

# GreyStone Inspection Report Sample

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The following is a sample of a real inspection that was done this year. Take a look to see the features listed below that all **GreyStone** reports include.

- Color photos included with the item in question for easy reference.
- Shaded text blocks for easy reading.
- All action or informational items are bulleted within the report.
- Summary section is divide into (2) summaries.  
ACTION ITEMS - Numbered for easy reference  
INFORMATIONAL ITEMS - Important information but not critical.

The reports are sent out as a PDF file via email the same day for morning inspections and within 24 hours after the end of the inspection for other times.

The comment I most often hear after delivering a **GreyStone** report is that the "*report is so detailed yet so easy to read*".

See for yourself!

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**GreyStone**  
Home Inspections

*A Limited Liability Company*

3557 Evans Rd., Atlanta, Georgia 30340

[ted\\_greystone@bellsouth.net](mailto:ted_greystone@bellsouth.net) • [www.greystoneinspections.com](http://www.greystoneinspections.com)

**404-247-8511**

# GreyStone

## Home Inspections

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*A Home Inspection Report For the Exclusive Use of:*



### **New Homeowner**

*For the Property Located at:*

**9 Dream Lane  
Jekyll Island, GA 31527**

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Inspected By: **Ted Rodgers**  
*Certified Residential Home Inspector #5212980-R5*

July 9, 2006

New Homeowner  
USA

Re: 9 Dream Lane  
Jekyll Island, GA 31527

Dear Home Buyer,

At your request, a visual inspection of the above referenced property was conducted on July 8th, 2006. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call.

Sincerely,

*GREYSTONE Home Inspections*  
Ted Rodgers  
Home Inspector

***\*\* Please note: All directional notes given in this report  
are given as if you are facing the house from the street. \*\****

**GreyStone**  
Home Inspections

404-247-8511

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9 Dream Street

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**GreyStone**

Home Inspections

404-247-8511

INSPECTION REPORT  
9 Dream Street

**INSPECTION CONDITIONS**



**Home Buyers**

*For the property located at:*

**9 Dream Street  
Jekyll Island, GA 31527**

*July 8th, 2006*

Inspected by:  
Ted Rodgers

**Greystone Home Inspections, LLC**  
Certification # 5212980-R5

**CLIENT & SITE INFORMATION:**

<b>CLIENT NAME:</b>	New Home Buyers
<b>CLIENT PHONE #:</b>	111-111-1111
<b>CLIENT EMAIL:</b>	home.buyer@gmail.com
<b>INSPECTION SITE:</b>	9 Dream Street
<b>INSPECTION SITE CITY/STATE/ZIP:</b>	Jekyll Island, GA 31527
<b>INSPECTION DATE:</b>	July 8th, 2006
<b>INSPECTION TIME:</b>	The start time of the inspection was 1:00pm.

**CLIMATIC CONDITIONS:**

<b>WEATHER:</b>	At the time of the inspection the weather was mostly clear.
<b>SOIL CONDITIONS:</b>	At the time of the inspection the soil was dry.
<b>APPROXIMATE OUTSIDE TEMPERATURE:</b>	The outside air temperature was in the 80's.

**INSPECTION REPORT**  
**9 Dream Street**

**BUILDING CHARACTERISTICS:**

**MAIN ENTRY**

**FACES:**

The main entry faces west.

**STRUCTURE**

**ORIENTATION:**

The main entry faces the street.

**ESTIMATED AGE**

**OF STRUCTURE:**

The estimated age of the house is 45 years.

**BUILDING TYPE:**

The house is a one family conventional style.

**STORIES:**

The house has multiple 1/2 stories (split level or split entry).

**SPACE BELOW**

**GRADE:**

The house has a partial basement that is finished.  
The house has a crawl space.

**TYPE OF**

**INSPECTION:**

This is a full, detailed inspection.

**UTILITY SERVICES:**

**WATER SOURCE:**

The water source is municipal or public.

**SEWAGE**

**DISPOSAL:**

The sewage is discharged into a public sewage system.

**UTILITIES STATUS:**

All utilities were on.

**OTHER INFORMATION:**

**AREA:**

The house is located in a suburban area.

**HOUSE**

**OCCUPIED?**

House was occupied at the time of the inspection, and as a consequence our ability to see or to report on some conditions was limited by furniture or stored items.

**HOUSE STATUS:**

The house was fully furnished at the time of the inspection.

**CLIENT PRESENT:**

The client was present at the time of the inspection.

**REPORT LIMITATIONS and INSPECTOR CERTIFICATION**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was

**INSPECTION REPORT**  
**9 Dream Street**

performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The inspection of this property was conducted and this inspection report was completed in substantial compliance with the Standards of Practice of both the American Society of Home Inspectors and the Georgia Association of Home Inspectors.

Signed \_\_\_\_\_ Date: \_\_\_\_\_

*Ted Rodgers*

International Code Council (ICC) Residential Combination Inspector: #5212980-R5

**\*\* Please note: All directional notes given in this report  
are given as if you are facing the house from the street. \*\***

INSPECTION REPORT  
9 Dream Street

**GROUNDS**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**DRIVEWAY:**

**MATERIALS:**

The driveway is concrete.

**CONDITION:**

The driveway appears in satisfactory condition.

**SIDEWALKS:**

**MATERIALS:**

The sidewalk is concrete with embedded aggregate.

**CONDITION:**

The sidewalk appears in satisfactory condition.

**LANDSCAPING:**

**CONDITION:**



**Trees Contacting Roof**

The landscaping appears well maintained. The following landscaping problems were noted.

- Landscaping needs attention. It has been neglected.
- One or more **trees are in contact with the roof or structure**. They should be trimmed to eliminate the possibility of damage. Palm trees are in contact with the roof at the back center, the back right corner and the front left corner.

**GROUND COVER:**

The ground cover is primarily grass in the front.  
There is a front courtyard covered in rock landscaping.  
The back yard is covered in medium sized river rock.

# INSPECTION REPORT

## 9 Dream Street

### TREE CONDITIONS:



**Weak or damaged Tree Trunk**

The following problems were noted with some trees.

- Some of the trees on the property **appear to be in poor health**. Recommend contacting arborist for evaluation. The palm at back patio appears to have a **weak or diseased spot** about 2/3 of the way up the trunk.

### OTHER OBSERVATIONS:



**Rock Landscaping in Nature Zone**

- Noted that the low maintenance rock landscaping in the back yard was **extended well past (at least 30' to 40')** the prohibited nature zone that was set by the Jekyll Island Authority. Recommend checking with the Jekyll Island Authority for information on any requirements that pertain to landscaping in the prohibited zone.

**JIA Response:** *Buyer would not be required to remove any of the existing landscaping that extends into the nature zone. They are not strictly enforcing that rule at this time, although they may at a later time.*

**INSPECTION REPORT**  
**9 Dream Street**

**GRADING:**

**SITE:**

The lot is generally a flat site.

**CONDITION:**



**Poor Grading at left side**

The **grading at the foundation needs improvement** in one or more areas. The soil should be pitched away from the foundation a minimum of 6" in the first 10 feet.

- Improvements are needed at the **left side in front of the basement door**. That corner appears to be flat or slope toward the foundation.

**PATIO:**

**TYPE:**

The house has a concrete patio.

**CONDITION:**

The patio appears in serviceable condition.

**DECKS:**

**TYPE:**

The house has a pressure treated wood deck.

**CONDITION:**



**Poor Deck Rail**

The deck appears to be properly attached to primary structure of house.

The following problems or deficiencies were noted with the deck.

- The **deck guard rail is climbable** in several locations. This is a safety hazard for small children who can climb the rail and fall off the deck.
- The **rail spacing exceeds the 4 inch maximum**. This can potentially allow a small child to fall

**INSPECTION REPORT**  
**9 Dream Street**

- through and is considered a safety hazard.  
The deck or **deck surface is weathered and porous**. Recommend sealing or painting to protect from further deterioration.

**EXTERIOR STAIRS/STOOPS:**

**LOCATION:**

These are the front entry steps.

**CONDITION:**

The front steps/stoop appear in satisfactory condition.

**LOCATION:**

These are the rear entry steps.

**CONDITION:**

The rear deck steps appear in satisfactory condition.

**LOCATION:**

These are the right side entry steps.

**CONDITION:**

The rear steps/stoop appear in satisfactory condition.

**FENCES & GATES:**

**TYPE:**

There is a masonry courtyard fence on the property.

**CONDITION:**

The fencing appears in generally serviceable condition.

## EXTERIOR COMPONENTS

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### EXTERIOR WALLS:

**MATERIAL:**

The house has brick veneer as a principle cladding material or trim on all four surfaces. The siding on the gable ends is vinyl siding.

**SIDING VIEWED FROM:**

The siding was at ground level and was viewed from the ground and from the roof.

**CONDITION:**

The exterior cladding materials appear in generally satisfactory condition given their apparent age.

**OTHER OBSERVATIONS:**



**Bowed Brick / Rusted Lintel**

- At the left side front corner of the living room, **the brick is bowed out and pulling away from the structure**. There is a **horizontal crack** about midway up and the brick can be seen **pulling away from the window frame**. This does not appear to be structurally significant at this time, but should be monitored periodically for changes. This bowing is the most likely cause for the unusual bump up of the brick ledge above the garage door. the heavily rusted lintel may also be related to the bowed brick.
- **The lintel over the basement doorway is heavily rusted and may need to be replaced.**

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**TRIM:**

**MATERIAL:**

- The original trim is now covered in metal. The original trim was most likely wood, but was unable to determine.

**CONDITION:**



**Worn Trim Paint / Sealing Needed at Joints**

The following problems or deficiencies were noted.

- **The trim needs painting.** Painted finish is very oxidized.
- The wood trim around the windows is clad in metal. **Some of the joints are not sealed.** This can allow water to enter under the metal, causing moisture damage. Recommend sealing all joints in the trim.  
Additionally, the condition of the wood under the metal **cannot be evaluated.**

**PAINT**

**CONDITION**

- The painted brick appears in good condition.
- The painted portion of the house trim appears worn, thin or deteriorated. Recommend repainting.

**WINDOWS EXTERIOR**

**STYLE:**

The style of the windows is horizontal sliding and awning.

**CONDITION:**

The windows exterior appears satisfactory. Some windows on the beach side show more corrosion than on the front.

**SCREENS:**

- Screens or storm windows were not installed on any windows.

**INSPECTION REPORT**  
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**OTHER  
OBSERVATIONS:**



**EXTERIOR DOORS:**

**FRONT ENTRY  
DOOR:**

Exterior of front door appears satisfactory.

**GARAGE TO  
HOUSE DOOR:**

The exterior of the door to the garage appears satisfactory.

**PATIO DOOR:**

Problems were noted with the patio door.

- The sliding patio door is difficult to open. It appears to be binding on the rollers. **Rollers appear damaged.**
- The left side patio door is sealed shut and could not be opened.

**DECK DOOR:**

Problems were noted with the sliding deck doors.

- The **door latch is broken.** The right side door is **sealed shut** and is not functional.

**BASEMENT  
EXTERIOR DOOR**

The exterior door from the basement appears satisfactory.

**OTHER EXTERIOR  
DOORS:**

- The right side exterior door to master bedroom is stuck/sealed. I was not able to open this door.
- Exterior of this door is water damaged.

**EXTERIOR  
LIGHTING:**

The front entry lighting is satisfactory.  
Some of the exterior back door lighting is operational  
The lighting at the exterior of the deck door is satisfactory.

# ROOFING, GUTTERS AND OTHER ROOF COMPONENTS

The following is an opinion of the general quality and condition of the roofing structure and system. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged heavy rainfall. Many times evidence of leaking is either not present or not visible during the inspection.

## ATTIC COMPONENTS:

**TYPE:**

The house does not have an accessible attic. The roof is low pitched.

**CONSTRUCTION:**

The attic is conventionally framed with 2 X 6 rafters on 16 inch centers. (noted from house plans)

**DECKING:**

The roof decking is plywood. It was not visible, but was noted on the original house plans.

**CONDITION:**

The condition of the roof sheathing **could not be determined**. There is no access to the attic.

**VENTILATION TYPE:**

The attic has the following types of ventilation devices: soffit vents only.

**VENTILATION CONDITION:**

- The **attic ventilation is inadequate**. There are **no exhaust vents on the roof** to adequately vent the attic.
- In addition, the original soffit area has been covered over with vinyl soffit vent material and **could not be inspected** for vent openings.

**INSULATION TYPE:**

The **attic insulation was undetermined**. The original plans call for "gold bond thick insulation", but gives no thickness dimensions.

**INSULATION CONDITION:**

The following problems with the insulation were noted.

- The quantity of insulation appears typical for a house in this age category, but would be **considered less than ideal by today's standards**. We generally recommend increasing the insulation to an R-30 value which is considered acceptable for our climate.  
Note: *(It may not be possible to easily add insulation to this attic space. Simply blowing in additional insulation may block the soffit vents).*

**OTHER INSULATION OBSERVATIONS:**

- The **insulation over the vaulted living room is inadequate**. Plans called for 1 inch thick rigid insulation which would not yeild adequate R-Value.

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**ROOF:**

**STYLE:**

The house has a gable style roof.

**PITCH:**

The house has a low pitched roof.

**COVERING MATERIAL:**

The house has composition shingles.

**ROOF ACCESS:**

The roof was initially viewed from the ground with high powered binoculars, and then later walked for a closer inspection.

**STRUCTURAL APPEARANCE:**

There does not appear to be any surface deflection in the roof structure.

**ROOF COVERING STATUS:**



The following problems or deficiencies with the roof covering were noted.

- Minor **cupping and curling was noted**. This is an indication of advancing age.
- It appears the **roof has two or more layers of shingles**. While this is allowed by most building authorities, it is never a good idea because it significantly shortens the life of the new roof. In addition, the **cost of removing** two layers of roofing is much higher than a single layer.
- Noted some **damaged and missing shingles** over the north side hallway and at the rear over the kitchen. Minor roof maintenance is needed.

**ROOF FLASHINGS:**



Roof flashings are **externally installed** and will need periodic maintenance. *Flashings properly installed will be under the siding and the roofing.*

**INSPECTION REPORT**  
**9 Dream Street**

**ROOF PENETRATIONS:**

**CONDITION**

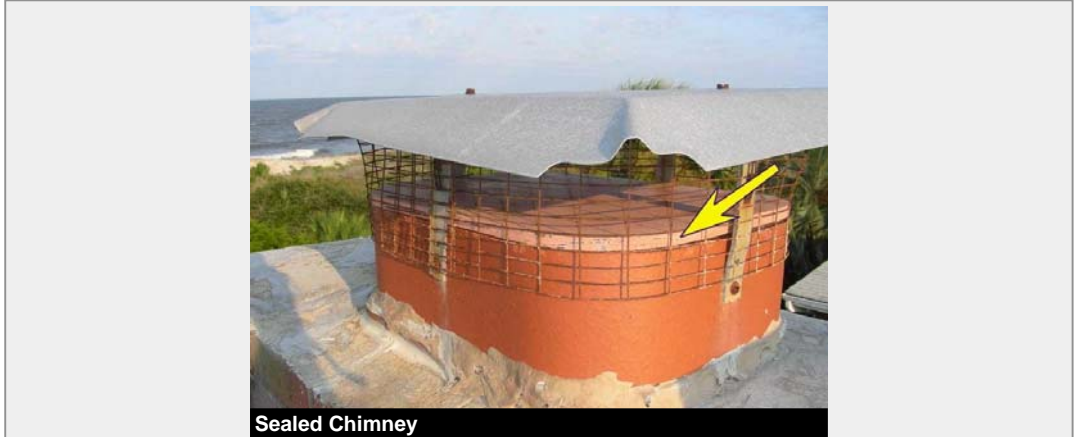
Roof penetrations appear in good condition.

**CHIMNEY:**

**CHIMNEY MATERIAL:**

The chimney is brick or other masonry construction.

**CHIMNEY CONDITION:**



**Sealed Chimney**

- Both flues are sealed at the caps. Chimney caps appear in good condition.

**FLUE MATERIAL:**

The chimney has a clay flue liner.

**EXPOSED FLASHINGS:**

**TYPE:**

The house appears to have a combination of metal, composition and/or rubber flashings.

**CONDITION:**

The flashings appear to be in serviceable condition with no obvious points of water entry.

**GUTTERS & DOWNSPOUTS:**

**TYPE:**

The house has a full gutter system.

**MATERIAL:**

The gutter system is aluminum.

**CONDITION:**

The gutter system appears satisfactory.

**INSPECTION REPORT**  
**9 Dream Street**

**SPLASH BLOCKS:**



- It is recommended that a **diverter tube be added** to carry the roof run off well away from the structure at all downspouts. The downspout at the right front corner **umps water directly toward the condenser.**

## BASEMENT - FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### BASEMENT:

#### ACCESSIBILITY:

The basement is fully accessible and visible.

#### STAIRS:

The following problems or deficiencies were noted.

- The basement stairs have an **unsafe rise, tread or slope**. This was on the original plans, but is still an unsafe condition.

#### FOUNDATION WALLS MATERIAL:

The foundation walls are concrete block.

#### FOUNDATION WALL CONDITION:

The foundation walls appear in satisfactory condition with no structurally significant flaws.

#### SUBFLOOR

The subfloor appears in satisfactory condition.

#### BEAMS:

The central support beams appear in satisfactory condition.

#### JOISTS

The joists appear in satisfactory condition. Only some of the joists are visible.

#### COLUMNS/PIERS/ LOAD BEARING WALLS:

The columns, piers and or load bearing walls appear in satisfactory condition.

#### BASEMENT FLOOR:

The basement floor appears in generally satisfactory condition.

## CRAWL SPACE - FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### CRAWLSPACE:

#### ACCESSIBILITY:



**Blocked Crawlspace Access.**

- The original crawlspace entry was completely blocked by added HVAC ductwork. I was able to enlarge another hole located next to the basement bathroom to gain access, however, **the main portion of the crawlspace under the south side of the structure is virtually inaccessible**. I did manage to squeeze through a small opening to view it, but no repairs could be made with the current access. Recommend **cutting a new access door to the crawlspace from the rear exterior**. There are repairs and upgrades that need to be done and access to the crawlspace is needed. The access opening for the north side crawlspace is also too small and **should be enlarged for easy access**. (*Abandoned ductwork at this entry is also blocking access*).

#### FOUNDATION WALLS MATERIAL:

The foundation walls are concrete block.

#### FOUNDATION WALL CONDITION:

The foundation walls appear in satisfactory condition with no structurally significant flaws.

#### INSULATION:

The subfloor is not insulated. You may wish to consider adding insulation.

#### SUBFLOOR

- The subfloor appears in satisfactory condition. (*\* Noted some staining under the toilet in the master bath indicating a water leak - see bathrooms for photo*).

**INSPECTION REPORT**  
**9 Dream Street**

**BEAMS:**

The central support beams appear in satisfactory condition.

**JOISTS**

The joists appear in satisfactory condition.

**COLUMNS/PIERS/  
LOAD BEARING  
WALLS:**

The columns, piers and or load bearing walls appear in satisfactory condition.

**CRAWLSPACE  
FLOOR:**

The crawlspace floor appears in generally satisfactory condition.  
A full vapor barrier is present.

**VENTILATION:**

The crawlspace ventilation appears adequate.

INSPECTION REPORT  
9 Dream Street

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## TYPE:

LOCATION/TYPE:

The carport is attached and is a two car carport.

## ROOF:

CONDITION:

The garage roof is the same as the house.

## MISCELLANEOUS:



**Peeling Paint in Carport**

- Noted some peeling paint on the carport ceiling at the left front. This may be due to moist conditions or a roof leak.

INSPECTION REPORT  
9 Dream Street

**PLUMBING**

Water quality or hazardous materials testing is not within the scope of this inspection, but is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**WATER SOURCE:**

**SOURCE:**

The water is from a municipal system and the meter is located adjacent to the street

**YARD SERVICE LINE**

**MATERIAL:**

The yard service line appears to be made of copper, but this could not be verified at the meter.

**CONDITION:**

The yard service line appears satisfactory and the pressure adequate.

**SHUTOFF:**

The whole house water shutoff is located in the basement.

**PRESSURE  
REDUCTION  
VALVE:**

- The pressure reduction valve **was not located**, but is assumed to be present since the pressure is normal.

**WATER PRESSURE -  
OUTSIDE (psi)**

Water pressure measured at the outside of the home is 50-60 psi (normal pressure).

**WATER PRESSURE -  
INSIDE (psi)**

Water pressure inside of the home is 50-60 psi (normal pressure).

**SUPPLY LINES:**

**MATERIAL:**

The interior water supply lines are made from a combination of materials. A combination of copper and galvanized can present corrosion problems if not done properly. Copper supply lines were connected to original galvanized lines in sinks and at toilets.

**CONDITION:**

The interior water supply lines appear to be in satisfactory condition.

**INSPECTION REPORT**  
**9 Dream Street**

**OTHER  
OBSERVATIONS**



**Possible Asbestos Insulation**

- Noted an **insulating pipe wrap material that may be made of asbestos**. Took a sample to send to a lab for testing. If material is asbestos, there are two options. 1) Have all asbestos insulation removed (\$\$\$) or 2) Have asbestos material encapsulated by wrapping in tape and sealing with liquid mastic (a duct sealant).

**LAB RESULTS:** *The lab results from AES labs in Atlanta indicated that the pipe wrap is 65% asbestos. The lab report will be forwarded along with the inspection report.*

**WASTE LINES:**

**MATERIAL:**

The waste lines are principally a combination of cast iron and plastic and a combination of cast iron and copper.

**CONDITION:**

The waste lines appear in serviceable condition.

**HOSE FAUCETS:**

**OPERATION:**

The hose faucets were operated and appear serviceable.

**WATER HEATER:**

**MANUFACTURER:**

The water heater was manufactured by Rheem.

**TYPE:**

The water heater is fueled by electricity.

**AGE:**

- The age of the water heater is **well over 15 years** (19 years old). This is beyond the expected life span of a water heater. You should budget for replacement in the near future.

**SIZE:**

The storage capacity of the water heater is 50 gallons.

**LOCATION:**

The water heater is located in the basement.

**GENERAL  
CONDITION:**

The following water heater problems were noted.

- The water heater is **beyond its expected useful life**. You should budget for replacement in the near future if not immediately.

**INSPECTION REPORT**  
**9 Dream Street**

**TPR VALVE:**



**TPR Drain Line Reduced**

The following problems or deficiencies were noted with the TPR (temperature/pressure relief) valve.

- The required TPR drain line **is reduced in size**. This is not allowed for safety reasons. Recommend extending TPR drain line full size (3/4") to the exterior.

**DRAIN PAN:**

- There is no safety drain pan installed. A safety drain pan should be installed for water heaters where **leakage will cause damage**.

## HEATING - AIR CONDITIONING

The inspector does not inspect the system for cracks or holes in the heat exchanger as this can typically only be accomplished by dismantling the unit and this is beyond the scope of our inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### HEATING SYSTEM DESCRIPTION:

**LOCATION OF  
PRIMARY UNIT:**

Heating system #1 is in the Carport Storeroom.

**AREA SERVICED:**

This heating system appears to service the south bedrooms and bath and the kitchen.

**SYSTEM TYPE:**

The heating system type is a heat pump with supplemental strip heat.

**MANUFACTURER:**

The heating system was manufactured by Rheem.

**APPROXIMATE  
AGE IN YEARS:**

The apparent age of the system in years is 5.

**FUEL TYPE AND  
NOTES:**

The heating system is fueled by electricity.

**CAPACITY OF  
UNIT:**

See the air conditioning section for the capacity of the heat pump. The heat producing ability of the heat pump is supplemented with electric strip heaters.

### HEATING SYSTEM CONDITION:

**GENERAL  
CONDITION:**

The unit responded to normal controls and appears to be functioning normally.

**UNIT CABINET**

Cabinet appears in good condition

**BLOWER FAN:**

The blower fan appears to be functioning properly.

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**AIR FILTERS:**



**Excessive Dust on Return - Poor Filtration**

The following problems or deficiencies with the air filter were noted.

- The air filter is the thin metal mesh filter that is supplied from the manufacturer. **The weave of the filter is too coarse and does a poor job of filtering.** This is indicated by the excessive amount of dust that has collected on the return vent in the master bedroom. Recommend contacting licensed HVAC technician to service unit. Since unfiltered air has been circulating through the system the **A-Coil should also be cleaned.** *This cleaning is not part of a normal service and cleaning and must be specifically requested.*

**AIR FILTER SIZE:**

- The correct size air filter for this unit **was undetermined.** No filter was installed or filter was not marked.

**NORMAL CONTROLS:**

The unit responded correctly to normal input controls, however advanced features of programmable thermostats like timing and setback are not checked.

**PLENUM/RETURN**

- Noted an excessive amount of condensation on the plenum in the storeroom. Unit may need more insulation.

**AIR CONDITIONING DESCRIPTION:**

**INSIDE UNIT LOCATION:**

This A/C system is for the carport storeroom unit.

**TYPE:**

The air conditioning is a heat pump.

**POWER SOURCE:**

The unit is powered by a 240 volt electrical circuit with the required service disconnect.

**MANUFACTURER:**

The air conditioning system was manufactured by Rheem.

**APPROXIMATE AGE IN YEARS:**

The apparent age of the system in years is 5.

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**CAPACITY OF UNIT:**

The apparent capacity of the air conditioning system is 3 tons.

**LOCATION:**

The location of the main condensing unit is at the right side.

**AIR CONDITIONING CONDITION:**

**DISCONNECT OR MAX BREAKER**

The maximum breaker size specified for this unit is: 35 amps. The circuit breaker is sized correctly for this condenser.

**COMPRESSOR/ CONDENSER:**



**Corroded Fins - Easily Break**

The system appears functional and operating normally. The following problems or deficiencies were noted.

- The **cooling fins on this condenser are heavily corroded**. They easily break when touched. Cooling efficiency may be adversely affected by the corrosion. This unit is not protected from a direct sea breeze and the salt appears to have affected the fins. **Unit will need to be replaced within a short time.**

**AIR TEMPERATURE DROP:**

The air temperature drop across the evaporator coil should be between 15 and 20 degrees. Anything out of this range indicates a potential problem and should be evaluated by a licensed HVAC contractor. This unit's temperature drop was 15-20 degrees. The temperature drop is in the normal range and the unit appears to be cooling properly.

**CONDENSATE LINE OR PUMP:**

A condensate line is installed and appears to be functioning properly.

**SAFETY OVERFLOW PAN**

None Needed.

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**HEATING SYSTEM DESCRIPTION:**

**LOCATION OF  
PRIMARY UNIT:**

Heating system #2 is in the *Basement*.

**AREA SERVICED:**

This heating system appears to service the living room and the north bedrooms.

**SYSTEM TYPE:**

The heating system type is a heat pump with supplemental strip heat.

**MANUFACTURER:**

The heating system was manufactured by Rheem.

**APPROXIMATE  
AGE IN YEARS:**

The apparent age of the system in years is 7 years.

**FUEL TYPE AND  
NOTES:**

The heating system is fueled by electricity.

**CAPACITY OF  
UNIT:**

See the air conditioning section for the capacity of the heat pump. The heat producing ability of the heat pump is supplemented with electric strip heaters.

**HEATING SYSTEM CONDITION:**

**GENERAL  
CONDITION:**

The unit responded to normal controls and appears to be functioning normally.

**UNIT CABINET**

Cabinet appears in good condition

**BLOWER FAN:**

The blower fan appears to be functioning properly.

**AIR FILTERS:**



**Thin ineffective Air Filter**

The following problems or deficiencies with the air filter were noted.

- The air filter is the thin metal mesh filter that is supplied from the manufacturer. **The weave of the filter is too coarse and does a poor job of filtering.** This is indicated by the excessive amount of dust that has collected on the return vent.

Recommend contacting licensed HVAC technician to service unit. Since unfiltered air has been circulating through the system the **A-Coil should also be cleaned.** *This cleaning is not part of a normal service and cleaning and must be specifically requested.*

# INSPECTION REPORT

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### AIR FILTER SIZE:

- The correct size air filter for this unit **was undetermined**. No filter was installed or filter was not marked.

### NORMAL CONTROLS:

The unit responded correctly to normal input controls, however advanced features of programmable thermostats like timing and setback are not checked.

### PLENUM/RETURN



Main Duct Pulling Free

- Numerous **leaks were detected** around the plenum or return. One of the main supply ducts in the basement utility room is **pulling loose and a significant amount of conditioned air is being lost**.

## AIR CONDITIONING DESCRIPTION:

### INSIDE UNIT LOCATION:

This A/C system is for the **Basement Unit**.

### TYPE:

The air conditioning is a heat pump.

### POWER SOURCE:

The unit is powered by a 240 volt electrical circuit with the required service disconnect.

### MANUFACTURER:

The air conditioning system was manufactured by Rheem.

### APPROXIMATE AGE IN YEARS:

The apparent age of the system in years is 7.

### CAPACITY OF UNIT:

The apparent capacity of the air conditioning system is 3 tons.

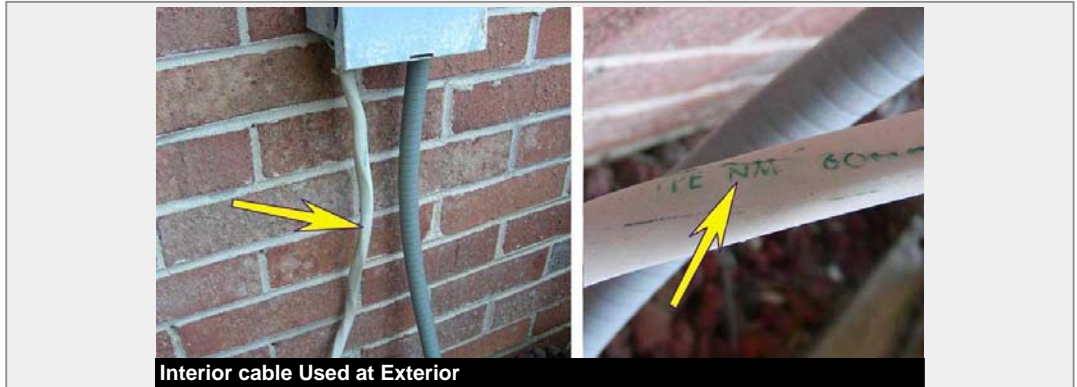
### LOCATION:

The location of the main condensing unit is at the right side.

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**AIR CONDITIONING CONDITION:**

**DISCONNECT OR  
MAX BREAKER**



Interior cable Used at Exterior

The maximum breaker size specified for this unit is: 45 amps. The circuit breaker is sized correctly for this condenser.

- Noted that the electrical conductor from the house to the A/C disconnect **is not in a conduit and is not rated for exterior use**. This conductor should be replaced with one rated for wet locations. Recommend installing exterior electrical conductors in conduit for protection.

**COMPRESSOR/  
CONDENSER:**

The system appears functional and operating normally. Noted some rust and corrosion at the back inside corner.

**AIR TEMPERATURE  
DROP:**

- The air temperature drop across the evaporator coil should be between 15 and 20 degrees. Anything out of this range indicates a potential problem and should be evaluated by a licensed HVAC contractor. This unit's temperature drop was greater than 21 degrees (*measured at: 24 degrees*). **The temperature rise is somewhat excessive, typically indicating a restricted air flow or low refrigerant charge.** Recommend contacting HVAC technician to service unit.

**CONDENSATE LINE  
OR PUMP:**

A condensate line is installed and appears to be functioning properly.

**HEATING SYSTEM DESCRIPTION:**

**LOCATION OF  
PRIMARY UNIT:**

This heating system is the panels on the ceiling in the dining and entry way.

**SYSTEM TYPE:**

The heating system type is electric radiant heat only.

**MANUFACTURER:**

The heating system was manufactured by 3M.

**APPROXIMATE  
AGE IN YEARS:**

The apparent age of the system in years was undetermined

# INSPECTION REPORT

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### FUEL TYPE AND NOTES:

The heating system is fueled by electricity.

### HEATING SYSTEM CONDITION:

#### GENERAL CONDITION:

- The heat panels appear to be operational but were only tested for basic function.

### DUCTWORK:

#### TYPE:

The HVAC system ductwork is insulated sheet metal with both the returns and supplies insulated. Some lines are insulated flexible round.

#### DUCTS/AIR SUPPLY CONDITION:



Detached Insulation in Crawlspace

The following problems or deficiencies were noted with the ductwork system.

- Significant **air leaks in the ductwork system** were noted. Recommend sealing all leaks with mastic.
- The **ductwork system is disconnected** in the basement. Supply line is pulling loose from the plenum.
- Some **sections of the ductwork are not insulated**. Recommend adding insulation as needed.
- The **ducts are not sealed** where they attach to the plenum. Plastic ties are **not adequate** to seal the ducts. Recommend adding mastic sealant to all duct connections.

### AIR FLOW TO REGISTERS

The following problems with the air flow to some registers was noted.

- On the north side system, the airflow to the bedrooms, the bathroom and the hallway is very weak. Especially in the small bedroom where the airflow was almost non-existent. The result of this poor airflow will be uneven heating and cooling.
- In the living room, the airflow is satisfactory, but the large amount of glass and the marginally insulated ceiling prevent the HVAC system from cooling adequately. **Uneven cooling was noted throughout the house during the inspection.**

### INSPECTORS NOTE:

- There are **no supply registers in the dining room and the front entry hall**. These rooms will also suffer from uneven heating and cooling and will also affect adjoining rooms. Recommend addition of supply ducts as needed. The floor of the dining room has a **concrete slab which will be more expensive** to cut vents through than normal.
- In the north and south side ducting, noted **several dead end or unused ducts** that may be leaking further reducing the efficiency of the HVAC systems. **Recommend removal of all dead end or unused ducts**. Ducts were found on the north side of the basement stairs in the crawl space, and

## INSPECTION REPORT

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in the south crawl space next to the two unnecessary ducts located in the carport storeroom.

## GENERAL SUGGESTIONS:

### GENERAL SUGGESTIONS:

We recommend that you have the HVAC systems serviced by a licensed HVAC contractor at least once a year. Filters should be changed every 1-3 months, depending on the quality of filter installed.

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# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

**TYPE:**

The electrical service is overhead.

**VOLTAGE:**

The service voltage is 120/240.

**AMPERAGE:**

The capacity of the electrical service is 200 amps.

**MAIN CUTOFF:**

The main electrical cutoff is in the electric distribution panel.

**SYSTEM GROUND:**

- The electrical service is grounded to a grounding rod. **Ground wire appears rusty and may need to be replaced.**

**BONDING AND JUMPERS:**

- **No accessible bonding conductors were found.** Metal piping systems are required to be bonded back to the main electric panel to prevent possible shock hazards from wires coming into contact with the home water pipe system. Recommend addition of the bonding conductors to piping system if bonding cannot be verified.
- A jumper between the hot and cold water lines **was NOT installed** at the water heater. Recommend addition of this jumper to insure conductivity with hot water side of the plumbing system.

**SERVICE ENTRY CONDITION:**

The electrical service entry system appears to be in serviceable condition.

## ELECTRICAL PANELS:

**MAIN PANEL LOCATION:**

The main electrical panel is located in the basement.

**MAIN PANEL BRAND**

The electric panel box is made by Square D.

**TYPE:**

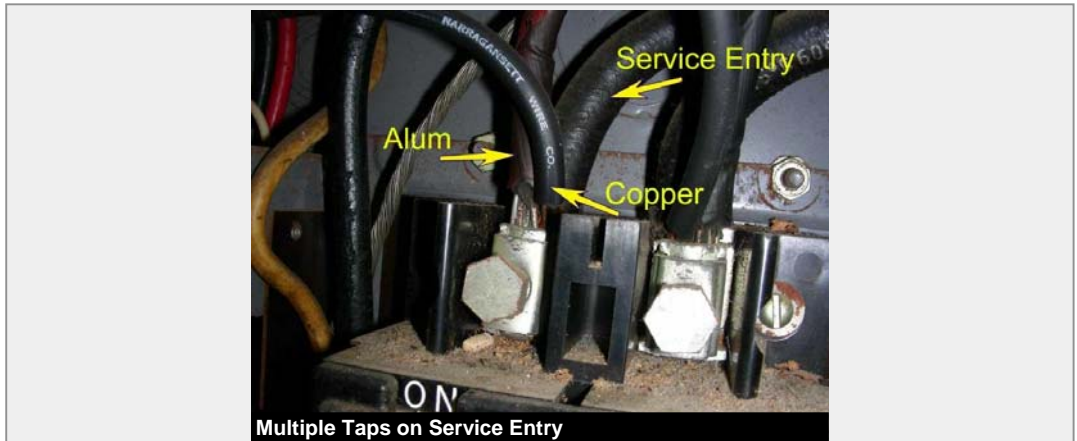
- The electrical panel is equipped with circuit breakers as overload protection. The electrical panel is equipped with fuses for the main disconnect.

**CIRCUITS:**

The number of 240 volt circuits is 6.  
The number of 120 volt circuits is 24.  
There are slots available for additional breakers.

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**CONDITION:**



The following problems or deficiencies with the electrical panel were noted.

- There are two additional circuits that are **tapped directly to the service feed**. This is not an approved electrical connection. **There should be no other circuits tapped directly to the service conductor feed**. In addition, one of the conductors tapped to the aluminum service feed is a copper conductor. **Copper and aluminum should not be in direct contact with one another**. Recommend repair by a licensed electrician.
- The electrical panel is **old and outdated**. Replacement should be considered.
- There is **inadequate clearance around the electric panel**. Current codes require a 36" working space in front of panels and 30" across.

**EQUIPMENT DISCONNECTS:**

**A/C Disconnect**

**LOCATION:**

Disconnects for the A/C condenser(s) are located behind each condensing unit and are in good condition.

**FURNACE**

**DISCONNECT**

Each furnace has a disconnect located near the furnace.

**CONDUCTORS:**

**ENTRANCE**

**CABLES:**

The service entry conductors are stranded aluminum. This is acceptable if the connections are protected with anti-oxidant jell. Anti-oxidant jell is applied.

**BRANCH WIRING -  
MATERIAL**

The branch wiring is copper.

**BRANCH WIRING -  
CONDITION:**

The branch circuit wiring appears to be in satisfactory condition.

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**SWITCHES & OUTLETS:**

**CONDITION:**

The following problems or deficiencies were noted with the switches or outlets.

- There are **3-prong grounded type receptacles on ungrounded circuits**. Only 2-prong receptacles should be installed on ungrounded circuits.

**MYSTERY SWITCHES:**

- There were several switches whose function could not be determined.

**GFCI's**

- There are **no GFCI protected circuits present**. Although they may not have been required at the time of construction, recommend adding these safety items to kitchens and baths.

**LIGHTING FIXTURES**

**TYPES:**

The house has suspended ceiling fixtures. The house has recessed lighting fixtures.

**CONDITION:**

As a whole, lighting fixtures throughout the house are in operational condition.

**OUTDOOR LIGHTING FIXTURES:**



The following problems were noted with the outdoor lighting fixtures.

- The flood light fixture at the right rear corner is broken and is dangling from its electrical wiring. Recommend replacement.

## KITCHEN - APPLIANCES - LAUNDRY

### KITCHEN #1

This is the main kitchen on the main level of the home.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

**MATERIAL:**

The kitchen sink is stainless steel.

**CONDITION:**

The kitchen sink, drain and fixtures appear to be functioning properly.

**HAND SPRAYER:**

The hand sprayer is functioning properly.

**FAUCET:**

The faucet is in satisfactory condition.

**DISPOSAL:**

- No garbage disposal is installed.

**SINK DRAIN:**

Sink drain is in satisfactory condition.

### RANGE/COOK TOP AND OVEN:

**TYPE:**

The house has an electric range or cook top.

**CONDITION:**

The range or cook top and oven appear to be functioning properly and in satisfactory condition.

### VENTILATION:

**TYPE:**

The range vent hood is vented outside.

**CONDITION:**

The range hood appears to be functioning properly.

### REFRIGERATOR:

**CONDITION:**

Refrigerator is working but is in poor condition.

### DISHWASHER:

**CONDITION:**

The dishwasher appears to be functioning properly.

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**INTERIOR COMPONENTS:**

**COUNTERS &  
CABINETS:**

The counters and cabinets appear in average to marginal condition.

**FLOORING:**

- There is carpeted flooring in the kitchen.

**SWITCHES/  
FIXTURES/  
OUTLETS:**

- No GFCI outlets are present. We recommend that you consider adding them to this high risk area.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:**

The laundry is located in the basement.

**CONDITION:**



The following problems or deficiencies with the laundry were noted.

- A plastic dryer vent is installed from the laundry and into the wall. It is against current fire safety codes to penetrate walls with anything except smooth metal venting for dryers. **Plastic material is a potential fire hazard if used in any position for dryer vents.** Recommend replacing dryer vent from laundry room to exterior with smooth metal vent.
- The **laundry drain was installed without a trap.** Sewer gases can escape into the living spaces without a trap. Recommend installation of a trap on the laundry drain.

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**WASHER AND DRYER:**

**CLOTHES**

**WASHER:**

Not tested

**CLOTHES DRYER:**

Not tested

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**INTERIOR**

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**DOORS:**

**DOORBELL:**

- The doorbell is not functioning properly

**MAIN ENTRY DOOR:**

The main entry door appears to be in satisfactory condition

**OTHER EXTERIOR DOORS:**

The following problems or deficiencies with the sliding glass door were noted.

- The sliding glass door in the dining room is **not moving freely** in its track.
- No screens are installed.

**INTERIOR DOORS:**

The interior doors appear to be in generally satisfactory condition.

**WINDOWS:**

**MATERIAL:**

The windows appear to be manufactured from, aluminum or steel.

**INSULATION:**

The windows are not manufactured with insulated glass.

**STYLE:**

The style of the windows is horizontal slider and awning.

**CONDITION:**

The following problems or deficiencies were noted with the windows.

- The crank **mechanism is broken** on one or more windows. Some cranks are missing.
- The basement windows are sealed shut.

**OTHER OBSERVATIONS:**



- Noted that the glass in some windows and in the living room sliding doors (all but one door) has a darker tint. This tinted glass absorbs heat from sunlight and radiates it into the room.

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Temperature of the lighter glass sliding door (presumably a newer glass) was measured at 89 degrees. The darker glass panel next to it was measured at 118 degrees. **This is a significant amount of radiated heat.**

Recommend replacing all darker windows with more energy efficient glass. **The large expanse of this glass in the living room significantly contributes to the uneven cooling noted during the inspection.**

### INTERIOR WALLS:

**MATERIAL:**

The principle wall material is drywall and wood panels.

**CONDITION:**

The interior walls appear in generally satisfactory condition.

### INTERIOR TRIM:

**MATERIAL:**

Interior trim is wood.

**CONDITION:**

Interior trim is in good condition.

### CEILINGS:

**MATERIAL:**

The principle ceiling material is drywall.

**CONDITION:**

The ceilings appear in generally satisfactory condition.

### FLOORS:

**TYPE:**

The principle floor covering materials are carpet.

**CONDITION:**

The general condition of the floor and floor surfaces is satisfactory.

### INTERIOR SURFACE SUMMARY:

**SUMMARY:**

The interior surfaces appear in satisfactory condition with the exception of minor cosmetic flaws.

### STAIRS & HANDRAILS:

**CONDITION:**

Interior stairs and handrails appear satisfactory, except for the basement stairs as noted.

### FIREPLACE/WOOD BURNING DEVICES:

**LOCATION:**

This fireplace is located in the living room.

**TYPE:**

The house has a masonry fireplace.

**FIREBOX/FLUE  
CONDITION:**

The fireplace firebox appears in satisfactory condition.

The following problems or deficiencies with the fireplace were noted.

- The damper is **inoperative**. It appears to be in place appears to be rusted in the open position.

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**MANTEL AND HEARTH:**

The mantel and the hearth are in satisfactory condition.

**FIREPLACE/WOOD BURNING DEVICES #2:**

**LOCATION:**

This fireplace is located in the kitchen.

**TYPE:**

The house has a masonry fireplace.

**FIREBOX/FLUE CONDITION:**

The fireplace firebox appears in satisfactory condition.  
The following problems or deficiencies with the fireplace were noted.

- The damper is **inoperative**. It also appears to be rusted in the open position.

**MANTEL AND HEARTH:**

The mantel and the hearth are in satisfactory condition.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:**

- Smoke detectors have a life of about 7 years. We suggest that you replace all smoke detectors with new ones to insure that you are protected in case of fire.

**BEDROOMS**

**Problems Noted  
Bedroom #3**

This bedroom is: the basement room.

- This room **does not meet the conditions for a habitable room** which requires a minimum 7' ceiling height. In addition, the minimum height for basement areas is 6' 6" to the lowest projection. **This room is only 6 feet 2 inches high.**

## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use over an extended period of time. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required.

### BATHROOM AREA:

**BATH LOCATION:**

This bathroom is located between bedrooms (A Jack & Jill bath).

**CONDITION OF SINK:**

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order. The counters and cabinets appear in satisfactory condition.

**CONDITION OF TOILET:**



The following problems or deficiencies were noted with the toilet.

- The **toilet appears to be leaking** at the wax seal. Noted water stained carpet and water stained sub flooring in the crawl space. Recommend replacing the wax seal.

**TUB/SHOWER AND WALLS:**

The tub/shower and wall areas appear in good condition.

**SHOWER PAN:**

A shower pan test was performed on this shower. Shower pan appears to be intact. No leaks noted.

**SHOWER DOOR:**

The glass shower door is in good condition.

**TUB/SHOWER PLUMBING FIXTURES:**

The tub/shower fixtures and controls appear in good condition.

**TUB/SHOWER DRAIN:**

The tub drain appears satisfactory.

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**BATH VENTILATION:**

The bath ventilation appears adequate and functional.

**RECEPTACLES:**

- There are no GFCI protected outlets installed.

**FLOORING**

Flooring appears in good condition.

**INTERIOR ELEMENTS:**

The elements in this bathroom are in fair overall condition.

**BATHROOM AREA:**

**BATH LOCATION:**

This bathroom is located off the hall.

**CONDITION OF SINK:**

The sink(s) / vanity(s) appear in good condition. The sink fixtures and controls appear to be functioning properly. The drain appears in good working order. The counters and cabinets appear in satisfactory condition.

**CONDITION OF TOILET:**

The toilet appears serviceable.

**TUB/SHOWER AND WALLS:**

The tub/shower and wall areas appear in good condition.

**SHOWER DOOR:**

The glass shower door is in good condition.

**TUB/SHOWER PLUMBING FIXTURES:**

The tub/shower fixtures and controls appear in good condition.

**TUB/SHOWER DRAIN:**

The tub drain appears satisfactory.

**BATH VENTILATION:**

The bath ventilation appears adequate and functional.

**RECEPTACLES:**

- There are no GFCI protected outlets installed.

**FLOORING**

Flooring appears in good condition.

**INTERIOR ELEMENTS:**

The elements in this bathroom are in fair overall condition.

**INSPECTION REPORT**  
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**BATHROOM AREA:**

**BATH LOCATION:**

This bathroom is located in the basement.

**CONDITION OF SINK:**

The sink(s) / vanity(s) appear in good condition.

**CONDITION OF TOILET:**

The toilet appears serviceable.

**TUB/SHOWER AND WALLS:**

The tub/shower and wall areas appear in good condition.

**SHOWER DOOR:**

The glass shower door is in good condition.

**TUB/SHOWER PLUMBING FIXTURES:**

The following problems or deficiencies with the shower fixtures and controls were noted.

- The hot water control for this tub needs adjustment. **Full hot setting only produced warm water.**

**BATH VENTILATION:**

The following problems or deficiencies were noted with the bath ventilation.

- There is no ventilation installed in this bathroom. Recommend addition of vent to the exterior to remove excess moisture.

**RECEPTACLES:**

- There are no GFCI protected outlets installed.

**OTHER OBSERVATIONS**

- **Space between sink and shower is inadequate.** Does not conform to local building codes.
- Toilet is too close to walls. Does not conform to local building codes.

# SUMMARY PAGES

## Summary 1 - Action Items

## Summary 2 - Other Items of Interest

**IMPORTANT NOTE- PLEASE READ:** The Summary pages are provided to allow the reader a brief overview of the report. These pages are not encompassing. Reading these pages alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the GAHI Standards of Practice, limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. These lists are not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

## ACTION ITEMS

*Items of immediate concern*

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

### **GROUND**S

#### LANDSCAPING:

##### CONDITION:

The landscaping appears well maintained. The following landscaping problems were noted.

1. Landscaping needs attention. It has been neglected.
2. One or more **trees are in contact with the roof or structure**. They should be trimmed to eliminate the possibility of damage. Palm trees are in contact with the roof at the back center, the back right corner and the front left corner.

##### TREE CONDITIONS:

The following problems were noted with some trees.

3. Some of the trees on the property **appear to be in poor health**. Recommend contacting arborist for evaluation. The palm at back patio appears to have a **weak or diseased spot** about 2/3 of the way up the trunk.

##### OTHER OBSERVATIONS:

4. Noted that the low maintenance rock landscaping in the back yard was **extended well past (at least 30' to 40') the prohibited nature zone**. Recommend checking with the Jekyll Island Authority for information on any requirements that pertain to landscaping in the prohibited zone.

**JIA Response:** *We would not be required to remove any of the existing landscaping that extends into the nature zone. They are not strictly enforcing that rule at this time, although they may at a later time.*

#### GRADING:

##### CONDITION:

The grade at the foundation appears generally satisfactory. The **grading at the foundation needs improvement** in one or more areas. The soil should be pitched away from the foundation a minimum of 6" in the first 10 feet.

5. Improvements are needed at the **left side in front of basement door**. That corner appears to be flat or slope toward the foundation.

#### DECKS:

##### CONDITION:

The deck appears to be properly attached to primary structure of house.

The following problems or deficiencies were noted with the deck.

6. The **deck guard rail is climbable** in several locations. This is a safety hazard for small children who can climb the rail and fall off the deck.
7. The **rail spacing exceeds the 4 inch maximum**. This can potentially allow a small child to fall through and is considered a safety hazard.
8. The deck or **deck surface is weathered and porous**. Recommend sealing or painting to protect from further deterioration.

#### **EXTERIOR COMPONENTS**

##### EXTERIOR WALLS:

##### OTHER OBSERVATIONS:

9. At the left side front corner of the living room, **the brick is bowed out and pulling away from the structure**. There is a **horizontal crack** about midway up and the brick can be seen **pulling away from the window frame**. This does not appear to be structurally significant at this time, but should be monitored periodically for changes. This bowing is the most likely cause for the unusual bump up of the brick ledge above the garage door. the heavily rusted lintel may also be related to the bowed brick. **The lintel over the basement door may need to be replaced.**

##### TRIM:

##### CONDITION:

The following problems or deficiencies were noted.

10. **The trim needs painting**. Painted finish is very oxidized.
11. The wood trim around the windows is clad in metal. **Some of the joints are not sealed**. This can allow water to enter under the metal, causing moisture damage. Recommend sealing all joints in the trim.  
Additionally, the condition of the wood under the metal **cannot be evaluated**.

##### PAINT

##### CONDITION

12. The painted brick appears in good condition.
13. The painted portion of the house trim appears worn, thin or deteriorated. Recommend repainting.

##### WINDOWS EXTERIOR

##### OTHER OBSERVATIONS:

14. The iron lintels over the windows are rusting. Some are severe and may need to be replaced. All need to be rust proofed and repainted.

##### EXTERIOR DOORS:

##### PATIO DOOR:

Problems were noted with the patio door.

15. The sliding patio door is difficult to open. It appears to be binding on the rollers. **Rollers appear damaged**.
16. The left side patio door is sealed shut.

##### DECK DOOR:

Problems were noted with the sliding deck doors.

17. The **door latch is broken**. The right side door is **sealed shut** and is not functional.

##### OTHER EXTERIOR DOORS:

18. The right side exterior door to master bedroom is stuck/sealed. I was not able to open this

- door.
19. Exterior of this door is water damaged.

## **ROOFING, GUTTERS AND OTHER ROOF COMPONENTS**

### ATTIC COMPONENTS:

#### VENTILATION CONDITION:

20. The **attic ventilation is inadequate**. There are **no exhaust vents on the roof** to adequately vent the attic.
21. In addition, the original soffit area has been covered over with vinyl soffit vent material and **could not be inspected** for vent openings.

#### INSULATION CONDITION:

The following problems with the insulation were noted.

22. The quantity of insulation appears typical for a house in this age category, but would be **considered less than ideal by today's standards**. We generally recommend increasing the insulation to an R-30 value which is considered acceptable for our climate.

Note: *(It may not be possible to easily add insulation to this attic space. Simply blowing in additional insulation may block the soffit vents).*

#### OTHER INSULATION OBSERVATIONS:

23. The **insulation over the vaulted living room is inadequate**. Plans called for 1 inch thick rigid insulation.

### ROOF:

#### ROOF COVERING STATUS:

The following problems or deficiencies with the roof covering were noted.

24. Minor **cupping and curling was noted**. This is an indication of advancing age.
25. It appears the **roof has two or more layers of shingles**. While this is allowed by most building authorities, it is never a good idea because it significantly shortens the life of the new roof. In addition, the **cost of removing** two layers of roofing is much higher than a single layer.
26. Noted some **damaged and missing shingles** over the north side hallway and at the rear over the kitchen. Minor roof maintenance is needed.

### GUTTERS & DOWNSPOUTS:

#### SPLASH BLOCKS:

27. It is recommended that a **diverter tube be added** to carry the roof run off well away from the structure at all downspouts. The downspout at the right front corner **umps water directly toward the condenser**.

## **BASEMENT - FOUNDATION**

### BASEMENT:

#### STAIRS:

The following problems or deficiencies were noted.

28. The basement stairs have an **unsafe rise, tread or slope**. This was on the original plans, but is still an unsafe condition.

## **CRAWL SPACE - FOUNDATION**

### CRAWLSPACE:

#### ACCESSIBILITY:

29. The original crawl space entry was completely blocked by added HVAC ductwork. I was able to enlarge another hole located next to the basement bathroom to gain access, however, **the main portion of the crawl space under the south side of the structure is virtually inaccessible**. I did manage to squeeze through a small opening to view it, but no repairs could be made with the current access.
- Recommend **cutting a new access door to the crawl space from the rear exterior**. There are repairs and upgrades that need to be done and access to the crawlspace is needed.
30. The access opening for the north side crawl space is also too small and **should be enlarged for easy access**. *(Abandoned ductwork at this entry is also blocking access).*

## SUBFLOOR

31. The subfloor appears in satisfactory condition. (Noted some staining under the toilet in the master bath indicating a water leak).

## **GARAGE - CARPORT**

### MISCELLANEOUS:

32. Noted some peeling paint on the carport ceiling at the left front. This may be due to moist conditions or a roof leak.

## **PLUMBING**

### SUPPLY LINES:

#### OTHER OBSERVATIONS

33. Noted an **insulating pipe wrap material that may be asbestos**. Took a sample to send to a lab for testing. If material is asbestos, there are two options. 1) Have all asbestos insulation removed (\$\$\$) or 2) Have asbestos material encapsulated by wrapping in tape and/or sealing with liquid mastic (a duct sealant).

**LAB RESULTS:** *The lab results from AES labs in Atlanta indicated that the pipe wrap is 65% asbestos. The lab report will be forwarded along with the inspection report.*

### WATER HEATER:

#### AGE:

34. The age of the water heater is **well over 15 years** (19 years old). This is beyond the expected life span of a water heater. You should budget for replacement in the near future.

#### GENERAL CONDITION:

The following water heater problems were noted.

35. The water heater is **beyond its expected useful life**. You should budget for replacement in the near future if not immediately.

#### TPR VALVE:

The following problems or deficiencies were noted with the TPR (temperature/pressure relief) valve.

36. The required TPR drain line is **reduced in size**. This is not allowed for safety reasons. Recommend extending TPR drain line full size (3/4") to the exterior.

## **HEATING - AIR CONDITIONING**

### HEATING SYSTEM CONDITION: *South HVAC System*

#### AIR FILTERS:

The following problems or deficiencies with the air filter were noted.

37. The air filter is the thin metal mesh filter that is supplied from the manufacturer. **The weave of the filter is too coarse and does a poor job of filtering**. This is indicated by the excessive amount of dust that has collected on the return vent in the master bedroom. Recommend contacting licensed HVAC technician to service unit. Since unfiltered air has been circulating through the system the **A-Coil should also be cleaned**. *This cleaning is not part of a normal service and cleaning and must be specifically requested.*

#### PLENUM/RETURN

38. Noted an excessive amount of condensation on the plenum in the storeroom. Unit may need more insulation.

### AIR CONDITIONING CONDITION: *South HVAC System*

#### COMPRESSOR/CONDENSER:

The system appears functional and operating normally.

The following problems or deficiencies were noted.

39. The **cooling fins on this condenser are heavily corroded**. They easily break when touched. Cooling efficiency may be adversely affected by the corrosion. This unit is not protected from a direct sea breeze and the salt appears to have affected the fins. **Unit will need to be replaced within a short time**.

HEATING SYSTEM CONDITION: *North HVAC System*

AIR FILTERS:

The following problems or deficiencies with the air filter were noted.

40. The air filter is the thin metal mesh filter that is supplied from the manufacturer. **The weave of the filter is too coarse and does a poor job of filtering.** This is indicated by the excessive amount of dust that has collected on the return vent.  
Recommend contacting licensed HVAC technician to service unit. Since unfiltered air has been circulating through the system the **A-Coil should also be cleaned.** *This cleaning is not part of a normal service and cleaning and must be specifically requested.*

PLENUM/RETURN

41. Numerous **leaks were detected** around the plenum or return. One of the main supply ducts is **pulling loose and a significant amount of conditioned air is being lost.**

AIR CONDITIONING CONDITION: *North HVAC System*

DISCONNECT OR MAX BREAKER

42. Noted that the electrical conductor from the house to the disconnect **is not in a conduit and is not rated for exterior use.** This conductor should be replaced with one rated for wet locations. Recommend all exterior conductors be **installed in conduit for protection.**

AIR TEMPERATURE DROP:

43. The air temperature drop across the evaporator coil should be between 15 and 20 degrees. Anything out of this range indicates a potential problem and should be evaluated by a licensed HVAC contractor. This unit's temperature drop was greater than 21 degrees (*measured at: 24 degrees*). The temperature rise is somewhat excessive, typically indicating a restricted air flow or low refrigerant charge.

DUCTWORK:

DUCTS/AIR SUPPLY CONDITION:

The following problems or deficiencies were noted with the ductwork system.

44. Significant **air leaks in the ductwork system** were noted. Recommend sealing all leaks with mastic.
45. The **ductwork system is disconnected** in the basement. Supply line is pulling loose from the plenum.
46. Some **sections of the ductwork are not insulated.** Recommend adding insulation as needed.
47. The **ducts are not sealed** where they attach to the plenum. Plastic ties are **not adequate** to seal the ducts. Recommend adding mastic sealant to all duct connections.

AIR FLOW TO REGISTERS

The following problems with the air flow to some registers were noted.

48. On the north side system, the airflow to the bedrooms, the bathroom and the hallway is very weak. Especially in the small bedroom where the airflow was almost non-existent. The result of this poor airflow will be uneven heating and cooling.
49. In the living room, the airflow is satisfactory, but the large amount of glass and the marginally insulated ceiling prevent the HVAC system from cooling adequately. **Uneven cooling was noted throughout the house during the inspection.**

INSPECTORS NOTE:

50. There are **no supply registers in the dining room and the front entry hall.** These rooms will also suffer from uneven heating and cooling and will also affect adjoining rooms. Recommend addition of supply ducts as needed. The floor of the dining room has a **concrete slab which will be more expensive** to cut vents through than normal.
51. In the north and south side ducting, noted **several dead end or unused ducts** that may be leaking - further reducing the efficiency of the HVAC systems. **Recommend removal of all dead end or unused ducts.** Ducts were found on the north side of the basement stairs in the crawl space, and in the south crawl space to the unnecessary ducts (2) in the carport storeroom.

## **ELECTRICAL SYSTEM**

### SERVICE:

#### SYSTEM GROUND:

52. The electrical service is grounded to a grounding rod. **Ground wire appears rusty and may need to be replaced.**

#### BONDING AND JUMPERS:

53. **No accessible bonding conductors were found.** Metal piping systems are required to be bonded back to the main electric panel to prevent possible shock hazards from wires coming into contact with the home water pipe system. Recommend addition of the bonding conductors to piping system if bonding cannot be verified.
54. A jumper between the hot and cold water lines **was NOT installed** at the water heater. Recommend addition of this jumper to insure conductivity with hot water side of the plumbing system.

### ELECTRICAL PANELS:

#### CONDITION:

The following problems or deficiencies with the electrical panel were noted.

55. There are two additional circuits that are **tapped directly to the service** feed. This is not an approved electrical connection. **There should be no other circuits tapped directly to the service conductor feed.** In addition, one of the conductors tapped to the aluminum service feed is a copper conductor. **Copper and aluminum should not be in direct contact with one another.** Recommend repair by a licensed electrician.
56. The electrical panel is **old and outdated.** Replacement should be considered.
57. There is **inadequate clearance around the electric panel.** Current codes require a 36" working space in front of panels and 30" across.

### SWITCHES & OUTLETS:

#### CONDITION:

The following problems or deficiencies were noted with the switches or outlets.

58. There are **3-prong grounded type receptacles on ungrounded circuits.** Only 2-prong receptacles should be installed on ungrounded circuits.

### LIGHTING FIXTURES

#### OUTDOOR LIGHTING FIXTURES:

The following problems were noted with the outdoor lighting fixtures.

59. The flood light fixture at the right rear corner is broken and is dangling from its electrical wiring. Recommend replacement.

## **KITCHEN - APPLIANCES - LAUNDRY**

### LAUNDRY:

#### CONDITION:

The following problems or deficiencies with the laundry were noted.

60. A plastic dryer vent is installed from the laundry and into the wall. It is against current fire safety codes to penetrate walls with anything except smooth metal venting for dryers. **Plastic material is a potential fire hazard if used in any position for dryer vents.** Recommend replacing dryer vent from laundry room to exterior with smooth metal vent.
61. The **laundry drain was installed without a trap.** Sewer gases can escape into the living spaces without a trap. Recommend installation of a trap on the laundry drain.

## **INTERIOR**

### DOORS:

#### DOORBELL:

62. The doorbell is not functioning properly

#### OTHER EXTERIOR DOORS:

The following problems or deficiencies with the sliding glass door were noted.

63. The sliding glass door in the dining room is **not moving freely** in its track.

64. No screens are installed.

#### WINDOWS:

##### CONDITION:

The following problems or deficiencies were noted with the windows.

65. The crank **mechanism is broken** on one or more windows. Some cranks are missing.

66. The basement windows are sealed shut.

##### OTHER OBSERVATIONS:

67. Noted that the glass in some windows and in the living room sliding doors (all but one door) has a darker tint. This tinted glass absorbs heat from sunlight and radiates it into the room.

Temperature of the lighter glass sliding door (presumably a newer glass) was measured at 89 degrees. The darker glass panel next to it was measured at 118 degrees. **This is a significant amount of radiated heat.**

Recommend replacing all darker windows with more energy efficient glass. **The large expanse of this glass in the living room significantly contributes to the uneven cooling noted during the inspection.**

#### FIREPLACE/WOOD BURNING DEVICES:

##### FIREBOX/FLUE CONDITION:

The fireplace firebox appears in satisfactory condition.

The following problems or deficiencies with the fireplace were noted.

68. The damper is **inoperative**. It appears to be in place but rusted open.

#### FIREPLACE/WOOD BURNING DEVICES #2:

##### FIREBOX/FLUE CONDITION:

The fireplace firebox appears in satisfactory condition.

The following problems or deficiencies with the fireplace were noted.

69. The damper is **inoperative**. It also appears to be rusted open.

#### BEDROOMS

Problems Noted Bedroom #3

This bedroom is the basement room.

70. This room **does not meet the conditions for a habitable room** which requires a minimum 7' ceiling height. In addition, the minimum height for basement areas is 6' 6" to the lowest projection.

#### **BATHROOMS**

##### BATHROOM AREA: *Master Bath*

##### CONDITION OF TOILET:

The following problems or deficiencies were noted with the toilet.

71. The **toilet appears to be leaking** at the wax seal. Noted water stained carpet and water stained sub flooring in the crawl space. Recommend replacing the wax seal.

##### BATHROOM AREA: *Basement bath*

##### TUB/SHOWER PLUMBING FIXTURES:

The following problems or deficiencies with the shower fixtures and controls were noted.

72. The hot water control for this tub needs adjustment. Full hot setting only produced warm water.

##### BATH VENTILATION:

The following problems or deficiencies were noted with the bath ventilation.

73. There is no ventilation installed in this bathroom. Recommend addition of vent to the exterior to remove excess moisture.

##### OTHER OBSERVATIONS

74. **Space between sink and shower is inadequate.** Does not conform to local building codes.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items.

## **OTHER ITEMS SUMMARY**

### *Items for client awareness*

Other minor items noted in the following summary are for your information. Some should receive eventual attention, but none of them affect the habitability of the house.

#### **EXTERIOR COMPONENTS**

##### WINDOWS EXTERIOR

##### SCREENS:

- Screens or storm windows were not installed on any windows.

#### **ROOFING, GUTTERS AND OTHER ROOF COMPONENTS**

##### ATTIC COMPONENTS:

##### CONDITION:

- The condition of the roof sheathing **could not be determined**.

##### ROOF:

##### ROOF FLASHINGS:

Roof flashings are **externally installed** and will need periodic maintenance.

##### CHIMNEY:

##### CHIMNEY CONDITION:

- Both flues are sealed at the cap. Chimney caps appear in good condition.

#### **PLUMBING**

##### YARD SERVICE LINE

##### PRESSURE REDUCTION VALVE:

- The pressure reduction valve **was not located**.

##### WATER HEATER:

##### DRAIN PAN:

- There is no safety drain pan installed. A safety drain pan should be installed for water heaters where **leakage will cause damage**.

#### **HEATING - AIR CONDITIONING**

##### HEATING SYSTEM CONDITION:

##### AIR FILTER SIZE:

- The correct size air filter for this unit **was undetermined**. No filter was installed or filter was not marked.

##### HEATING SYSTEM CONDITION:

##### GENERAL CONDITION:

- The heat panels appear to be operational but were only tested for basic function.

#### **ELECTRICAL SYSTEM**

##### ELECTRICAL PANELS:

##### TYPE:

- The electrical panel is equipped with circuit breakers as overload protection. The electrical panel is equipped with fuses for the main disconnect.

##### SWITCHES & OUTLETS:

##### MYSTERY SWITCHES:

- There were several switches whose function could not be determined.

##### GFCI's

- There are **no GFCI protected circuits present**. Although they may not have been required at the time of construction, recommend adding these safety items to kitchens and baths.

## **KITCHEN - APPLIANCES - LAUNDRY**

### KITCHEN SINK:

#### DISPOSAL:

- No garbage disposal is installed.

### INTERIOR COMPONENTS:

#### FLOORING:

- There is carpeted flooring in the kitchen.

#### SWITCHES/FIXTURES/OUTLETS:

- No GFCI outlets are present. We recommend that you consider adding them to this high risk area.

## **INTERIOR**

### SMOKE / FIRE DETECTOR:

#### COMMENTS:

- Smoke detectors have a life of about 7 years. We suggest that you replace all smoke detectors with new ones to insure that you are protected in case of fire.

## **BATHROOMS**

### ALL BATHROOM AREA:

#### RECEPTACLES:

- There are no GFCI protected outlets installed.