Inspection Report

John and Jane Doe

Property Address:
567 Sample Street
Saint Simons Island GA 31522

LOX Home Inspections, LLC

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HomeGauge
Services

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Date:05/26/2012	**Time:**12:00:00 PM	**Report ID:**JDoe
Property: 567 Sample Street Saint Simons Island GA 31522	**Customer:** John and Jane Doe	**Real Estate Professional:** Anita Sale

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Approximate age of building:**
Vacant (inspector only)	Single Family (3 story)	Over 10 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 65 (F) = 18 (C)	Clear	Damp
Rain in last 3 days:		
Yes		

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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IN	NI	NP	RR	Items
			X	1.0 ROOF COVERINGS

Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Ground, Ladder, Walked roof

Comments:

(1) The roof shingles are damaged from direct contact with a tree. Recommendation is to have a licensed contractor prune the tree and repair the shingles in this area.(Picture 1)

(2) There is a missing shingle for the flashing on the right rear corner of the roofline. Recommendation is to have a licensed contractor install a shingle in this area.(Picture 2)

(3) There is a tree in contact with the right rear corner of the roofline. Further inspection identified minimal shingle granule loss. Recommendation is to have a licensed contractor prune the tree and evaluate the need to replace the shingles in this area.(Picture 3)

IN	NI	NP	RR	Items
X				1.1 FLASHINGS

Comments:

IN	NI	NP	RR	Items
			X	1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Chimney (exterior): Masonry Stucco

Comments:

(1) The chimney stack offers movement when hand pressure is applied to the side. Further inspection identified the chimney is an enclosure nailed to the roofline with a stucco cladding applied. Recommendation is to have a licensed contractor evaluate the need for additional supports for the chimney enclosure.(Picture 1)

(2) The vent pipe boots are cracked and dry rotting. Vent pipe boots that are cracked can lead to water intrusion into the attic space. Further inspection identified no water intrusion in these areas to the attic space. Recommendation is to have a licensed contractor evaluate the vent boots and repair as necessary.(Picture 2)

IN	NI	NP	RR	Items
			X	1.3 ROOF DRAINAGE SYSTEMS

Comments:

(1) The gutters are full of debris in areas. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommendation is to have a licensed contractor clean the gutters.(Picture 1)(Picture 2)

(2) The gutter downspout discharge is eroding the grading at the rear corner of the porch. Recommendation is to install a downspout catch to prevent erosion of the grading.(Picture 3)

IN	NI	NP	RR	Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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IN	NI	NP	RR	Items
☐	☐	☐	☒	**2.0 WALL CLADDING FLASHING AND TRIM**

Siding Style: Lap, Stucco

Siding Material: Wood, Tabby

Comments:

(1) All buildings are subjected to a variety of stresses in various forms and this stress is often transferred to the stucco membrane. Stucco is not and never was intended to be a structural material. Cement stucco is a relatively thin, brittle shell over a framed structure and can crack if the stresses are transferred and overcome the strength of the membrane. The first source of stress from within the membrane itself is considered shrinkage stress. All cement shrinks as it cures. Controlling and minimizing that shrinkage is critical to minimizing cracks in both categories of stress. The second type of stress is from an outside source that overcomes the membrane. Structural loads, lateral force racking, thermal changes, wind, lumber shrinkage and seismic events are all examples of outside sources of stress. These types of stress relief cracks tend to be longer and reach from one architectural break to another. First and foremost, building owners should understand that a hairline crack does not automatically mean the stucco is faulty, failing or will not function for the service life of the building. A hairline crack in stucco also does not mean the stucco system will automatically leak. In fact, independent testing on several stucco cement walls has demonstrated that tight “hairline” cracks rarely leak enough to cause a problem to the system. There are hairline cracks identified on the exterior cladding of the home. Recommendation is to have a licensed contractor evaluate the cracks and seal as necessary.(Picture 1)(Picture 2)

(2) The stucco is separating in the corner of the rear porch and there is a visible gap to the substrate. Recommendation is to have a licensed contractor evaluate the stucco and repair as necessary.(Picture 3)

IN	NI	NP	RR	
☐	☐	☐	☒	**2.1 DOORS (Exterior)**

Exterior Entry Doors: Wood, Steel

Comments:

(1) The front and rear french door latch pins are loose. Loose latch pins increase the likelihood that the front and/or rear doors will not provide a secure door when locked. (Picture 1)(Picture 2) / (Picture 3)(Picture 4)

(2) The crawlspace door is not secure in place. Loose crawlspace doors can lead to access by unwanted pest. Recommendation is to have the door secured in place.(Picture 5)

(3) The exterior door from the master bedroom to the rear porch will not latch. Recommendation is adjust the striker for the door.(Picture 6)

IN	NI	NP	RR	
☐	☐	☐	☒	**2.2 WINDOWS**

Comments:

IN	NI	NP	RR	Items

IN	NI	NP	RR	Items

(1) The garage window base trim has wood rot. Recommendation is to have a licensed contractor repair the garage window.(Picture 1)

(2) The master bedroom window is not fully closed. A window that is not fully sealed has the potential to decrease the energy efficiency of the home. Further inspection of the window from the interior identified that the window will not operate in the open or close direction. Recommendation is to have a licensed contractor evaluate the window and repair as necessary.(Picture 2)

☐ ☐ ☐ ☒ **2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Appurtenance: Covered porch

Comments:

(1) There is a visible gap in the cladding on both sides of the top steps of the front entry. The gap in the cladding can lead to access by unwanted pest. Recommendation is to have a licensed contractor seal the gaps on both sides of the steps.(Picture 1)(Picture 2)

(2) The top rail post is loose on the rear porch. Recommendation is to have a licensed contractor secure the top rail post.(Picture 3)

(3) The bottom rail of the rear porch to the garage is not secure to the wall. Recommendation is to have a licensed contractor secure the bottom rail.(Picture 4)

☐ ☐ ☐ ☒ **2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Driveway: Concrete

Comments:

Trees and shrubbery are in contact with the exterior perimeter of the home. Recommendation is to prune trees and shrubbery to prevent access by unwanted pests. Reference section 2.5 (Picture 1)(Picture 2)(Picture 3)

☐ ☐ ☐ ☒ **2.5 EAVES, SOFFITS AND FASCIAS**

Comments:

The soffit screen in the corner of the rear porch has debris inside the screen. Further inspection identified the eave had wood rot in this area. Active carpenter ants were present at the time of the inspection in this area. Recommendation is to have a licensed contractor repair the eave and have a Pest Control company evaluate the property.(Picture 1)(Picture 2)(Picture 3)

IN	NI	NP	RR	Items

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

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IN	NI	NP	RR	Items
X				**3.0 GARAGE CEILINGS**

Comments:

IN	NI	NP	RR	Items
X				**3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

Comments:

IN	NI	NP	RR	Items
X				**3.2 GARAGE FLOOR**

Comments:

IN	NI	NP	RR	Items
			X	**3.3 GARAGE DOOR (S)**

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

Both sides of the interior casement of the garage door has water intrusion. Recommendation is to have a licensed contractor evaluate the interior casements and repair as necessary.(Picture 1)(Picture 2)

IN	NI	NP	RR	Items
X				**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

Comments:

IN	NI	NP	RR	Items
X				**3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

Auto-opener Manufacturer: LIFT-MASTER

Comments:

IN NI NP RR Items

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4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN	NI	NP	RR	Items
☐	☐	☐	☒	4.0 CEILINGS

Ceiling Materials: Gypsum Board

Comments:

(1) There is a water mark on the ceiling in the front left bedroom. Further inspection identified the HVAC unit is located directly above this area in the attic. No active water intrusion was identified in the area.(Picture 1)

(2) The ceiling drywall tape is peeling in the living room and master bedroom. Recommendation is to have a licensed contractor evaluate the drywall ceiling and repair as necessary.(Picture 2)(Picture 3)

☐ ☐ ☐ ☒ **4.1 WALLS**

Wall Material: Gypsum Board

Comments:

The left front bathroom shower enclosure tile is missing grout. Recommendation is to grout the tile in this area.(Picture 1)

☐ ☐ ☐ ☒ **4.2 FLOORS**

Floor Covering(s): Area rug, Carpet, Hardwood T&G, Tile

Comments:

The master bedroom access to the bathroom has a floor squeak. Recommendation is to reference Section 5.3. (Picture 1)

☐ ☐ ☐ ☒ **4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

Cabinetry: Wood, Melamine

Countertop: Cultured marble, Corian

Comments:

The counter top is not secure to the cabinetry over the dishwasher. Recommendation is to have a licensed contractor secure the countertop to the cabinetry.(Picture 1)

☐ ☐ ☐ ☒ **4.4 DOORS (REPRESENTATIVE NUMBER)**

Interior Doors: Wood

Comments:

The interior door to the laundry room does not latch. Recommendation is to adjust the striker to the door.(Picture 1)

☒ ☐ ☐ ☐ **4.5 WINDOWS (REPRESENTATIVE NUMBER)**

Window Types: Thermal/Insulated, Double-hung

Comments:

The windows of the home are secured closed. Recommendation is to unsecure the windows to assist in egress in case of emergency.(Picture 1)

IN	NI	NP	RR	Items

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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IN	NI	NP	RR	Items
			X	**5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Foundation: Masonry block

Method used to observe Crawlspace: Crawled, Unsafe conditions

Comments:

Mold was identified between the floor joist outside the immediate vicinity of the master bathroom. Recommendation is to have a Restoration and Professional cleaning service evaluate the entire crawlspace prior to work by a licensed contractor for repairs. Reference section 5.3. (Picture 1)

IN	NI	NP	RR	Items
X				**5.1 WALLS (Structural)**

Wall Structure: Wood, 2 X 4 Wood

Comments:

IN	NI	NP	RR	Items
X				**5.2 COLUMNS OR PIERS**

Columns or Piers: Masonry block

Comments:

IN	NI	NP	RR	Items
			X	**5.3 FLOORS (Structural)**

Floor Structure: 2 X 6, Wood joists

Comments:

The floor structure under all three bathroom toilets has significant water damage and wood rot. The floor joist and substrate under these areas is a structural concern. Further inspection identified mold between the floor joist outside the immediate vicinity of the area. Recommendation is to have a Restoration and Professional cleaning service evaluate the entire crawlspace prior to work by a licensed contractor for repairs. Recommendation is to have a licensed contractor evaluate the floor structure and repair as necessary.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)

IN	NI	NP	RR	Items
X				**5.4 CEILINGS (structural)**

Ceiling Structure: 2X6

Comments:

IN	NI	NP	RR	Items
X				**5.5 ROOF STRUCTURE AND ATTIC**

Roof Structure: 2 X 6 Rafters

Roof-Type: Gable, Hip

Method used to observe attic: Walked

Attic info: Pull Down stairs

Comments:

IN	NI	NP	RR	Items

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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IN	NI	NP	RR	Items
☐	☐	☐	☒	**6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Water Heater Location: Attic

Comments:

The Temperature Pressure Relief valve (TPR) relieves to the drain pan of the hot water heater. The TPR valve will activate if either water temperature or pressure exceed safe levels. This pipe is responsible for routing hot water released from the TPR to a proper discharge location. Recommendation is to have the TPR pipe discharge to the exterior of the home at a distance of no greater than 6" from grade.(Picture 1)

IN	NI	NP	RR	Items
☐	☐	☐	☒	**6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Water Source: Public

Plumbing Water Supply (into home): CPVC, PVC

Plumbing Water Distribution (inside home): PVC, CPVC

Comments:

(1) The exterior hose bibs on the left and right side of the home are not secure to the foundation. Recommendation is to secure the pipe to the foundation to prevent pipe failure.(Picture 1)(Picture 2)

(2) The bathroom in the finished room over the garage (FROG) has tub enclosure that is missing caulk. Recommendation is to install caulking around the tub enclosure.(Picture 3)

(3) The three main floor bathroom toilets are not secure to the floor. Recommendation is to secure the toilets to the floor. It is highly recommended to reference Section 5.3. (Picture 4)(Picture 5)(Picture 6)

IN	NI	NP	RR	Items
☐	☒	☐	☐	**6.2 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Comments:

The main water shut off valve could not be located. Due to a transition by the local utility to SMART meters, the access enclosure of the water meters can become covered by vegetation. Recommendation is to contact the local utility for locating the main water meter and shut off valve.

IN	NI	NP	RR	Items

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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IN	NI	NP	RR	Items
X				**7.0 SERVICE ENTRANCE CONDUCTORS**

Electrical Service Conductors: Below ground

Comments:

The property service entrance conductors were inspected with no deficiencies. However, the public utility pole at the street was overgrown with vegetation. Recommendation is to contact the local utility about the overgrowth of vegetation.(Picture 1)

X				**7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Panel capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

X				**7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Wiring Methods: Romex

Comments:

			X	**7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments:

The ceiling fan in the master bedroom is unbalanced and makes noisy. Recommendation is to have a licensed contractor evaluate the fan and repair as necessary.(Picture 1)

X				**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Comments:

			X	**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Comments:

(1) The front porch GFCI receptacles have no power and did not test. Recommendation is to have a licensed electrician evaluate the receptacles and repair as necessary.(Picture 1)

IN	NI	NP	RR	Items

IN	NI	NP	RR	Items

(2) The HVAC GFCI receptacle had no power and did not test. Recommendation is to have a licensed electrician evaluate the receptacle and repair as necessary.(Picture 2)

☒ ☐ ☐ ☐ **7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

Comments:

(1) The main service meter and disconnect are located on the right side of the home.(Picture 1)

(2) The main distribution panel and sub-panel are located in the laundry room.(Picture 2)

☐ ☐ ☐ ☒ **7.7 SMOKE DETECTORS**

Comments:

The smoke detectors in the Left front bedroom, Living Room, and FROG attic space did not test. Recommendation is to have an electrician evaluate the identified smoke detectors and repair as necessary.(Picture 1)(Picture 2)(Picture 3)

IN	NI	NP	RR	Items

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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IN	NI	NP	RR	Items
X				**8.0 HEATING EQUIPMENT**

Heat Type: Heat Pump Forced Air (also provides cool air)
Energy Source: Electric
Heating Brand: RHEEM
Serial # : TM200000609 / TM200005576
Comments:

X				**8.1 NORMAL OPERATING CONTROLS**

Comments:

X				**8.2 AUTOMATIC SAFETY CONTROLS**

Comments:

			X	**8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Ductwork: Insulated
Filter Type: Disposable
Filter Size: 14X24, 24X30
Comments:
The HVAC refrigerant line is missing insulation and is sweating. The sweating has contributed to water damage of the exterior cladding. Further inspection identified missing insulation of the refrigerant line in the attic. Recommendation is to have an HVAC technician evaluate the HVAC unit and also have a licensed contractor repair the access hole.(Picture 1)(Picture 2)

			X	**8.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

Comments:
The chimney flue is full of debris. Recommendation is to have a chimney sweep clean the flue.(Picture 1)

X				**8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Types of Fireplaces: Vented gas logs
Operable Fireplaces: One
Comments:

			X	**8.6 COOLING AND AIR HANDLER EQUIPMENT**

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: RHEEM
Serial # : 6387M290021109 / 6391M180019673

IN	NI	NP	RR	Items

IN	NI	NP	RR	Items

Comments:
The cooling air handler electrical enclosure is missing a cover plate. Recommendation is to have an electrician install a cover in the enclosure.(Picture 1)

☒ ☐ ☐ ☐ **8.7 NORMAL OPERATING CONTROLS**

Comments:

IN	NI	NP	RR	Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Items
X				**9.0 INSULATION IN ATTIC**

Attic Insulation: Batt

Comments:

			X	**9.1 INSULATION UNDER FLOOR SYSTEM**

Floor System Insulation: Batts

Comments:

The insulation in the crawlspace is falling in areas. Recommendation is to have a licensed contractor replace the insulation. Reference Section 5.3. (Picture 1)

		X		**9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

Comments:

There is no vapor barrier present in the crawlspace. It is highly recommended that a licensed contractor install a vapor barrier in the crawlspace. Reference Section 5.3. (Picture 1)

X				**9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

Ventilation: Soffit Vents

Comments:

			X	**9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

Exhaust Fans: Fan only, and, Fan with light

Dryer Power Source: 220 Electric

Dryer Vent: PVC Rigid

Comments:

(1) The laundry vent is full of lint. Recommendation is to clean the laundry vent.(Picture 1)

(2) The exhaust fans for the bathrooms discharge into the attic space. Recommendation is to route the exhaust fan discharge to the exterior of the home. (Picture 2)

IN	NI	NP	RR	Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Items
X				**10.0 DISHWASHER**

Dishwasher Brand: WHIRLPOOL
Refrigerator: WHIRLPOOL
Serial # : SK264
Comments:

IN	NI	NP	RR	Items
X				**10.1 RANGES/OVENS/COOKTOPS**

Range/Oven: WHIRLPOOL
Serial # : RK241
Comments:

IN	NI	NP	RR	Items
X				**10.2 RANGE HOOD**

Exhaust/Range hood: RE-CIRCULATE
Comments:

IN	NI	NP	RR	Items
X				**10.3 FOOD WASTE DISPOSER**

Disposer Brand: BADGER
Serial # : 100518
Comments:

IN	NI	NP	RR	Items
X				**10.4 MICROWAVE COOKING EQUIPMENT**

Built in Microwave: WHIRLPOOL
Serial # : FGK191
Comments:

IN	NI	NP	RR	Items
X				**10.5 REFRIGERATOR**

Comments:

IN	NI	NP	RR	Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Lawn Sprinklers

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Items
X				**11.0 SPRINKLER OPERATION**
				Comments:
X				**11.1 CONTROLLERS**
				Comments:
X				**11.2 ROTARY HEADS**
				Comments:
X				**11.3 VISIBLE CONNECTIONS OR CLAMPS**
				Comments:

IN	NI	NP	RR	Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To LOX Home Inspections, LLC

General Summary

LOX Home Inspections, LLC

P.O. Box 20892
Saint Simons Island, Ga 31522
(912)268-4260

Customer

John and Jane Doe

Address

567 Sample Street
Saint Simons Island GA 31522

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace

(1) The roof shingles are damaged from direct contact with a tree. Recommendation is to have a licensed contractor prune the tree and repair the shingles in this area.(Picture 1)

1. Roofing

1.0 Picture 1

(2) There is a missing shingle for the flashing on the right rear corner of the roofline. Recommendation is to have a licensed contractor install a shingle in this area.(Picture 2)

1.0 Picture 2

1. Roofing

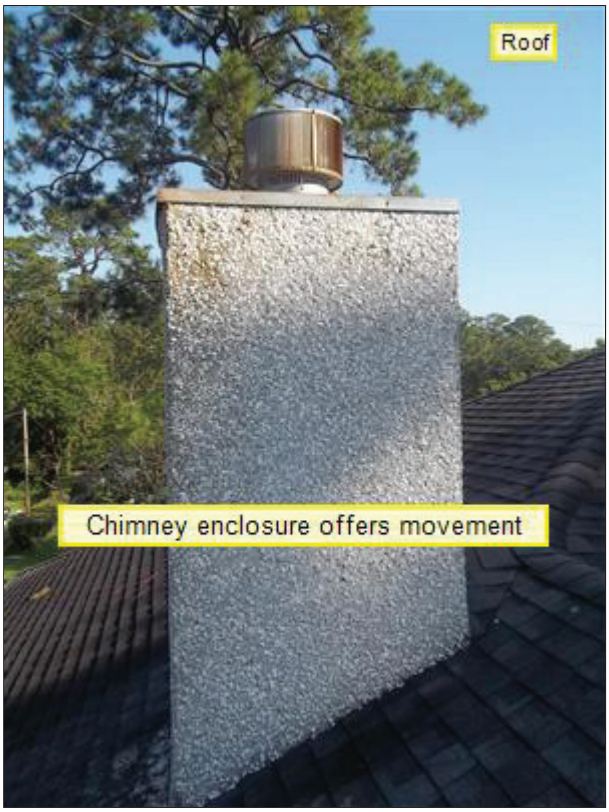
(3) There is a tree in contact with the right rear corner of the roofline. Further inspection identified minimal shingle granule loss. Recommendation is to have a licensed contractor prune the tree and evaluate the need to replace the shingles in this area.(Picture 3)

1.0 Picture 3

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

(1) The chimney stack offers movement when hand pressure is applied to the side. Further inspection identified the chimney is an enclosure nailed to the roofline with a stucco cladding applied. Recommendation is to have a licensed contractor evaluate the need for additional supports for the chimney enclosure.(Picture 1)



1.2 Picture 1

(2) The vent pipe boots are cracked and dry rotting. Vent pipe boots that are cracked can lead to water intrusion into the attic space. Further inspection identified no water intrusion in these areas to the attic space. Recommendation is to have a licensed contractor evaluate the vent boots and repair as necessary.(Picture 2)

1. Roofing

1.2 Picture 2

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

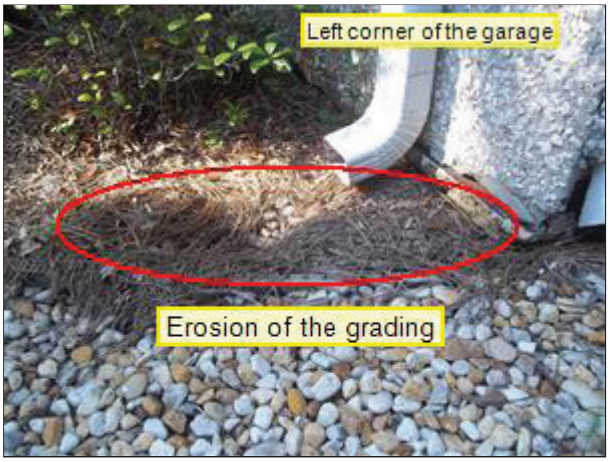
(1) The gutters are full of debris in areas. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Recommendation is to have a licensed contractor clean the gutters.(Picture 1)(Picture 2)

1.3 Picture 1

1.3 Picture 2

(2) The gutter downspout discharge is eroding the grading at the rear corner of the porch. Recommendation is to install a downspout catch to prevent erosion of the grading.(Picture 3)

1. Roofing



1.3 Picture 3

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) All buildings are subjected to a variety of stresses in various forms and this stress is often transferred to the stucco membrane. Stucco is not and never was intended to be a structural material. Cement stucco is a relatively thin, brittle shell over a framed structure and can crack if the stresses are transferred and overcome the strength of the membrane. The first source of stress from within the membrane itself is considered shrinkage stress. All cement shrinks as it cures. Controlling and minimizing that shrinkage is critical to minimizing cracks in both categories of stress. The second type of stress is from an outside source that overcomes the membrane. Structural loads, lateral force racking, thermal changes, wind, lumber shrinkage and seismic events are all examples of outside sources of stress. These types of stress relief cracks tend to be longer and reach from one architectural break to another. First and foremost, building owners should understand that a hairline crack does not automatically mean the stucco is faulty, failing or will not function for the service life of the building. A hairline crack in stucco also does not mean the stucco system will automatically leak. In fact, independent testing on several stucco cement walls has demonstrated that tight “hairline” cracks rarely leak enough to cause a problem to the system. There are hairline cracks identified on the exterior cladding of the home. Recommendation is to have a licensed contractor evaluate the cracks and seal as necessary.(Picture 1)(Picture 2)

2. Exterior

2.0 Picture 1

2.0 Picture 2

(2) The stucco is separating in the corner of the rear porch and there is a visible gap to the substrate. Recommendation is to have a licensed contractor evaluate the stucco and repair as necessary.(Picture 3)

2.0 Picture 3

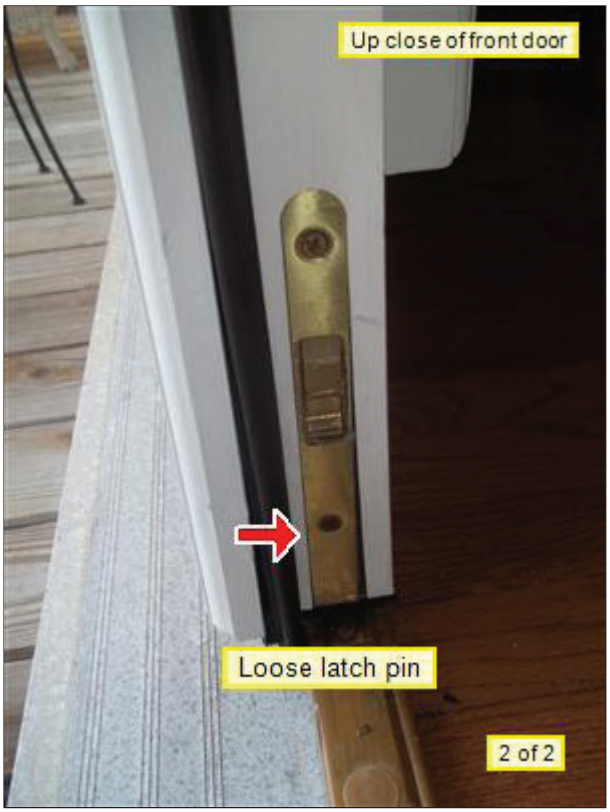
2. Exterior

2.1 **DOORS (Exterior)**

Repair or Replace

(1) The front and rear french door latch pins are loose. Loose latch pins increase the likelihood that the front and/or rear doors will not provide a secure door when locked. (Picture 1)(Picture 2) / (Picture 3)(Picture 4)

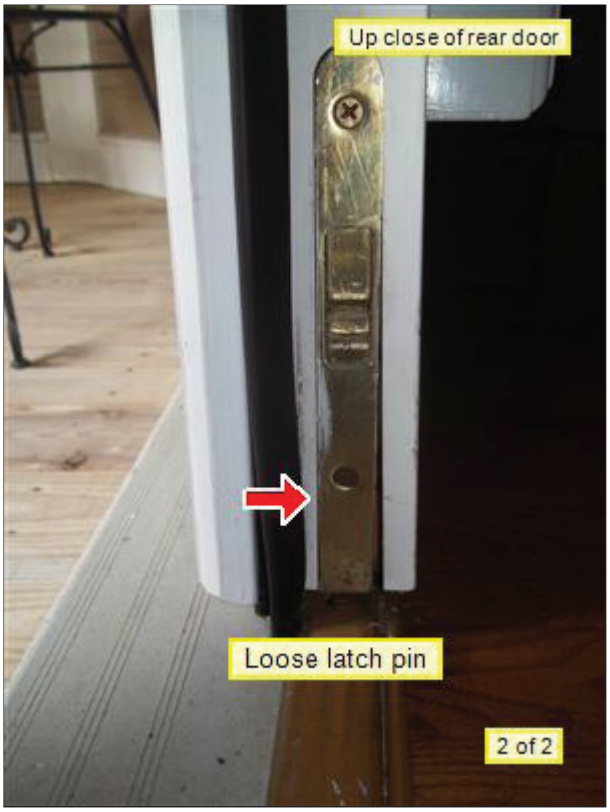
2.1 Picture 1



2.1 Picture 2

2. Exterior

2.1 Picture 3



2.1 Picture 4

(2) The crawlspace door is not secure in place. Loose crawlspace doors can lead to access by unwanted pest. Recommendation is to have the door secured in place.(Picture 5)

2.1 Picture 5

2. Exterior

(3) The exterior door from the master bedroom to the rear porch will not latch. Recommendation is adjust the striker for the door.(Picture 6)

2.1 Picture 6

2.2 WINDOWS

Repair or Replace

(1) The garage window base trim has wood rot. Recommendation is to have a licensed contractor repair the garage window.(Picture 1)

2.2 Picture 1

(2) The master bedroom window is not fully closed. A window that is not fully sealed has the potential to decrease the energy efficiency of the home. Further inspection of the window from the interior identified that the window will not operate in the open or close direction. Recommendation is to have a licensed contractor evaluate the window and repair as necessary.(Picture 2)

2. Exterior

2.2 Picture 2

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) There is a visible gap in the cladding on both sides of the top steps of the front entry. The gap in the cladding can lead to access by unwanted pest. Recommendation is to have a licensed contractor seal the gaps on both sides of the steps.(Picture 1)(Picture 2)

2. Exterior

2.3 Picture 1

2.3 Picture 2

(2) The top rail post is loose on the rear porch. Recommendation is to have a licensed contractor secure the top rail post.(Picture 3)

2.3 Picture 3

2. Exterior

(3) The bottom rail of the rear porch to the garage is not secure to the wall. Recommendation is to have a licensed contractor secure the bottom rail.(Picture 4)

2.3 Picture 4

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

Trees and shrubbery are in contact with the exterior perimeter of the home. Recommendation is to prune trees and shrubbery to prevent access by unwanted pests. Reference section 2.5 (Picture 1)(Picture 2)(Picture 3)

2. Exterior

2.4 Picture 1

2.4 Picture 2

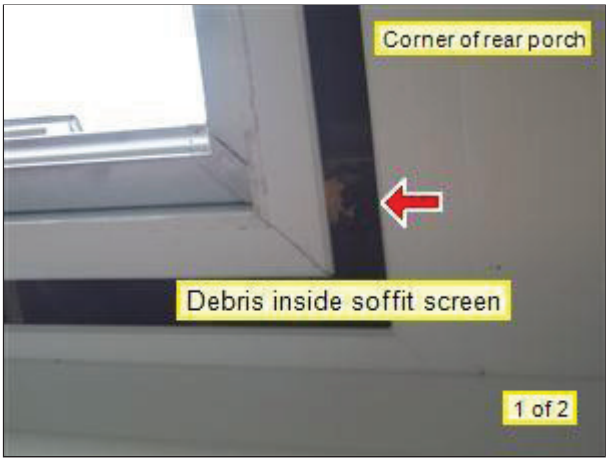
2.4 Picture 3

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

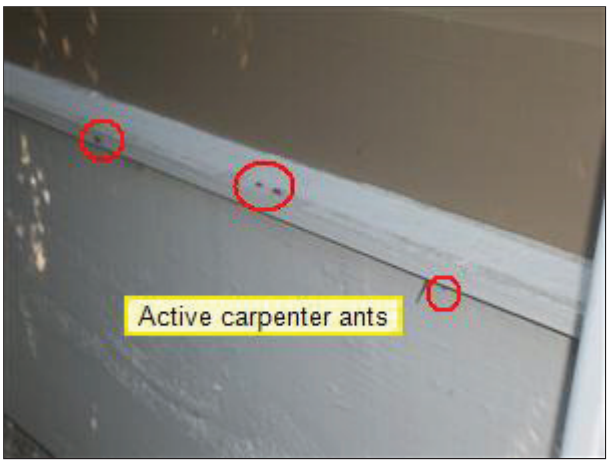
The soffit screen in the corner of the rear porch has debris inside the screen. Further inspection identified the eave had wood rot in this area. Active carpenter ants were present at the time of the inspection in this area. Recommendation is to have a licensed contractor repair the eave and have a Pest Control company evaluate the property.(Picture 1)(Picture 2)(Picture 3)

2. Exterior



2.5 Picture 1

2.5 Picture 2



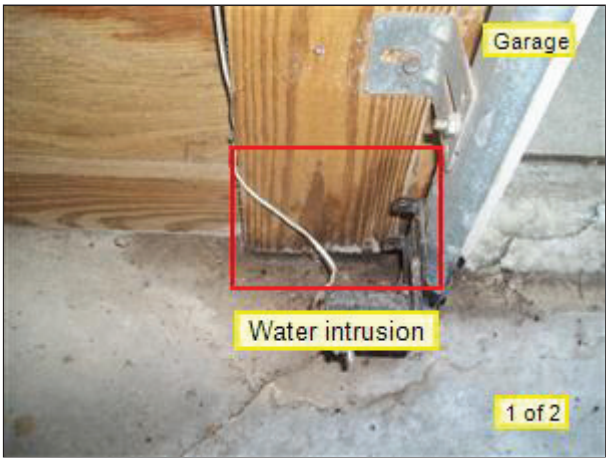
2.5 Picture 3

3. Garage

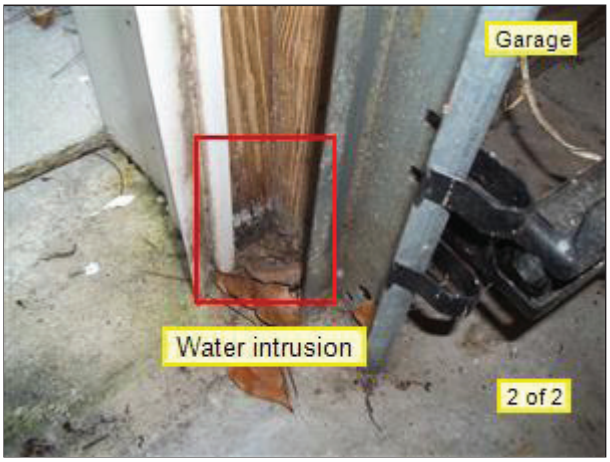
3.3 GARAGE DOOR (S)

Repair or Replace

Both sides of the interior casement of the garage door has water intrusion. Recommendation is to have a licensed contractor evaluate the interior casements and repair as necessary.(Picture 1)(Picture 2)



3.3 Picture 1



3.3 Picture 2

4. Interiors

4.0 CEILINGS

Repair or Replace

(1) There is a water mark on the ceiling in the front left bedroom. Further inspection identified the HVAC unit is located directly above this area in the attic. No active water intrusion was identified in the area.(Picture 1)

4.0 Picture 1

(2) The ceiling drywall tape is peeling in the living room and master bedroom. Recommendation is to have a licensed contractor evaluate the drywall ceiling and repair as necessary.(Picture 2)(Picture 3)

4.0 Picture 2

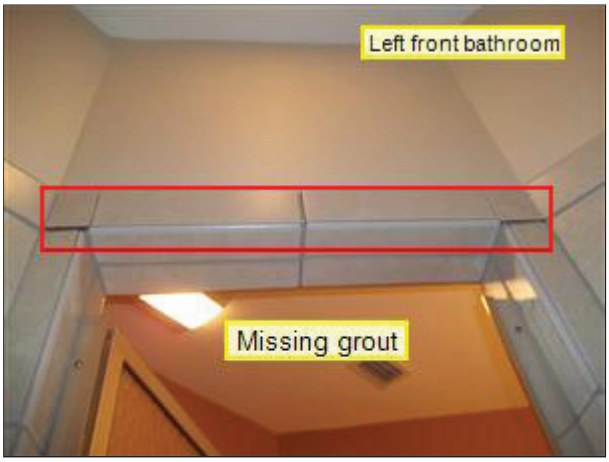
4.0 Picture 3

4.1 WALLS

Repair or Replace

The left front bathroom shower enclosure tile is missing grout. Recommendation is to grout the tile in this area.(Picture 1)

4. Interiors



4.1 Picture 1

4.2 FLOORS

Repair or Replace

The master bedroom access to the bathroom has a floor squeak. Recommendation is to reference Section 5.3. (Picture 1)

4.2 Picture 1

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

The counter top is not secure to the cabinetry over the dishwasher. Recommendation is to have a licensed contractor secure the countertop to the cabinetry.(Picture 1)

4. Interiors

4.3 Picture 1

4.4 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The interior door to the laundry room does not latch. Recommendation is to adjust the striker to the door.(Picture 1)

4.4 Picture 1

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

Mold was identified between the floor joist outside the immediate vicinity of the master bathroom. Recommendation is to have a Restoration and Professional cleaning service evaluate the entire crawlspace prior to work by a licensed contractor for repairs. Reference section 5.3. (Picture 1)

5. Structural Components

5.0 Picture 1

5.3 FLOORS (Structural)

Repair or Replace

The floor structure under all three bathroom toilets has significant water damage and wood rot. The floor joist and substrate under these areas is a structural concern. Further inspection identified mold between the floor joist outside the immediate vicinity of the area. Recommendation is to have a Restoration and Professional cleaning service evaluate the entire crawlspace prior to work by a licensed contractor for repairs. Recommendation is to have a licensed contractor evaluate the floor structure and repair as necessary.(Picture 1)(Picture 2)(Picture 3)(Picture 4)(Picture 5)

5. Structural Components

5.3 Picture 1

5.3 Picture 2

5.3 Picture 3

5.3 Picture 4

5. Structural Components

5.3 Picture 5

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

The Temperature Pressure Relief valve (TPR) relieves to the drain pan of the hot water heater. The TPR valve will activate if either water temperature or pressure exceed safe levels. This pipe is responsible for routing hot water released from the TPR to a proper discharge location. Recommendation is to have the TPR pipe discharge to the exterior of the home at a distance of no greater than 6" from grade.(Picture 1)

6. Plumbing System

6.0 Picture 1

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The exterior hose bibs on the left and right side of the home are not secure to the foundation. Recommendation is to secure the pipe to the foundation to prevent pipe failure.(Picture 1)(Picture 2)

6. Plumbing System

6.1 Picture 1

6.1 Picture 2

(2) The bathroom in the finished room over the garage (FROG) has tub enclosure that is missing caulk. Recommendation is to install caulking around the tub enclosure.(Picture 3)

6.1 Picture 3

(3) The three main floor bathroom toilets are not secure to the floor. Recommendation is to secure the toilets to the floor. It is highly recommended to reference Section 5.3. (Picture 4)(Picture 5)(Picture 6)

6. Plumbing System

6.1 Picture 4

6.1 Picture 5

6.1 Picture 6

6.2 MAIN WATER SHUT-OFF DEVICE (Describe location)

Not Inspected

6. Plumbing System

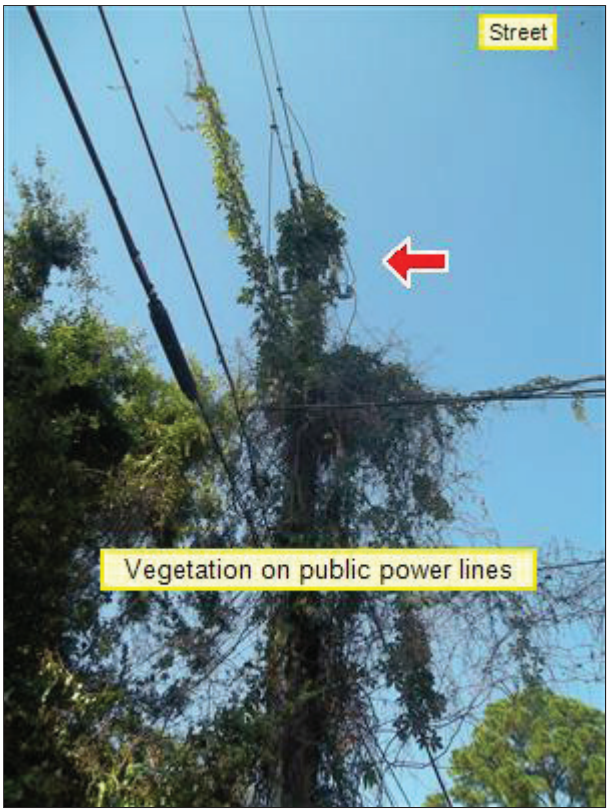
The main water shut off valve could not be located. Due to a transition by the local utility to SMART meters, the access enclosure of the water meters can become covered by vegetation. Recommendation is to contact the local utility for locating the main water meter and shut off valve.

7. Electrical System

7.0 SERVICE ENTRANCE CONDUCTORS

Inspected

The property service entrance conductors were inspected with no deficiencies. However, the public utility pole at the street was overgrown with vegetation. Recommendation is to contact the local utility about the overgrowth of vegetation.(Picture 1)



7.0 Picture 1

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

The ceiling fan in the master bedroom is unbalanced and makes noisy. Recommendation is to have a licensed contractor evaluate the fan and repair as necessary.(Picture 1)

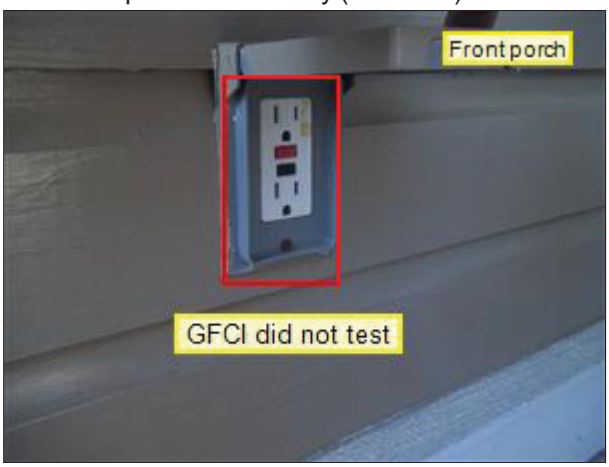
7. Electrical System

7.3 Picture 1

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

(1) The front porch GFCI receptacles have no power and did not test. Recommendation is to have a licensed electrician evaluate the receptacles and repair as necessary.(Picture 1)



7.5 Picture 1

(2) The HVAC GFCI receptacle had no power and did not test. Recommendation is to have a licensed electrician evaluate the receptacle and repair as necessary.(Picture 2)

7. Electrical System

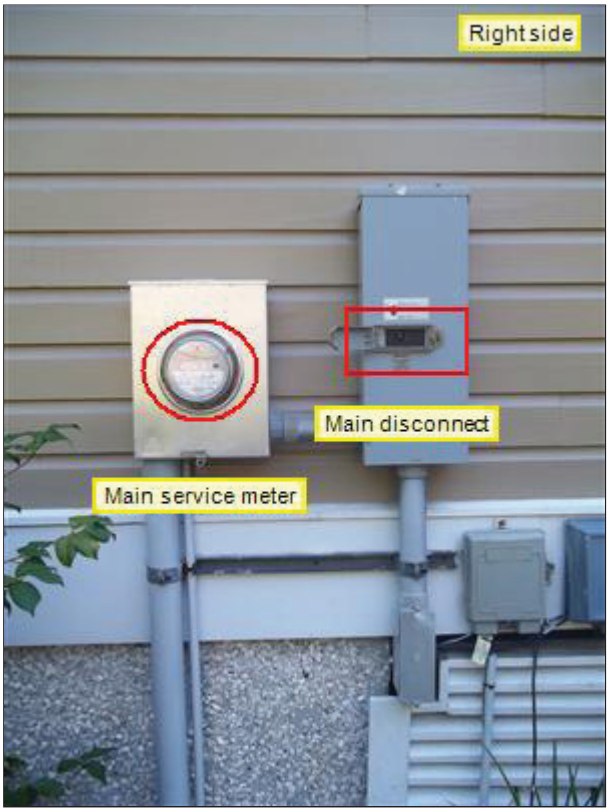
7.5 Picture 2

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

(1) The main service meter and disconnect are located on the right side of the home.(Picture 1)

7. Electrical System



7.6 Picture 1

(2) The main distribution panel and sub-panel are located in the laundry room.(Picture 2)

7.6 Picture 2

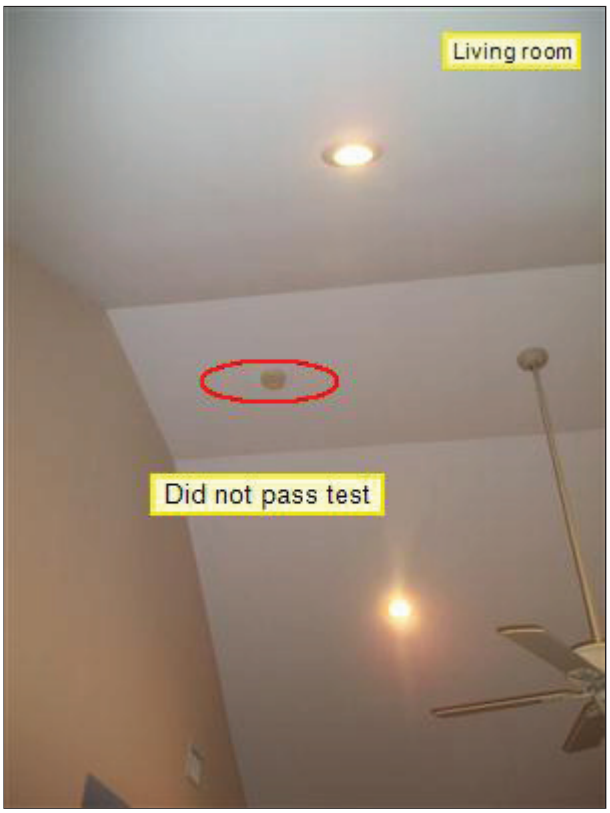
7.7 SMOKE DETECTORS

7. Electrical System

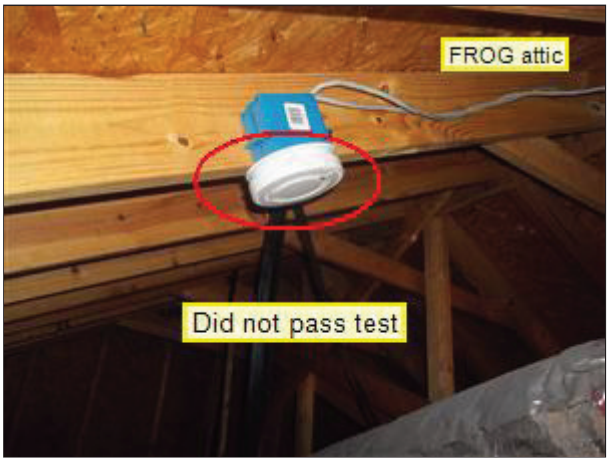
Repair or Replace

The smoke detectors in the Left front bedroom, Living Room, and FROG attic space did not test. Recommendation is to have an electrician evaluate the identified smoke detectors and repair as necessary.(Picture 1)(Picture 2)(Picture 3)

7.7 Picture 1



7.7 Picture 2



7.7 Picture 3

8. Heating / Central Air Conditioning

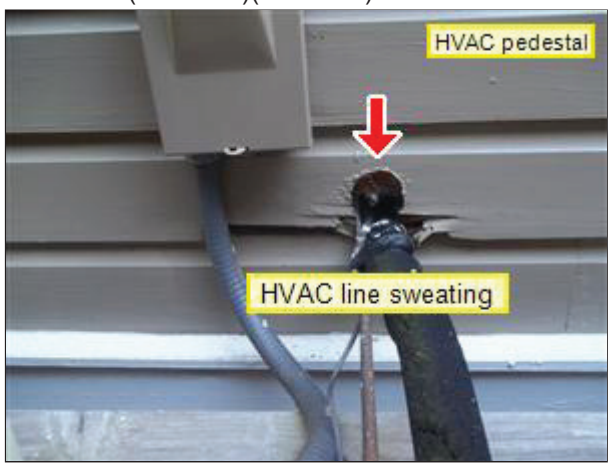
8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The HVAC refrigerant line is missing insulation and is sweating. The sweating has contributed to water damage of the exterior cladding. Further inspection identified missing insulation of the refrigerant line in the attic.

8. Heating / Central Air Conditioning

Recommendation is to have an HVAC technician evaluate the HVAC unit and also have a licensed contractor repair the access hole.(Picture 1)(Picture 2)



8.3 Picture 1

8.3 Picture 2

8.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

The chimney flue is full of debris. Recommendation is to have a chimney sweep clean the flue.(Picture 1)

8.4 Picture 1

8.6 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

The cooling air handler electrical enclosure is missing a cover plate. Recommendation is to have an electrician install a cover in the enclosure.(Picture 1)

8. Heating / Central Air Conditioning

8.6 Picture 1

9. Insulation and Ventilation

9.1 INSULATION UNDER FLOOR SYSTEM

Repair or Replace

The insulation in the crawlspace is falling in areas. Recommendation is to have a licensed contractor replace the insulation. Reference Section 5.3. (Picture 1)

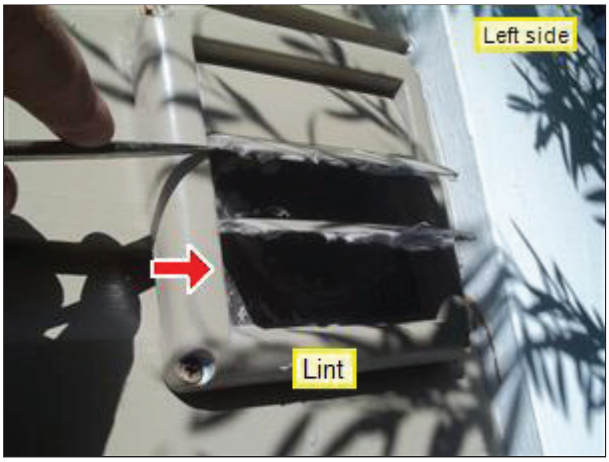
9.1 Picture 1

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

(1) The laundry vent is full of lint. Recommendation is to clean the laundry vent.(Picture 1)

9. Insulation and Ventilation



9.4 Picture 1

(2) The exhaust fans for the bathrooms discharge into the attic space. Recommendation is to route the exhaust fan discharge to the exterior of the home. (Picture 2)

9.4 Picture 2

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

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