

# INSPECTION REPORT

**Prepared for**  
**Property address**

Sample Report  
5678 New Home Street, New City, GA 67890



**Prepared by**

Professional Property Inspections,  
LC  
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Kennesaw, GA 30152  
404 915 5280



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<b>Date:</b> 9/18/2009	<b>Time:</b> 09:30 AM	<b>Report ID:</b>
<b>Property:</b> 5678 New Home Street New City GA 67890	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b> Your name here Your Company

**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:**

Customer, Customer and Seller

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Under 10 Years

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

**1. Roofing / Gutters**

ROOFING: The home inspector shall observe: Roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations, signs of leaks or abnormal condensation on building components. The home inspector shall describe: 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 or similar equipment.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X			X	<b>Roof type:</b> Gable
1.1	FLASHINGS	X			X	<b>Roof pitch:</b> Steep
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			X	<b>Roof covering:</b> 3-Tab fiberglass
1.3	ROOF DRAINAGE SYSTEM	X				<b>Viewed roof covering from:</b> Ladder Walked roof Binoculars

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**Sky light(s):**  
None

**Chimney (exterior):**  
Vinyl siding

**Comments:**

1.0 Exposed nails heads, nails and cracked shingles in various areas of the roof.



1.0 Picture 1 Exposed nail heads



1.0 Picture 2 Exposed nails



1.0 Picture 3 Cracked shingles

1.1 Improper flashing at roof area at front left side of the garage.



1.1 Picture 1 Flashing only on surface(s)

1.2 Waste vent boot at the back right hand side of the roof deteriorated.

Exposed nail heads on flue penetration and improper flashing.



1.2 Picture 1 Waste vent boot and flue

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The roof of the home was visually 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 the inspection. Our inspection makes an attempt to locate defects, 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 for your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Attic**

ATTIC: The home inspector shall observe: Roof structure, insulation type, ventilation and ventilation controls. The home inspector shall describe: The methods used to observe the attic. The home inspector is not required to: Walk the attic when access is obstructed, entry could damage the property or otherwise dangerous conditions are suspected.

		IN	NI	NP	RR
2.0	ROOF STRUCTURE	X			
2.1	INSULATION IN ATTIC	X			
2.2	VENTILATION OF ATTIC	X			
2.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (Attic)	X			
2.4	PEST ACTIVITY	X			X

**IN NI NP RR Styles & Materials**

**Roof structure:**

2 X 6 Rafters

**Attic insulation:**

Blown

**Ventilation:**

Gable vents

Ridge vents

Soffit Vents

Extra Info : Solar powered fan

**Generic attic information:**

Pull down stairs

**Method used to observe attic:**

Walked

**Pest activity:**

Suspected

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**Comments:**

2.4 Insect infestation noted at far right hand corner in attic at the soffit area.



2.4 Picture 1

The attic of the home was visually 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. Attic spaces can appear to be dry during an inspection. Our inspection makes an attempt to locate defects, 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 for your further inspection or repair issues as it relates to the comments in this inspection report

**3. Exterior**

EXTERIOR: The home inspector shall observe: Wall cladding, flashings and trim, entryway doors and a representative number of windows, decks, balconies, stoops, steps, areaways, porches and applicable railings, eaves, soffits and fascias. The home inspector shall describe: Wall cladding materials and operate all entryway doors. The home inspector is not required to observe: Storm windows, storm doors or presence of safety glazing in doors and windows, screening, shutters, awnings and similar accessories, fences, geological and 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, presence or condition of buried fuel storage tanks, move personal items, furniture, equipment, plant life, soil, snow, ice or debris that obstruct access or visibility or enter areas inhabited by animals.

		IN	NI	NP	RR	Styles & Materials
3.0	WALL CLADDING, FLASHING AND TRIM	X			X	<b>Siding style:</b> Shiplap
3.1	DOORS (Exterior)	X				<b>Siding material:</b> Vinyl
3.2	WINDOWS	X				Stacked stone (concrete) Masonry panel
3.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, SUN ROOMS, PATIOS AND APPLICABLE RAILINGS	X			X	<b>Exterior entry doors:</b> Steel
3.4	EAVES, SOFFITS AND FASCIAS	X				
3.5	PEST ACTIVITY	X			X	

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**Comments:**

**3.0** (1) Holes in exterior wall cladding above front porch.

Mildew-like substance along siding above front porch.



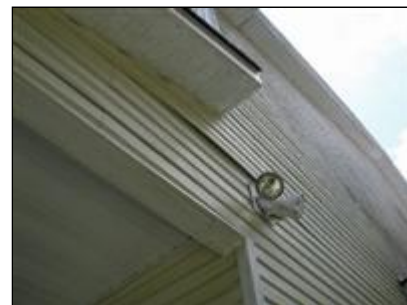
3.0 Picture 1

(2) Loose ceiling panels at left hand side of the front porch.

Loose side panels above entrance of back porch.



3.0 Picture 2 Front porch



3.0 Picture 3 Back porch

3.3 (1) Fasteners missing to secure ledger board of the front porch to the structure.

Deck joist at the corner of the wrap-around porch on the right side of the home is not supported (not on ledger strip).



3.3 Picture 1 No fasteners

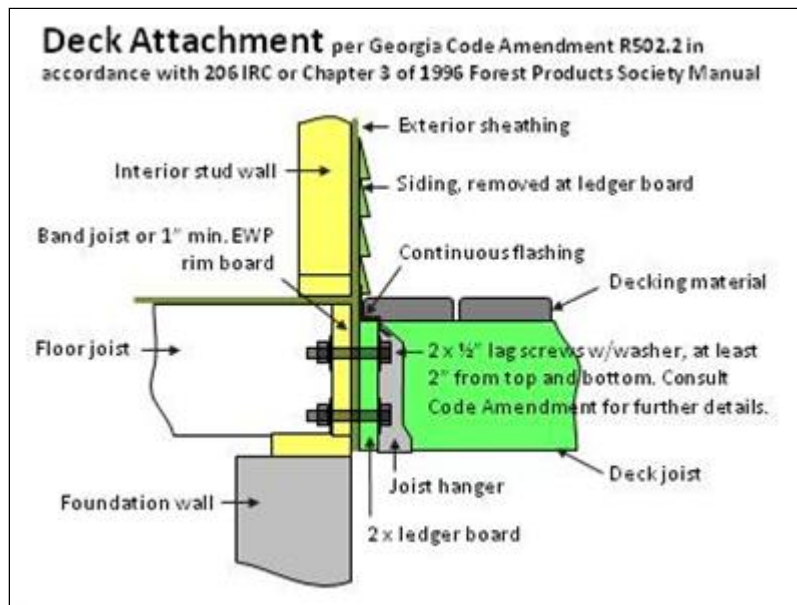


3.3 Picture 2 Deck joist at left side



3.3 Picture 3 Deck joist at right side

(2) Diagram of proper deck construction



3.3 Picture 4

3.5 Pest activity noted under siding in the crawl space



3.5 Picture 1

The exterior of the home was visually 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.

**4. Grounds / Appurtenances**

GROUNDS / APPURTANCES: The home inspector shall observe: grading, drainage, driveways, patio covers, walkways, vegetation and retaining walls with respect to their effect on the condition of the building. The home inspector shall describe: Ground cover materials and report signs of abnormal or harmful conditions. The home inspector is not required to: Move soil (including digging), plant life, snow, ice or debris that obstructs access or visibility or enter areas that appear to be unsafe.

		IN	NI	NP	RR	Styles & Materials
4.0	WALKWAYS AND DRIVEWAY(S)	X				<b>Appurtenances:</b> Porch
4.1	GRADING AND SURFACE DRAINAGE	X				Sidewalk
4.2	RETAINING WALLS	X				Deck
4.3	GROUND COVER AND VEGETATION	X			X	Covered porch

IN NI NP RR

**Driveway(s):**

Concrete

**Retaining wall(s):**

Concrete

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**Comments:**

**4.2** Crack in the retainer wall at the back side of the home



4.2 Picture 1

**4.3** Ground cover at the right hand corner of the garage is above grade. A 6" clearance is recommended.



4.3 Picture 1 Ground cover at garage

The appurtenances of the home were visually 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.

**5. Garage / Carport**

GARAGE / CARPORT: The home inspector shall observe: Type of garage and /or carport, 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, probe exterior wood components where deterioration is suspected and conditions of floor, ceiling, walls and doors. The home inspector is not required to operate: Remote garage door control transmitters or operate garage doors if signs of abnormal or harmful conditions exist.

		IN	NI	NP	RR	Styles & Materials
5.0	GARAGE CEILINGS	X				<b>Garage door type:</b> Two automatic
5.1	GARAGE WALLS (Including firewall separation)	X				<b>Auto-opener manufacturer:</b> GENIE
5.2	GARAGE FLOOR	X				Extra Info : 1/2 HP each
5.3	GARAGE DOOR(S)	X				<b>Garage door material:</b> Metal
5.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
5.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

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The garage / carport of the home were visually 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. Electrical System**

ELECTRICAL: The home inspector shall observe: Service entrance conductors, service and grounding equipment, main over-current device, main and distribution panels and their amperage and voltage ratings, branch circuit conductors, their over-current devices and the compatibility of ampacities and voltages. The home inspector shall describe: Service entry conductor materials, service type and location of main and distribution panels. The home inspector shall operate: A representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters and smoke detectors (except when detectors are part of a central system). The home inspector shall report: Any observed aluminum branch circuit wiring, presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside electrical panels, test or operate any over-current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove covers of main and auxiliary distribution panels, observe low voltage systems, security system, heat detectors, telephone systems, cable TV, intercoms, network wiring or any other ancillary wiring that is not a part of the primary electrical distribution system.

		IN	NI	NP	RR	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS	X				<b>Electrical service conductors:</b> Below ground
6.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE	X			X	<b>Panel capacity:</b> 200 AMP
6.2	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				<b>Main disconnect:</b> Outside at
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				<b>Extra Info :</b> left hand side of the garage
6.4	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)	X			X	<b>Panel type:</b> Circuit breakers
6.5	OPERATION OF GFCI OUTLETS (Interior / Bathrooms, Garage)	X			X	<b>Electric panel manufacturer:</b> SIEMENS SQUARE D
6.6	OPERATION OF GFCI OUTLETS (Exterior)	X				<b>Branch wire 15 and 20 AMP:</b> Copper
6.7	OPERATION OF ARFC (Arc Fault Interrupters)	X				<b>Wiring methods:</b> Romex (NM)
6.8	SMOKE DETECTORS	X			X	
6.9	CARBON MONOXIDE DETECTORS			X		

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**Comments:**

**6.1** Double tapped 15 AMP circuit breaker at the right hand side of the main panel.

Grounded and grounding conductors are connected in the sub-panel and should only be connected in the main panel.



6.1 Picture 1 Double tap



6.1 Picture 2

**6.3** The exhaust fan in upstairs bathroom on the left side of the home rattles.

**6.4** Electrical fan wiring box loose (Attic).



6.4 Picture 1 Loose wiring box in attic

6.5 GFCI wiring box for whirl tub in the master bedroom is loose.



6.5 Picture 1 GFCI outlet

6.8 Smoke detector in entrance hall not operational.

6.9 INSTALLATION OF CARBON MONOXIDE DETECTORS CLOSE TO BEDROOMS RECOMMENDED.

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The electrical system of the home was visually 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, switch or fixture not accessible was not 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.

**7. Foundation / Basement / Crawl Space**

FOUNDATION / BASEMENT / CRAWL SPACES: The home inspector shall observe structural components including foundations, floors, ceilings, walls (including their insulation), columns or piers and crawlspaces. The home inspector shall describe: type of foundation, structure of floors, walls, ceilings and columns or piers. The home inspector shall: Probe structural components where deterioration is suspected, enter under-floor crawl spaces and basements and report the methods used to observe under-floor crawl spaces, 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 where access is obstructed, entry could damage the property or appears to be dangerous or perform any procedure that may damage the property or its components or adversely affect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
7.0	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.)	X				<b>Foundation:</b> Poured concrete  <b>Wall structure:</b> 2 X 4 wood 2 X 6 wood  <b>Floor structure:</b> 2 X 8  <b>Floor insulation:</b> Faced  <b>Ceiling structure:</b> Not visible  <b>Method used to observe</b> <b>crawlspace:</b> Crawled
7.1	WALLS (Structural)	X				
7.2	FLOORS (Structural)	X				
7.3	INSULATION UNDER FLOOR SYSTEM	X				
7.4	CEILINGS (Structural)	X				

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The foundation, basement and crawlspace structures of the home were visually 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.

**8. Plumbing System / Laundry**

PLUMBING: The home inspector shall observe: Interior water supply and distribution system including: piping materials, supports and insulation, fixtures and faucets, functional flow, leaks, interior drain, waste and vent system, hot water systems including water heating equipment, normal operating controls, safety controls, chimneys, flues and vents, fuel and distribution systems including interior fuel storage equipment, supply piping and supports, venting, sump pumps or waste lift systems. 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: Plumbing fixtures including faucets 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 or 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 materials used.

		IN	NI	NP	RR	Styles & Materials
8.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				<b>Water source:</b> Public
8.1	MAIN FUEL SHUT OFF (Describe Location)	X				<b>Plumbing water supply (into home):</b> Copper
8.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	<b>Water pressure:</b> Pressure control valve present
8.3	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				<b>Plumbing water distribution (inside home):</b> Copper
8.4	PLUMBING FIXTURES (Operate readily accessible fixtures)	X				<b>Plumbing waste pipes:</b> PVC
8.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				<b>Water heater location:</b> Basement
8.6	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X	<b>Water heater power source:</b> Gas (quick recovery)

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**Water heater brand:**  
GE

**Water heater capacity:**  
40 Gallon (1-2 people)

**Washer drain size:**  
2" Diameter

**Dryer power source:**  
220 V, Electric

**Dryer vent:**  
Both

**Comments:**

- 8.0 Main water shut off located in the basement at the right hand side in the first room on the right hand.
- 8.1 Main fuel shut off located in the basement at the right hand side in the first room at the right hand.
- 8.2 Loose hose bib at the back of the home.



8.2 Picture 1 Hose bib

8.6 The temperature and pressure valve on top of the water heater is not operational.

The clean out elbow of the discharge line of the T&P valve is not covered.



8.6 Picture 1 T &amp; P valve



8.6 Picture 2 Discharge line of T &amp; P valve

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The plumbing in the home was visually 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.

## 9. Heating / Air Conditioning

HEATING / AIR CONDITIONING: The home inspector shall observe: Permanently installed heating and cooling systems including systems that are central to the home, normal operating controls, safety controls, chimneys, flues and vents (where readily visible), solid fuel heating devices, heat distribution systems including fans, pumps, ducts and piping and their supports and insulation (where applicable), 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, heating equipment and distribution type. The home inspector shall operate: Systems, using normal operating controls. The home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating and / or cooling systems when weather conditions or other circumstances may cause equipment damage, operate automatic safety controls, ignite or extinguish solid fuel fires or observe interior of flues, fireplace insert flue connections, humidifiers, electronic air filters or the uniformity or adequacy of heat supply to the various rooms.

The heating and cooling systems of this home were visually 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 doors or dismantling anything 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.

		IN	NI	NP	RR
9.0	HEATING EQUIPMENT	X			X
9.1	NORMAL OPERATING CONTROLS - HEATING	X			
9.2	AUTOMATIC SAFETY CONTROLS	X			
9.3	SOLID FUEL HEATING DEVICES (Fireplaces, wood stove)	X			X
9.4	GAS/LP FIRELOGS AND FIREPLACES	X			
9.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
9.6	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
9.7	COOLING AND AIR HANDLER EQUIPMENT	X			
9.8	NORMAL OPERATING CONTROLS - COOLING	X			
9.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
9.10	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			

IN NI NP RR

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**Styles & Materials**

**Heat type:**  
Forced air

**Energy source:**  
Natural gas

**Number of heat systems (excluding wood):**  
Three

**Heat system brand:**  
GOODMAN  
RUUD  
Serial # - or - Appr. age : Goodman, 2001, 30K BTU (Attic), Goodman, 2001, 40K BTU (Main), Ruud, 2005, 25K BTU

**Filter size:**  
10x24

**Filter type:**  
Disposable

**Operable fireplaces:**  
One

**Types of fireplaces:**  
Vented gas logs  
Insert

**Cooling equipment type:**  
Heat pump, forced air (also provides warm air)  
Air conditioner unit

**Cooling equipment energy source:**  
Electricity

**Air conditioning unit brand:**  
GOODMAN  
RUUD  
Serial # - or - Appr. age : 2002 (2 x Goodman), 3 ton unit, resp. 2,5 ton unit, 2004 (Ruud), 2 ton unit

**Ductwork:**  
Insulated

**Exhaust fans / bath(s):**  
Fan with light  
Fan / heat / light

**Comments:**

9.0 Missing filter cover and bottom pan at AC unit in the attic.

Improper fastening of condensation discharge lint to the AC unit.



9.0 Picture 1 AC unit in the attic



9.0 Picture 2 Discharge line

9.3 Outside vent cover for fireplace needs caulking.



9.3 Picture 1 Vent for fireplace

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The heating and cooling systems of this home were visually 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 doors or dismantling anything 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.

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.

**10. Interior**

INTERIOR: The home inspector shall observe: Interior walls, ceiling, floors, steps, stairways, balconies and railings, representative number of doors and windows. The home inspector shall: Operate a representative number of doors and windows, report signs of abnormal or harmful water penetration or condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments, ceilings, and floors, carpeting or draperies, blinds or other window treatments, move furniture or other objects.

		IN	NI	NP	RR	Styles & Materials
10.0	WALLS	X				<b>Wall materials:</b> Drywall
10.1	CEILINGS	X				Sheetrock
10.2	FLOORS	X				<b>Ceiling materials:</b> Drywall
10.3	DOORS (Representative number)	X				Sheetrock
10.4	WINDOWS (Representative number)	X			X	<b>Floor coverings:</b> Carpet
10.5	STEPS, STAIRWAYS, RAILINGS	X			X	Tile

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Unfinished  
**Interior doors:**  
Hollow core  
**Window types:**  
Thermal/Insulated  
Double-hung  
**Window manufacturer:**  
ANDERSEN

**Comments:**

**10.4** Crack in upper left hand side bedroom. Window pane appears to be fogged.



10.4 Picture 1 Crack in window

**10.5** Loose bannister at 2nd floor railing.



10.5 Picture 1 Railing on the 2nd floor

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The interior of the home was visually 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.

**11. Kitchen / Built-in Appliances**

KITCHEN / BUILT-IN APPLIANCES: The home inspector shall observe: Counter tops and a representative number of installed cabinets, built-in kitchen appliances, including ranges, ovens, cook tops, range hood, dishwasher, waste disposal and microwave units. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, thermostats for calibration or automatic operation, refrigeration units central vacuum systems, appliances in use or any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
11.0	COUNTERS, REPRESENTATIVE NUMBER OF CABINETS	X				<b>Cabinets:</b> Wood
11.1	RANGES/OVENS/COOKTOPS	X				<b>Countertop type:</b> Granite
11.2	RANGE HOOD	X				<b>Range / Stove brand:</b> AMANA
11.3	DISHWASHER	X			X	<b>Oven brand:</b> AMANA
11.4	WASTE DISPOSAL			X		<b>Rangehood brand:</b> AMANA
11.5	MICROWAVE COOKING EQUIPMENT			X		<b>Dishwasher brand:</b> AMANA

IN NI NP RR

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

**Disposer brand:**  
UNKNOWN

**Built-in microwave:**  
HOTPOINT

**Refrigerator brand:**  
HOTPOINT

**Comments:**

**11.3 Dishwasher leaks.**

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.

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## General Summary



### Professional Property Inspections, LC

**3122 Kates Court  
Kennesaw, GA 30152  
404 915 5280**

**Customer**  
Sample Report

**Address**  
5678 New Home Street  
New City GA 67890

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 / Gutters

#### 1.0 ROOF COVERINGS

##### **Inspected, Repair or Replace**

Exposed nails heads, nails and cracked shingles in various areas of the roof.

#### 1.1 FLASHINGS

##### **Inspected, Repair or Replace**

Improper flashing at roof area at front left side of the garage.

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### **Inspected, Repair or Replace**

Waste vent boot at the back right hand side of the roof deteriorated.

Exposed nail heads on flue penetration and improper flashing.

### 2. Attic

#### 2.4 PEST ACTIVITY

##### **Inspected, Repair or Replace**

Insect infestation noted at far right hand corner in attic at the soffit area.

**3. Exterior****3.0 WALL CLADDING, FLASHING AND TRIM****Inspected, Repair or Replace**

(1) Holes in exterior wall cladding above front porch.

Mildew-like substance along siding above front porch.

**3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, SUN ROOMS, PATIOS AND APPLICABLE RAILINGS****Inspected, Repair or Replace**

(1) Fasteners missing to secure ledger board of the front porch to the structure.

Deck joist at the corner of the wrap-around porch on the right side of the home is not supported (not on ledger strip).

**3.5 PEST ACTIVITY****Inspected, Repair or Replace**

Pest activity noted under siding in the crawl space

**4. Grounds / Appurtenances****4.3 GROUND COVER AND VEGETATION****Inspected, Repair or Replace**

Ground cover at the right hand corner of the garage is above grade. A 6" clearance is recommended.

**6. Electrical System****6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE****Inspected, Repair or Replace**

Double tapped 15 AMP circuit breaker at the right hand side of the main panel.

Grounded and grounding conductors are connected in the sub-panel and should only be connected in the main panel.

**6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE****Inspected**

The exhaust fan in upstairs bathroom on the left side of the home rattles.

**6.4 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)****Inspected, Repair or Replace**

Electrical fan wiring box loose (Attic).

**6.5 OPERATION OF GFCI OUTLETS (Interior / Bathrooms, Garage)****Inspected, Repair or Replace**

GFCI wiring box for whirl tub in the master bedroom is loose.

**6.8 SMOKE DETECTORS****Inspected, Repair or Replace**

Smoke detector in entrance hall not operational.

**6.9 CARBON MONOXIDE DETECTORS****Not Present**

INSTALLATION OF CARBON MONOXIDE DETECTORS CLOSE TO BEDROOMS RECOMMENDED.

**8. Plumbing System / Laundry****8.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Repair or Replace**

Loose hose bib at the back of the home.

**8.6 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Inspected, Repair or Replace**

The temperature and pressure valve on top of the water heater is not operational.

The clean out elbow of the discharge line of the T&P valve is not covered.

**9. Heating / Air Conditioning****9.0 HEATING EQUIPMENT****Inspected, Repair or Replace**

Missing filter cover and bottom pan at AC unit in the attic.

Improper fastening of condensation discharge lint to the AC unit.

**9.3 SOLID FUEL HEATING DEVICES (Fireplaces, wood stove)****Inspected, Repair or Replace**

Outside vent cover for fireplace needs caulking.

**10. Interior****10.4 WINDOWS (Representative number)****Inspected, Repair or Replace**

Crack in upper left hand side bedroom. Window pane appears to be fogged.

**10.5 STEPS, STAIRWAYS, RAILINGS****Inspected, Repair or Replace**

Loose bannister at 2nd floor railing.

**11. Kitchen / Built-in Appliances****11.3 DISHWASHER****Inspected, Repair or Replace**

Dishwasher leaks.

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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**INVOICE**

**Professional Property Inspections, LC**  
**3122 Kates Court**  
**Kennesaw, GA 30152**  
**404 915 5280**  
**Inspected By: Joe Niehuser**

**Inspection Date: 9/18/2009**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Sample Report 1234 Buyer Home Street Buyer City GA 12345  <b>Customer's Real Estate Professional:</b> Your name here Your Company	5678 New Home Street New City GA 67890

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Up to 3,000 sq.ft - or - 3 baths	330.00	1	330.00
			<b>Tax \$0.00</b>
			<b>Total Price \$330.00</b>

**Payment Method:****Payment Status:****Note:**



**Professional Property Inspections, LC**

**3122 Kates Court  
Kennesaw, GA 30152  
404 915 5280**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments [Pre-Inspection Agreement](#)[Carbon monoxide information](#)[Radon information](#)[Deck building information](#)