILING / CABINETS

Moisture stains present: Yes No *Holes/Damage*

ELECTRICAL

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

HEATING / COOLING SOURCE

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

GENERAL COMMENTS

FYI: The reset button for the electrical outlets in the Master Bathroom is located at the GFCI receptacle in the Second Floor Hallway Bathroom.

FYI: Light bulbs are missing at the ceiling fixture in the Master Bathroom. Electricity flow to light fixture is normal.

FYI: The stopper at the right-side sink in the Master Bathroom is missing. Installation of a sink stopper may be desirable.

FYI: Foggy window noted next to tub. See WINDOWS comments.

BATHROOM

BATH: SECOND FLOOR BATH/HALLWAY

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

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

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

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

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

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

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

GENERAL COMMENTS

FYI: The moisture stain at the ceiling in the Second Floor Hallway Bathroom corresponds to the condensation leak at the air conditioning refrigerant line. See COOLING comments for details.

BATHROOM

BATH: FIRST FLOOR HALF BATH			
SINKS	<input checked="" type="checkbox"/> <i>Faucet leak</i>	<input type="checkbox"/> <i>Faucet loose</i>	<input type="checkbox"/> <i>Drain pipe leak</i>
Functional Drainage:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	Functional Flow: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor
TOILET	<input checked="" type="checkbox"/> Operates	<input checked="" type="checkbox"/> Loose bowl	<input type="checkbox"/> Toilet leaks <input type="checkbox"/> Tank components need repair <input type="checkbox"/> <i>Cracked bowl/tank</i>
WALLS / CEILING / CABINETS		Moisture stains present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Holes/Damage</i>
ELECTRICAL	Outlets present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <i>Potential safety hazards present</i>
G.F.C.I. Present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Open ground/Reverse polarity within 6' of water:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
HEATING / COOLING SOURCE		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Locks/Latches Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Missing
Window/Door:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Noisy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Exhaust Fan:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
GENERAL COMMENTS			

Water is noted dripping into the vanity cabinet beneath the sink in the First Floor Half Bathroom when the faucet is on (SEE PHOTOS). This condition appears to be due to an internal leak within the faucet itself. Recommend repair or replacement of sink faucet by a qualified plumber.



The toilet bowl in the First Floor Half Bathroom is loose at the floor (SEE PHOTO). Recommend securing bowl to floor and flange and installation of a new wax ring if deemed necessary by a qualified plumber,



FYI: The reset button for the electrical outlet in the First Floor Half Bathroom is located at the GFCI receptacle in the Second Floor Hallway Bathroom

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DINING ROOM

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

FAMILY ROOM

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

FYI: The right-side switch in the Family Room controls electricity flow to the top half of the receptacle at the east wall and the top half of the receptacle near the southeast corner of the room.

DEN

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

FYI: The switch in the Den controls electricity flow to the top half of both receptacles on the south wall and the top half of the receptacle near the northwest corner of the room.

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BEDROOM

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

FYI: An unfinished ceiling repair is noted in the closet in the Second Floor West Bedroom. The repair appears to have been the result of stored items or a misstep at the Attic floor. Completion of closet ceiling repair may be desirable.

BEDROOM

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

FYI: See ATTIC comments regarding extension cord wiring serving TV in this room.

INTERIOR

INTERIOR WINDOWS / GLASS

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

FIREPLACE

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

STAIRS / STEPS / BALCONIES

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

SMOKE / CARBON MONOXIDE DETECTORS

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
 CO Detector: Yes No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION

N/A
Access: Stairs Pulldown Scuttlehole/Hatch *No access* Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Garage Other
Access Limited By:
Flooring: Complete Partial None
Insulation: Type: **Fiberglass** Batts Loose Average inches: **9-12**
 Damaged *Displaced* *Missing* *Compressed* *Recommend Baffles @ Eaves*
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace*
Chimney Chase: N/A Satisfactory *Needs repair* Not visible
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal Other
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB 1x Wood *Rotted* *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes No
Ceiling Joists: Wood Metal Other Not visible
Firewall Between Units: N/A Yes No *Needs repair/sealing*
Electrical: *Open junction box(es)* *Handyman wiring* *Visible knob-and-tube*

GENERAL COMMENTS

SEE COMMENTS, NEXT PAGE

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Cloudiness and condensation noted at the window in the Master Bathroom above the tub and at the sidelight windows above the front entrance and at the east wall of the Master Bedroom (SEE PHOTOS). This condition is the result of a leak at the seal between the two thermal panes of glass. Cloudiness will persist and likely worsen over time. It is a condition that cannot be repaired in a practical manner. Recommend replacement of cloudy windows.



Deformed spacer seals are noted at the sidelight windows at the front entrance (SEE PHOTOS). This condition is the result of a manufacturing defect that causes the seals to expand when exposed to the heat of the sun. Recommend replacement of sidelights at front entrance.



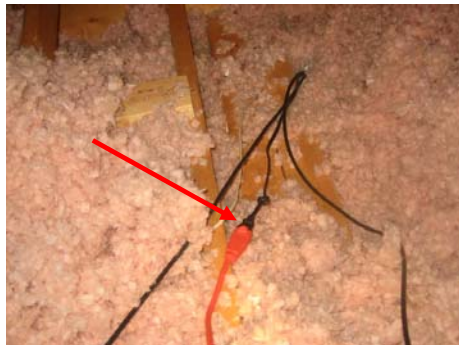
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A gap is noted at the firebrick panel in the fireplace where the gas line passes through the wall (SEE PHOTO). This condition may allow excessive heat and flames to draft through the opening and come into contact with flammable material. It should also be noted that the homeowner has applied plastic tape over the openings at the front of the hearth that are intended to assist the combustion process (SEE PHOTO). Recommend sealing gap with an appropriate caulk product where gas line passes through firebrick panel and removal of plastic tape at fireplace.



Extension cord wiring is noted in the Attic, serving a wall-mounted TV in the Second Floor South Bedroom (SEE PHOTO). Extension cords are not intended as a permanent circuit and could potentially become a fire hazard. Recommend removal of extension cord wiring in Attic.



A duct in the Attic serving the Second Floor Hallway Bathroom exhaust vent has several holes that appear to be the result of a rodent (SEE PHOTO). Recommend replacement of damaged exhaust vent duct in Attic and evaluation and treatment if necessary by a qualified pest control technician.



BASEMENT

STAIRS N/A

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

FOUNDATION

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

FLOOR

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

BASEMENT DRAINAGE

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

GIRDERS / BEAMS

Condition: Satisfactory Steel Wood Masonry Not visible
 Marginal Poor

COLUMNS

Condition: Satisfactory Steel Wood Masonry Not visible
 Marginal Poor

JOISTS

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

SUB FLOOR

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

GENERAL COMMENTS

CRAWL SPACE

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

PLUMBING

WATER SERVICE		Main Shut-off Location: Garage/behind water heater					
Water Entry Piping:	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Copper/Galv.	<input type="checkbox"/> Plastic (PVC, CPVC, PEX)				
Visible Water Distribution Piping:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic (PVC, CPVC, PEX)	<input type="checkbox"/> Polybutylene			
Lead Other Than Solder Joints:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Polybutylene			
Supply lines:	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking	<input type="checkbox"/> Service entry	<input type="checkbox"/> Dissimilar metal			
Functional Flow:	<input type="checkbox"/> Adequate	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Water pressure over 80 psi				
Drain/Waste/Vent Pipe:	<input type="checkbox"/> Copper	<input type="checkbox"/> Cast iron	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> PVC	<input type="checkbox"/> ABS		
Functional Flow:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor	Cross connection: <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking		
MAIN FUEL SHUT-OFF LOCATION		At the Gas Meter <input type="checkbox"/> N/A					
Gas Line:	<input type="checkbox"/> Copper	<input type="checkbox"/> Brass	<input checked="" type="checkbox"/> Black iron	<input type="checkbox"/> Stainless steel	<input type="checkbox"/> CSST	<input type="checkbox"/> Not visible	
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Dissimilar metal			
WELL PUMP		<input checked="" type="checkbox"/> N/A					
Location:	<input type="checkbox"/> In basement	<input type="checkbox"/> Well house	<input type="checkbox"/> Well pit	<input type="checkbox"/> Shared well			
Pressure Gauge Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Well pressure:	<input type="checkbox"/> Not visible		
SANITARY PUMP		<input checked="" type="checkbox"/> N/A					
Sealed Crock:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Check Valve:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Vented: <input type="checkbox"/> Yes <input type="checkbox"/> No	
WATER HEATER		<input type="checkbox"/> N/A	Approximate age: 12 years		Capacity: 40 gallons		
Brand name: Rheem	Serial #: RHNG 0599A31185						
Type:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Other			
Relief Valve:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Extension proper:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Missing <input type="checkbox"/> Recommend repair	
Vent Pipe:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Pitch proper	<input type="checkbox"/> Improper	<input type="checkbox"/> Rusted	<input type="checkbox"/> Recommend repair	
Condition:	<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor			
GENERAL COMMENTS		SEE COMMENTS, NEXT PAGE					

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The water pressure inside the home is very high, measuring 120 psi (SEE PHOTO). Typical indoor water pressure is 40-60 psi. A level above 80 psi may cause damage to pipes and fixtures. The cause for the high water pressure is a poorly adjusted or failed water pressure regulator (SEE PHOTO). Recommend adjustment or replacement of water pressure regulator, as deemed necessary by a qualified plumber.



The water heater is 12 years old and therefore approaching the end of its expected service life (SEE PHOTO). It's likely the water heater will need replacement within the next five years.



FYI: Due to the absence of gas service at time of inspection, various items could not be fully evaluated such as operation of the water heater, mixing valve function at shower fixtures, proper orientation of hot and cold lines throughout the home, operation of fireplace, operation of heating systems and operation of gas oven/range.

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

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

HEATING

FORCED AIR SYSTEM		<input checked="" type="checkbox"/> Central system	
UNIT #1:	Brand Name: Rheem (1st floor) Model #: RGPH-05EAUER	Approximate age: 12 years	Serial #: DF5D302F109902490
UNIT#2	Brand Name: Rheem (2nd floor) Model #: RGPH-05EAUER	Approximate age: 12 years	Serial #: DF5D302F109902715
Energy Source:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> LP	<input type="checkbox"/> Oil
Warm Air System:	<input type="checkbox"/> Belt drive	<input type="checkbox"/> Direct drive	<input type="checkbox"/> Gravity
Heat Exchanger:	<input checked="" type="checkbox"/> N/A (sealed)	<input type="checkbox"/> Visual w/mirror	<input type="checkbox"/> <i>Flame distortion</i>
Carbon Monoxide:	<input type="checkbox"/> N/A	<input type="checkbox"/> Detected at Plenum/Register	<input type="checkbox"/> Electric <input type="checkbox"/> Solid Fuel
CO Test:	Tester: VEI C071A	Combustion Air Venting Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Controls:	Disconnect: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Normal operating and safety controls observed	
Distribution:	<input type="checkbox"/> Metal duct	<input checked="" type="checkbox"/> Insul. flex duct	<input checked="" type="checkbox"/> Cold air returns
Flue Piping:	<input type="checkbox"/> N/A	<input type="checkbox"/> Rusted	<input type="checkbox"/> Improper slope
Filter:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Electrostatic	<input type="checkbox"/> Satisfactory
When Turned On By Thermostat:	<input type="checkbox"/> Fired <input checked="" type="checkbox"/> Did not fire	Proper Operation: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not tested	
Heat Pump:	<input type="checkbox"/> Aux. electric	<input type="checkbox"/> Aux. gas	<input checked="" type="checkbox"/> N/A
System Not Operated Due To:	No gas service		
System Condition:	<input checked="" type="checkbox"/> Satisfactory (visual, only)	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
OTHER SYSTEMS		<input checked="" type="checkbox"/> N/A	
Proper Operation:	<input type="checkbox"/> Gas space heater	<input type="checkbox"/> Electric baseboard	<input type="checkbox"/> Radiant ceiling cable
System Condition:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Woodburning stove	
	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor		

GENERAL COMMENTS

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



FYI: The filter size for both HVAC units is 14" x 25" x 1." The filters should be replaced at least once every three months.

FYI: The heating systems could not be fully evaluated due to the absence of gas service at time of inspection.

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

COOLING

AIR CONDITIONER SYSTEM		<input checked="" type="checkbox"/> Central system	<input type="checkbox"/> Wall Unit	Age: 12 yrs.
Energy Source:	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Other
Unit Type:	<input checked="" type="checkbox"/> Air cooled	<input type="checkbox"/> Water cooled	<input type="checkbox"/> Gas chiller	<input type="checkbox"/> Geothermal
Evaporator Coil:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Not visible	<input type="checkbox"/> Needs cleaning	<input type="checkbox"/> Damaged
Refrigerant lines:	<input type="checkbox"/> Leak	<input type="checkbox"/> Damage	<input checked="" type="checkbox"/> Insulation missing	<input type="checkbox"/> Satisfactory
Temperature Differential:	Unit #1 (1 st floor): 17°F	Unit #2 (2 nd floor): 18°F	Difference in temperature (split) should be 14-22° Fahrenheit	
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend HVAC technician examine/clean/service
GENERAL COMMENTS		<input type="checkbox"/> Not operated due to exterior temperature		

Insulation is noted missing in several locations on both air conditioning refrigerant lines in the Attic and where they enter the HVAC units (SEE PHOTOS). This condition will allow condensation to form on the exposed copper refrigerant line, which will result in ceiling stains and possible mechanical damage where moisture falls into the HVAC units. Recommend installation of sleeved insulation on all areas of exposed copper refrigerant lines in the Attic.



Both air conditioning systems are operating satisfactorily at present but at 12 years old they are approaching the end of their expected service life (SEE PHOTO). It is likely both air conditioning systems will need replacement within the next five years. Recommend regular HVAC maintenance to help prolong the useful service life of the heating and air systems.



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

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ELECTRICAL

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

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

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

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

Condition: Satisfactory Poor Recommend electrician evaluate/repair

SUB PANEL(S) None apparent

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

ELECTRICAL FIXTURES

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

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

GENERAL COMMENTS

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SUMMARY

ITEMS NOT OPERATING

1. The door bell at the front entrance is not operational (SEE PHOTO). It cannot be determined if the failure is at the button itself or the indoor chime. Recommend repair or replacement of front door bell.
2. A new dishwasher and oven are present in the Kitchen but not installed to the utility lines and therefore not presently operational (SEE PHOTO). Recommend installation of the dishwasher and oven by a qualified appliance technician.

CONCERNS

3. Wood rot is noted at the bottom of the window frame directly above the front door (SEE PHOTOS). Recommend replacement of damaged window frame.
4. Water is noted dripping into the vanity cabinet beneath the sink in the First Floor Half Bathroom when the faucet is on (SEE PHOTOS). This condition appears to be due to an internal leak within the faucet itself. Recommend repair or replacement of sink faucet by a qualified plumber.
5. The toilet bowl in the First Floor Half Bathroom is loose at the floor (SEE PHOTO). Recommend securing bowl to floor and flange and installation of a new wax ring if deemed necessary by a qualified plumber.
6. Cloudiness and condensation noted at the window in the Master Bathroom above the tub and at the sidelight windows above the front entrance and at the east wall of the Master Bedroom (SEE PHOTOS). This condition is the result of a leak at the seal between the two thermal panes of glass. Cloudiness will persist and likely worsen over time. It is a condition that cannot be repaired in a practical manner. Recommend replacement of cloudy windows.
7. Deformed spacer seals are noted at the sidelight windows at the front entrance (SEE PHOTOS). This condition is the result of a manufacturing defect that causes the seals to expand when exposed to the heat of the sun. Recommend replacement of sidelights at front entrance.
8. A duct in the Attic serving the Second Floor Hallway Bathroom exhaust vent has several holes that appear to be the result of a rodent (SEE PHOTO). Recommend replacement of damaged exhaust vent duct in Attic and evaluation and treatment if necessary by a qualified pest control technician.
9. The water pressure inside the home is very high, measuring 120 psi (SEE PHOTO). Typical indoor water pressure is 40-60 psi. A level above 80 psi may cause damage to pipes and fixtures. The cause for the high water pressure is a poorly adjusted or failed water pressure regulator (SEE PHOTO). Recommend adjustment or replacement of water pressure regulator, as deemed necessary by a qualified plumber.

10. Dirty filters are noted at both HVAC units (SEE PHOTOS). Recommend replacement of filters.

11. Insulation is noted missing in several locations on both air conditioning refrigerant lines in the Attic and where they enter the HVAC units (SEE PHOTOS). This condition will allow condensation to form on the exposed copper refrigerant line, which will result in ceiling stains and possible mechanical damage where moisture falls into the HVAC units. Recommend installation of sleeved insulation on all areas of exposed copper refrigerant lines in the Attic.

POTENTIAL SAFETY HAZARDS

12. A gap is noted at the firebrick panel in the fireplace where the gas line passes through the wall (SEE PHOTO). This condition may allow excessive heat and flames to draft through the opening and come into contact with flammable material. It should also be noted that the homeowner has applied plastic tape over the openings at the front of the hearth that are intended to assist the combustion process (SEE PHOTO). Recommend sealing gap with an appropriate caulk product where gas line passes through firebrick panel and removal of plastic tape at fireplace.

13. Extension cord wiring is noted in the Attic, serving a wall-mounted TV in the Second Floor South Bedroom (SEE PHOTO). Extension cords are not intended as a permanent circuit and could potentially become a fire hazard. Recommend removal of extension cord wiring in Attic.

DEFERRED COST ITEMS

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

14. The roof shingles are relatively brittle and exhibiting a loss of granules which has caused pock-marks at the surface (SEE PHOTO). These conditions are typical of an aging roof and indicate a limited remaining service life. It is likely the roof will need replacement within the next five years.

15. The water heater is 12 years old and therefore approaching the end of its expected service life (SEE PHOTO). It's likely the water heater will need replacement within the next five years.

16. Both air conditioning systems are operating satisfactorily at present but at 12 years old they are approaching the end of their expected service life (SEE PHOTO). It is likely both air conditioning systems will need replacement within the next five years. Recommend regular HVAC maintenance to help prolong the useful service life of the heating and air systems.

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

This confidential report is prepared exclusively for (name and address deleted)

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