

Caleb Kinsaul Real Estate Services LLC.

Your Property Inspection Report



2222 A Street, Columbus, GA 22222
Inspection prepared for: Sample Sample
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 9/6/2016 Time: 9:00 AM
Age of Home: 24 Size: 3200
Weather: Clear
SAMPLE

Inspector: Caleb Kinsaul
AI License #4137

Email: Caleb.kinsaul@gmail.com

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas		
Page 8 Item: 3	Gutters & Grading	• Clean gutters: Significant amounts of debris evident.
Page 8 Item: 5	Siding	• Air Conditioning line set has missing or damaged insulation; have HVAC tech repair.
Page 13 Item: 6	Vegetation	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. • Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
Page 15 Item: 7	Decks & Steps	• Rails missing in areas with drop offs of greater than 30 inches. Recommend installation of rails for safety. • **back area of pool deck**
Garage, Basement & Attic		
Page 20 Item: 1	Garage	• Garage vehicle door panels damaged.
Page 22 Item: 3	Attic	• Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard. • Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard. • Cracks / hole(s) in roof sheathing, daylight visible at skylight
Electric, Heat, Water Heater		
Page 24 Item: 1	Electrical Panel	• Panel cover screw(s) missing.
Page 28 Item: 3	Water Heater	• “Sediment Knock” in tank noted; may decrease efficiency of the water heater. • Flame roll out present on both units. Recommend a plumber to evaluate fuel supply and venting and repair as needed.
Interior Features		
Page 30 Item: 1	Kitchen	• Countertop damage. Cracked tile to left of refrigerator
Page 33 Item: 2	Master Bath	• LOCATION: • Toilet loose and may need re-anchoring.
Page 35 Item: 3	Bath	• Shower - floor junction needs caulk / grout. • Toilet loose; recommend having re-anchored.
Page 36 Item: 5	Bath (Guest)	• No operable exhaust fan in bathroom with shower. Even if a window that opens exists, this may not be adequate ventilation during the cold weather. Recommend installing properly vented bathroom exhaust fan. • Shower faucet leaks.

Page 39 Item: 8	Interior Electric	<ul style="list-style-type: none">• Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.• Hot neutral reverse over kitchenette in guesthouse
Page 45 Item: 10	Doors	<ul style="list-style-type: none">• Strike plate loose at hall to laundry

Exterior Areas

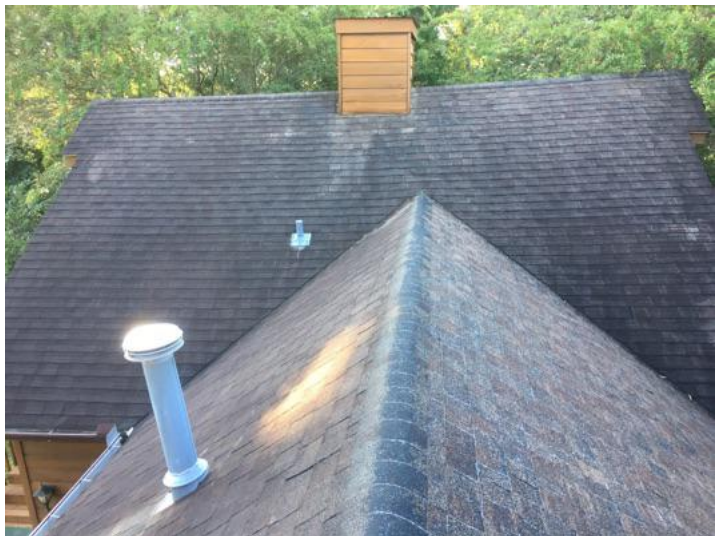
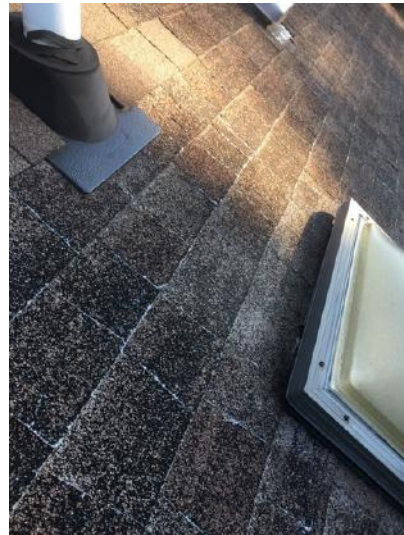
This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

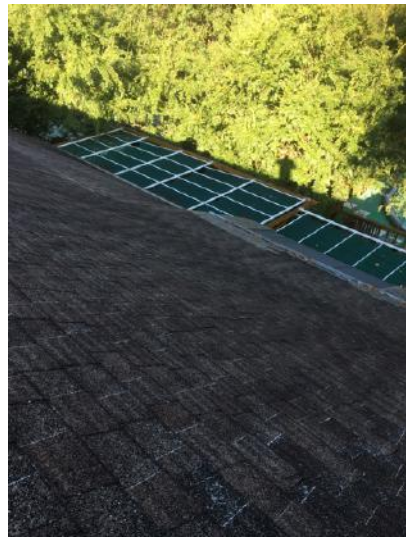
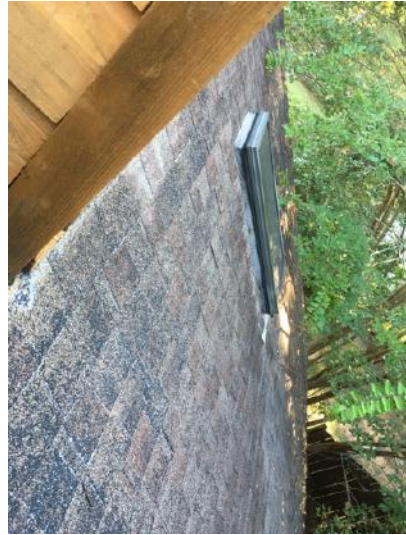
1. Roof

Materials: Composition shingles

Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Some shingles damaged.
- Some shingles curling.
- Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.
- Shingles are showing wear and may be nearing the end of their service life. Currently there appear to be no issues.







2. Chimney

Observations:

- Some wood on chimneys is cracking and or deteriorating. Monitor for future issues. Repair or replace damaged boards. See photos





3. Gutters & Grading

Observations:

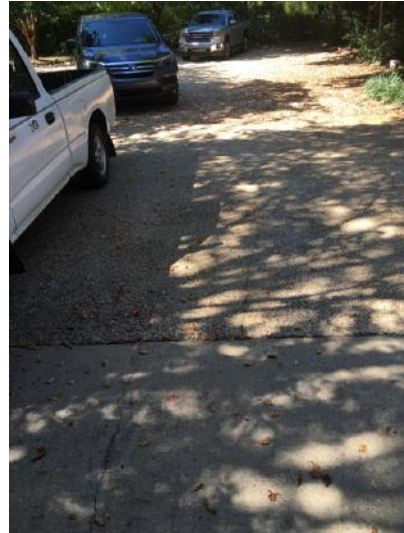
- **Clean gutters:** Significant amounts of debris evident.

4. Drives & Walks

Information: Concrete driveway, Gravel driveway, Step stone sidewalk.

Observations:

- No major system safety or function concerns noted at time of inspection.



5. Siding

Information: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Cracks 1/4" or less present in foundation. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.
- **Air Conditioning line set has missing or damaged insulation; have HVAC tech repair.**









6. Vegetation

Observations:

- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.
- **Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.**
- **Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.**





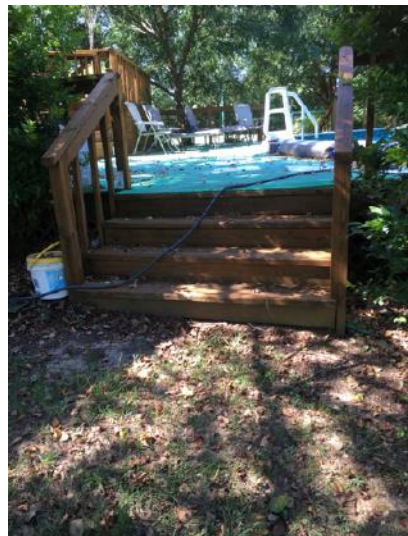
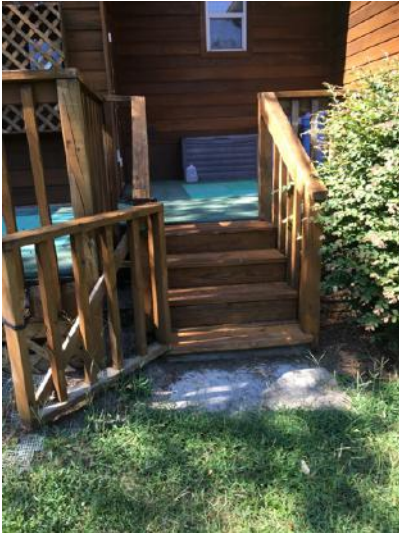
7. Decks & Steps

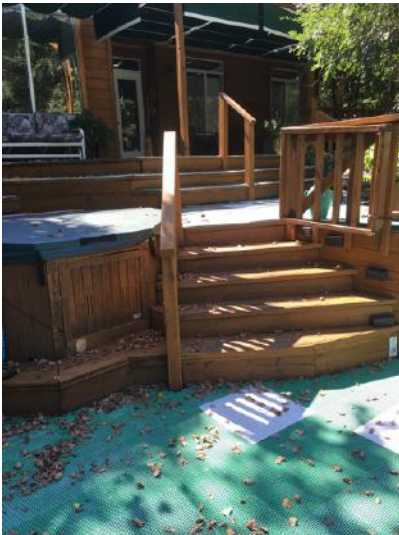
Observations:

- Wood – Soil Contact. Even “treated” wood is better in contact only with cement.
 - Spindle spacing exceeds the 4 inch spacing which is considered safe by today’s child safety standards.
 - Some deck boards are damaged, and som others need resecuring.
 - No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to securely attach ledger board to house, if they have not been used.
 - **Rails missing in areas with drop offs of greater than 30 inches. Recommend installation of rails for safety.**
- **back area of pool deck****











8. Electrical, Exterior

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- **Garage vehicle door panels damaged.**





Door damage



2. Basement / Crawlspace

Observations:

- Inspection Method: Traversed
- Finished basement inspected as part of home

3. Attic

Observations:

- Fiberglass Insulation
- Insulation averages about 10-12 inches in depth
- Attic partially traversed
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**
- **Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.**
- **Cracks / hole(s) in roof sheathing, daylight visible at skylight**





Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Materials: 200 Amp Service, Main Disconnect in panel box, GE, Panel box located in garage.

Materials: located in basement. 100 amp

Observations:

- **Panel cover screw(s) missing.**







2. HVAC Unit

Information: Lennox, electric furnace, in basement.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.





Guest house

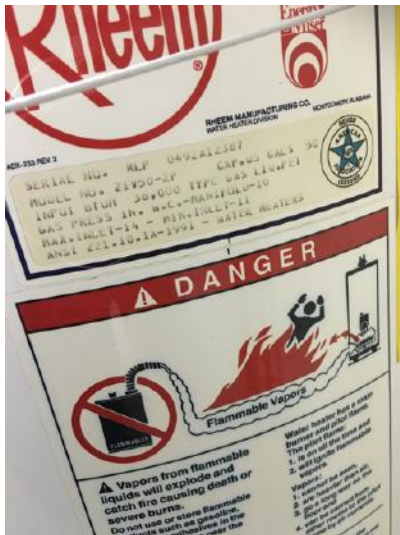
3. Water Heater

Information: Copper supply lines; plastic vent, waste & drain lines , 50 +/- gallons x2, Rheem, Utility/Laundry Room

Observations:

- **“Sediment Knock” in tank noted; may decrease efficiency of the water heater.**
- **Flame roll out present on both units. Recommend a plumber to evaluate fuel supply and venting and repair as needed.**





Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

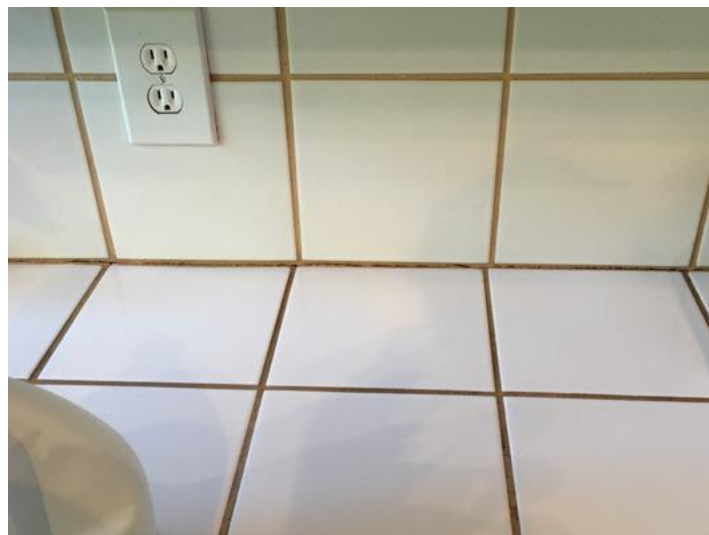
- Backsplash needs minor caulk repair. Left of refrigerator
- Range hood: Fan and light operable. Recommend cleaning vents.
- **Countertop damage. Cracked tile to left of refrigerator**







Cracked tile



2. Master Bath

Observations:

- **LOCATION:**
- **Toilet loose and may need re-anchoring.**





3. Bath

Observations:

- LOCATION: between bedroom and laundry
- **Shower - floor junction needs caulk / grout.**
- **Toilet loose; recommend having re-anchored.**





4. Bath #2

5. Bath (Guest)

Observations:

- LOCATION: guest house
- **No operable exhaust fan in bathroom with shower. Even if a window that opens exists, this may not be adequate ventilation during the cold weather. Recommend installing properly vented bathroom exhaust fan.**
- **Shower faucet leaks.**

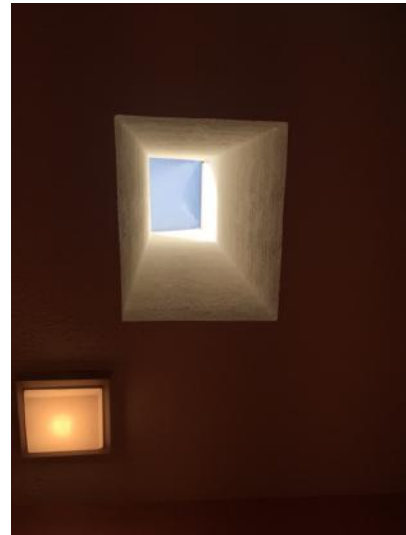


6. Bath (Half)

Observations:

- LOCATION: hall
- Toilet seat cover loose; recommend tightening.





7. Plumbing & Laundry

Observations:

- Laundry sink not well secured. Recommend securing sink to avoid tip over or damage to plumbing





8. Interior Electric

Observations:

- All accessible outlets were operating properly at inspection unless otherwise noted
- Smoke and carbon monoxide detectors are recommended in all homes. This homes appears to meet this requirement. It is recommended to change the batteries when you move in and change them periodically per manufacturers requirement
- **Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.**
- **Hot neutral reverse over kitchenette in guesthouse**



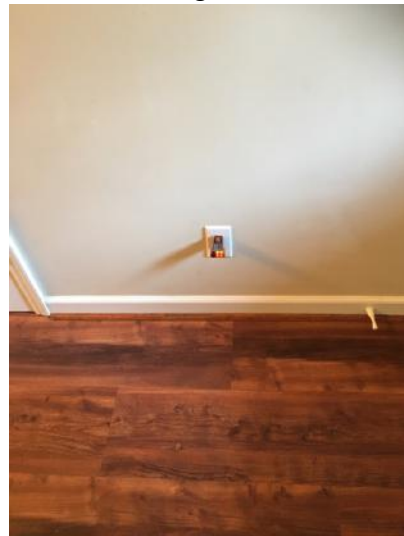
Breakfast room



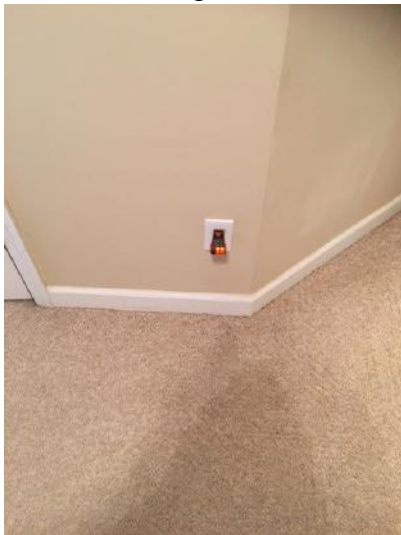
Living room



Dining room



Entry



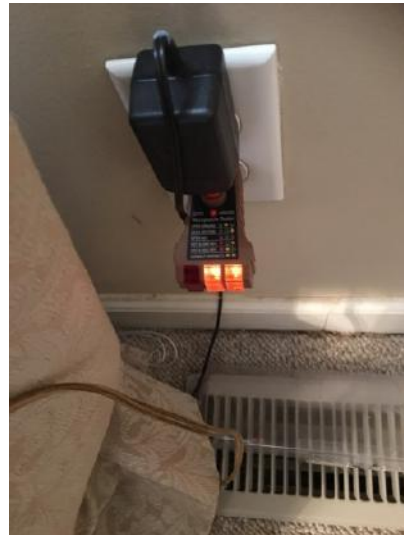
Bedroom 1, right of front door



Hall to laundry



Bedroom next to garage



Master



Basement



Basement bedroom left



Guest house

9. Floors, Ceilings & Walls

Observations:

- Please note: skylights are present. Skylights tend to leak, frequently before roof does. It is recommended to monitor these and call a roofing contractor immediately if you notice any sign of leaks. No leaks noted at time of inspection
- Scuffs bumps and marks are common in any home that has been occupied. No major issues were noted





Bedroom 1, right of front door



Bedroom 1, right of front door



Hall to laundry



Hall to laundry



Bedroom next to garage



Bedroom next to garage



Basement



Basement



Basement



10. Doors

Observations:

- Damage, likely from pets, to door to garage.
- All doors opened closed and latched properly at inspection unless otherwise noted.
- **Strike plate loose at hall to laundry**



Hall to laundry



Door to garage

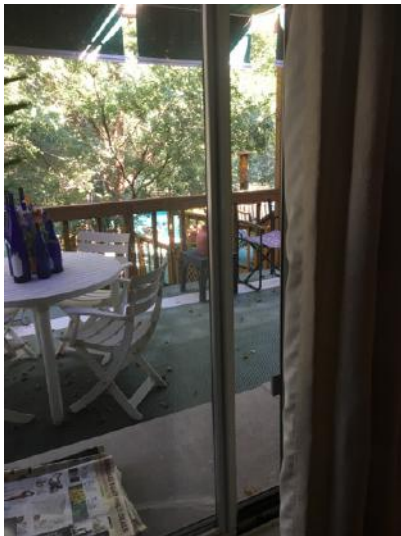
11. Windows

Observations:

- All windows were tested and preformed as they should at inspection.



Breakfast room



Living room



Dining room



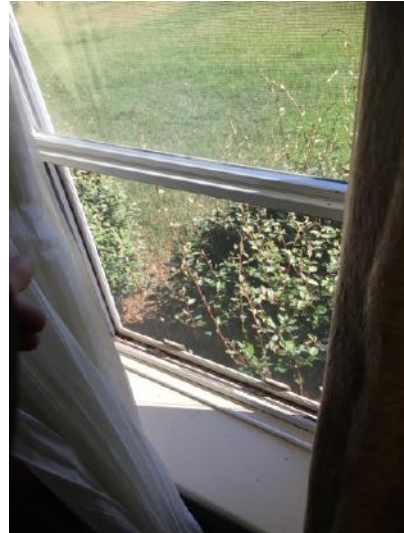
Bedroom 1, right of front door



Laundry



Bedroom next to garage



Master



Basement



12. Fireplaces & Stoves

Observations:

- Have Chimney Inspected - The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- - Fireplace hearth has less than 18" from combustibles
- Hearth in living room is 13". Current standards are for a hearth to be 18" deep from combustible items. This house was likely built prior to this standard. Use caution when fireplace is in operation. Keep screen closed to help avoid fire from moving past the hearth



Living room



Living room



Living room



Living room



Master

13. Stairways

Observations:

- No major system safety or function concerns noted at time of inspection.



A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

Observations:

Inspection Fee: \$300.00 paid by Credit Card

Present: Buyer's agent

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. Recommend careful observation during final walk-through and before close of escrow.

Fire and carbon monoxide protection – By today’s standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

Once again, thank you for your business, and for your trust!

