

Capital Home Inspections

Property Inspection Report



4299 Two Bridge Dr, Buford, GA 30518

Inspection prepared for: Heidi & John Robella

Date of Inspection: 4/29/2026

Age of Home: 2015 Size: 3237 Sqft

Inspector: Chad Smith

InterNACHI: 18080609

Email: Capitalhomeinspectionsga@gmail.com

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Items of Concern (Summary)

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

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

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

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

Electric Panel, Water Heater, HVAC

Page 31 Item: 1	Electrical Panel	• Circuit breaker for master bedroom took several minutes to trip with test button. Once tripped breaker would not reset until after several tries. Multiple breakers did not trip initially with test buttons. Qualified electrician for evaluation and repair/replacements recommended.
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Exterior Areas

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

1. Drives & Walks

Information: Concrete driveway., Concrete sidewalk.

Observations:

- Examples of items of concern: Settlement, Cracks, Erosion, Trip Hazards, etc.
- No major safety or function concerns noted at time of inspection.



Typical settlement at driveway has created uneven surfaces. Repairs to prevent trip hazards, sealing, and monitoring for further expansion recommended.

2. Siding

Information: Composition cement siding ("Hardi-Board" etc.) and Brick siding; wood frame construction, concrete / block foundation

Observations:

- Examples of items of concern: Damage At Exterior, Areas Prone To Damage, Cracks, Openings/Gaps, Structural Concerns, etc.
- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks, and openings recommended to help prevent water and pest intrusion.
- Trim areas need prep, priming and repainting to ensure trim is kept sealed and painted. Ensuring trim areas are sealed will extend the life of the trim.
- Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
- Cracks 1/4" or less present in foundation. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are 1/4" or less are not commonly regarded as being structurally significant.



Photo 1 of 2



Photo 2 of 2

Some trim areas need prep, priming and repainting to ensure trim is kept sealed and painted. Ensuring trim areas are sealed will extend the life of the trim.



Minor fascia damage at front left. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Minor fascia damage at front center. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Minor fascia and trim damage at front center. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Hose bib has a gap at front center. All hose bibs be secured and sealed to prevent plumbing damage and water intrusion.



Photo 1 of 2

Photo 2 of 2

Minor fascia damage at rear right and rear left. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Minor trim damage at left center. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Minor fascia and trim damage at right center. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Photo 1 of 2



Photo 2 of 2

Sealant at trim has cracked which will allow water intrusion. All trim areas are recommended to be sealed to prevent water intrusion and deterioration.



Minor trim damage at front right. To prevent further water intrusion and deterioration repairs and/or sealing (when applicable) is recommended.



Stinging insects/nests at exterior. Pest control contractor recommended.



Possible carpenter bee damage at left center. Repair/sealing recommended.



Areas of rusting noted at gas lines. No gas leaks detected at time of inspection. Consider sealing to help prevent further deterioration.

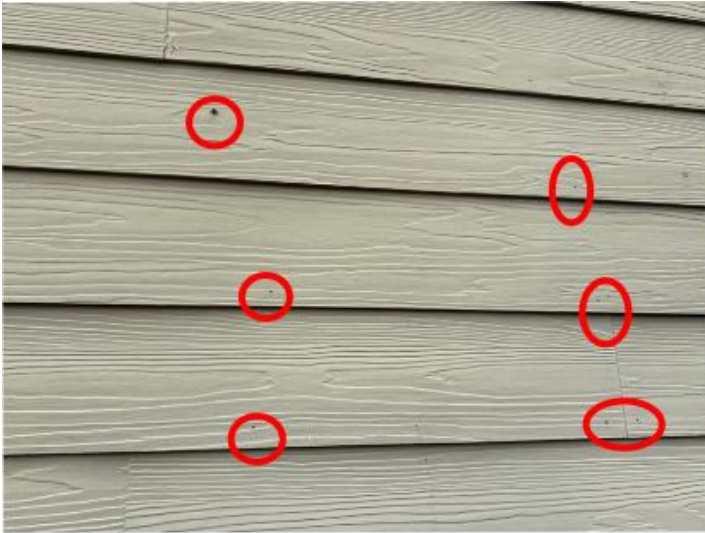


Photo 1 of 2

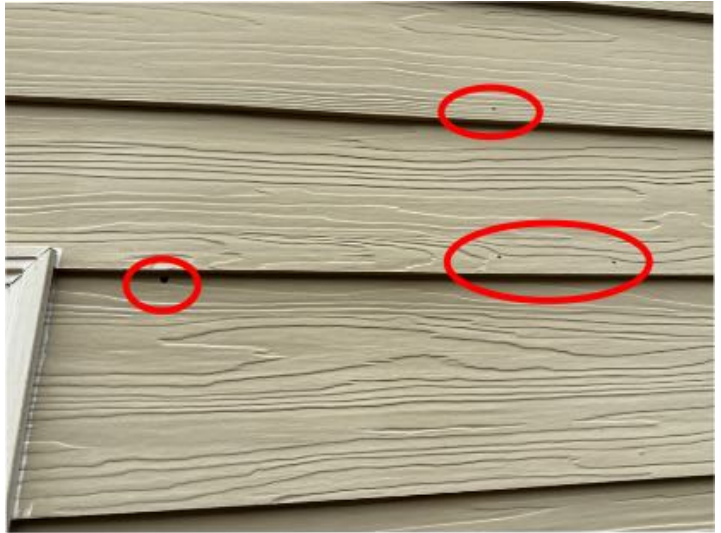


Photo 2 of 2

Small hole/face nailed siding around structure. We recommend holes be sealed to help prevent water intrusion and eventual deterioration.



Cracks 1/4" or less present in foundation at right center. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are 1/4" or less are not commonly regarded as being structurally significant.



Fasteners are not fully secured at right rear fascia. Securing and sealing recommended.



Bottom left of right front vent cover is not secured.



Gate not secured at right. Securing recommended for proper latch of gate without having to pick it up.



Siding to Soil contact. This can allow water or insect access to siding. Grading soil so there is at least 6" of space (where practical) between the siding and the soil recommended. Also, insuring there is no pest intrusion and damaged siding/trim recommended.



Could not get hose off of hose bib at rear right.

3. Decks & Steps

Observations:

- Examples of items of concern: Structural Concerns, Damage to Structure, Wood Deterioration, Safety Concerns, etc.
- No major system safety or function concerns noted at time of inspection.



Minor damage at rear patio. Have addressed as needed.

4. Electrical, Exterior

Observations:

- Examples of items of concern: Safety Concerns, Outlet Functionality/Covers, Light Fixture Functionality, Exposed utility Cables, etc.
- No major system safety or function concerns noted at time of inspection.



Minor damage at front center bottom ground of outlet. Have addressed as needed.

5. Doors

Observations:

- Examples of items of concern: Functionality, Damage, Latching Ability, Frame Movement, etc.
- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks, and openings recommended to help prevent water intrusion and deterioration.



Minor weatherstripping damage at bottom of front door. Have addressed as needed for energy efficiency.



Sealant at rear center door trim has cracked. Resealing to help prevent further water intrusion and deterioration recommended.



Wood deterioration/softening at rear door trim. Repairs and/or sealing (if applicable) to help prevent further water intrusion and deterioration recommended.

6. Window Condition

Observations:

- Examples of items of concern: Damage, Condensation, Gaps & Cracks, Screens, etc.
- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks, and openings recommended to help prevent water intrusion and deterioration.



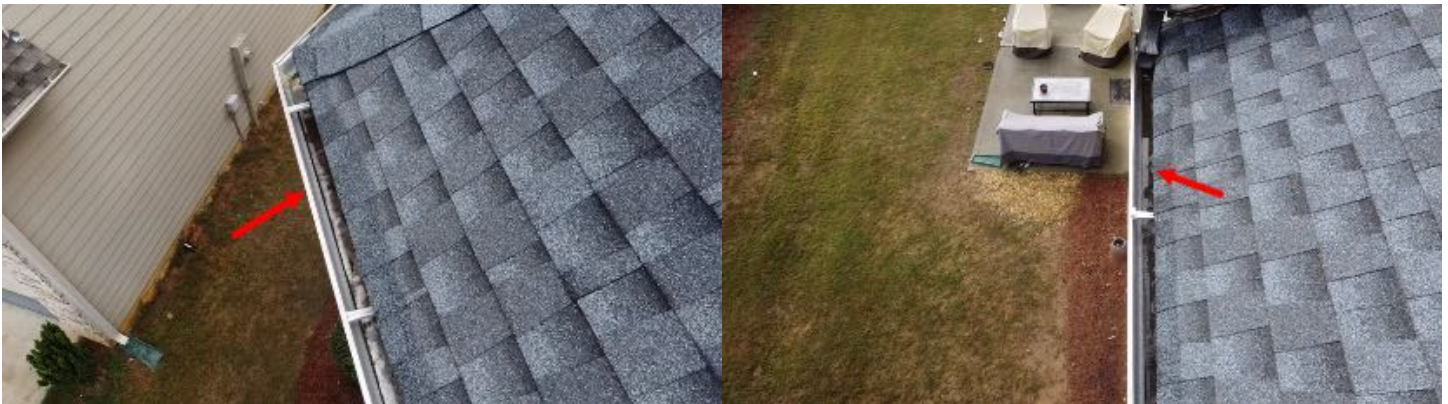
Window screens are missing at rear right. Have screens installed as needed.

7. Gutters & Grading

Information: Aluminum Gutters

Observations:

- SOME ITEMS WE LOOK FOR: Sagging, Disconnection, Loose Nails, Leaks, Signs of Leaks, etc.
- No major system safety or function concerns noted at time of inspection.



Water sitting in gutters at front left. Gutter likely does not have sufficient slope to downspout. This prevents proper drainage of gutters and promotes water collection and deterioration. Adjustment recommended.

Water sitting in gutters at rear center/left. Gutter likely does not have sufficient slope to downspout. This prevents proper drainage of gutters and promotes water collection and deterioration. Adjustment recommended.



Downspout drains onto driveway. We recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard to use ice melt products and exercise caution.



Downspout at rear right drains onto edge of patio which appears to be contributing to soil erosion. Exploring options to run water away from patio recommended.



Photo 1 of 2



Photo 2 of 2

Water ponding noted at rear left. Ensuring proper drainage is recommended.

8. Vegetation

Observations:

- Examples of items of concern: Bushes and Trees Too Close to the Roof/foundation, Siding, and Foundation
- No major system safety or function concerns noted at time of inspection.
- Prune or remove any vegetation that are in contact or proximity to home to eliminate pathways of wood destroying insects.

9. Roof

Materials: Composition shingles, Drone technology was used to capture the overall condition of the roof.

Observations:

- Examples of items of concern: Shingle Type, Damage, Missing Shingles, Exposed Nails, Secure Vent Boots, Debris, etc.
- No major system safety or function concerns noted at time of inspection.



Roof Overview. No major deficiencies noted at shingles, ridge or vent boots at time of inspection.



Minor damage at front center drip edge flashing. Repair recommended as this is meant to sit flush with fascia to help prevent water intrusion.

Garage, Attic, Basement

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

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

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

1. Garage

Observations:

- Examples of items of concern: Garage door, Opening/Closing Functionality, Wall/Floor/Ceiling damage, Slab Condition and Cracks, Auto Reverse presence & Functionality, etc.
- No major system safety or function concerns noted at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas. We recommend paying attention to these areas during final walk through and before closing.



Personal items in garage block complete inspection of all floor, wall and ceiling areas. We recommend paying attention to these areas during final walk through and before closing.



Minor cracking noted at garage floor. As a preventative measure of further expansion sealing is recommended.

2. Attic

Observations:

- **SOME ITEMS WE LOOK FOR:** Water intrusion, Insulation, Exhaust vents, Rodent activity, Structural integrity, Overall condition, etc.
- No major system safety or function concerns noted at time of inspection.
- Fiberglass Insulation
- Insulation averages about 12-14 inches in depth
- Pest/insect infestation is suspected, due to odor, waste, traps and/or poison or burrow holes in insulation.



Securing attic stairs handrail recommended for safety concerns.



12 inch of insulation in attic. Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat flow. The higher the R-Value, the better the thermal performance of the insulation. The recommended level for most attics is to insulate to R-36/38 which is about 12/14 inches of fiberglass insulation.



Gap noted in attic at front center. We recommend that this be sealed to prevent pest intrusion.



Nail plate is not secured to truss at rear left. Securing recommended.



Gap at dryer vent connection to vent cover/roof sheathing. Resecuring recommended.



Bat noted at right gable vent. Pest control recommended.

Interior Features

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

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

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

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

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

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

1. Floors, Ceilings & Walls

Observations:

- Examples of items of concern: Damage, safety concerns, water stains, etc.
- No major system safety or function concerns noted at time of inspection.
- Numerous wall and floor surfaces were obscured by large amounts of furniture and/or stored items, preventing a full evaluation of some areas. We recommend paying attention to these areas during final walk through and before closing.
- "Nail pops" visible in some areas; recommend resetting, or replacing with screws in drywall. This is a fairly common occurrence.
- Minor settlement cracks and nail pops as is normal for a house of this age. Monitoring recommended.
- Several areas of cosmetic deficiencies were noted at inspection. Have addressed as needed.



Photo 1 of 2



Photo 2 of 2

Areas of damaged trim. Repairs recommended.



Photo 1 of 2



Photo 2 of 2

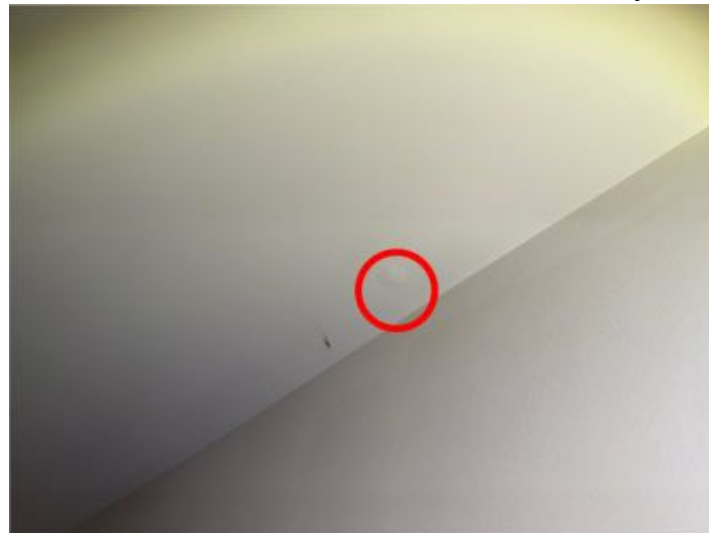
Areas of flooring scratched/minor damage. Have addressed as needed.



Minor damage at front right main level room wall.
Repair recommended.



Water stain in front left upstairs bedroom ceiling.
Tested dry at time of inspection.



"Nail pops" visible in some areas; recommend resetting, or replacing with screws in drywall as needed. This is a fairly common occurrence.

2. Kitchen

Observations:

- Examples of items of concern: All appliances including ice/water dispenser, dishwasher, garbage disposal, range/oven, microwave, lights, fans, water fixtures, cabinets/drawers
- No major system safety or function concerns noted at time of inspection.



Oven functional at time of inspection.



Microwave functional at time of inspection.



Range functional at time of inspection.



Ice and water dispenser functional at time of inspection.



Sealant/grout at counters is deteriorating and/or missing. Resealing recommended.



Cabinet door hinge loose to right of dishwasher.



Minor wear damage at cabinets. Have addressed as needed.

3. Plumbing & Laundry

Observations:

- Examples of items of concern: Proper electrical, dryer exhaust, water supplies, drain, damage, etc.
- No major system safety or function concerns noted at time of inspection.

4. Master Bath

Observations:

- Examples of items of concern: All water fixtures, electrical, leaks, cracks in tile, sinks and tub, adequate grout and caulking etc.
- No major system safety or function concerns noted at time of inspection.
- Tub/shower area needs caulk / grout.
- Sink drain plug needs repair or replacement.
- Toilet loose and may need re-anchoring.



Right sink stopper repair recommended.



Sink countertop backsplash has some movement.
Resecuring as needed recommended.



Toilet loose and may need re-anchoring. May cause leaking.



Tub/shower to floor junction missing caulk/grout. Repairs recommended.



Sealant/grout at bathtub missing/deteriorating. Resealing recommended.



Minor weatherstripping damage at bottom of shower door.



Sealant/grout at shower enclosure missing/deteriorating. Resealing recommended to help prevent water from escaping enclosure.



We recommend shower drain be cleaned out.

5. Bath

Observations:

- LOCATION: Main Level
- Examples of items of concern: All water fixtures, electrical, leaks, cracks in tile, sinks and tub, adequate grout and caulking etc.
- No major system safety or function concerns noted at time of inspection.
- Tub drain plug needs repair/replacement or installation.



Minor damage at wall to left of sink.



Toilet continues to run after flushed. Repair recommended.

6. Bath #2

Observations:

- LOCATION: Upstairs Hallway
- Examples of items of concern: All water fixtures, electrical, leaks, cracks in tile, sinks and tub, adequate grout and caulking etc.
- No major system safety or function concerns noted at time of inspection.
- Tub/shower area needs caulk / grout.
- Tub drain plug needs repair or replacement.
- Toilet loose and may need re-anchoring. May cause leaking.



Light not functional. Check fixture with bulb to ensure function.



Sealant is deteriorating at sink counters. Resealing recommended.



Countertop moves freely. Resecuring recommended.



Left side of cabinet wall cracked. Have addressed as needed.



Tub/shower to floor junction missing caulk/grout. Repairs recommended.



Tub faucet has some movement. Use caution and/or have resecured.



Toilet has some movement and may need re-anchoring. May cause leaking.

7. Interior Electric

Observations:

- Examples of items of concern: Outlets, fan and light fixtures, switches, outlet and switch covers, shock hazards, safety concerns, etc.
- No major system safety or function concerns noted at time of inspection.

8. Doors

Observations:

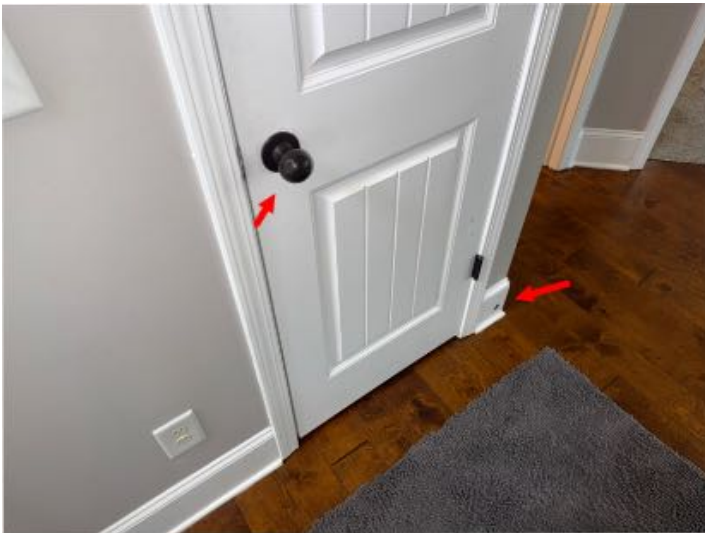
- Examples of items of concern: Damage, open/close/lock functionality, door knobs, hinges, floor and jamb binding, etc.
- No major system safety or function concerns noted at time of inspection.
- Door stops missing; recommend installing to avoid unnecessary wall and/or door damage.



Minor wood damage at rear patio door.
Repair/sealing recommended to help prevent
water intrusion and further damage.



Dent in garage door doorknob.



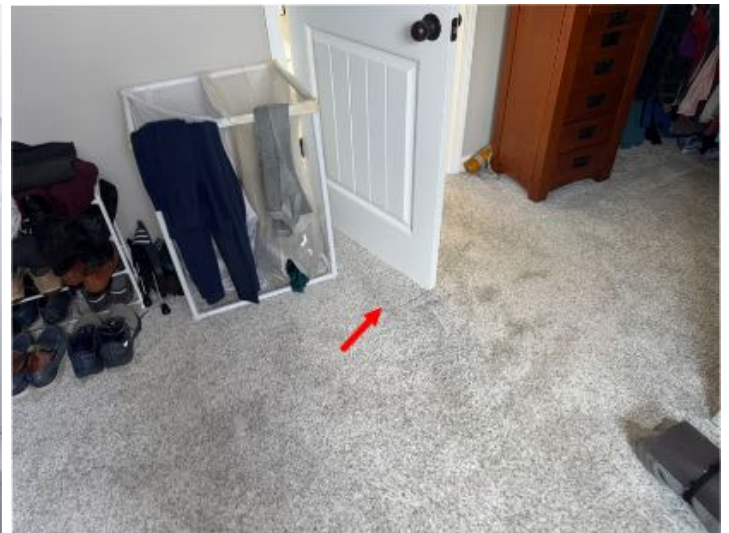
Doorknob dented and doorstop missing at small closet at bottom of stairs.



Minor denting at garage door. Have addressed as needed.



Multiple doorknobs loose throughout home. Resecuring recommended.



Master bedroom closet door binds with flooring when opened.



Bottom hinge loose at rear left upstairs bedroom door.

9. Windows

Observations:

- Examples of items of concern: Damage, Open and Close functionality, sealing, condensation presence, etc.
- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Caulk around windows where settlement and temperature changes have caused cracks.



Window at front left main level room appears to sit out of frame. Window is functional and does lock properly. Have addressed as needed.

10. Fireplaces & Stoves

Observations:

- Examples of items of concern: Hearth condition and extent, firebrick condition and cracking, soot buildup, damper functionality, gas valve and/or kit operability, etc.
- No major system safety or function concerns noted at time of inspection.



Fireplace functional at time of inspection.



Photo 1 of 2

Mantle has some movement and has cracks at connection to wall. Qualified contractor to ensure stability is recommended.



Photo 2 of 2

11. Stairways

Observations:

- Examples of items of concern: Safety hazards, Railing security, Spindle width, Tread security, etc.
- No major system safety or function concerns noted at time of inspection.



Handrail post at bottom of stairs has some movement. Monitoring and resecuring as warranted recommended.



Handrail post at top of stairs has some movement. Monitoring and resecuring as warranted recommended.



Spindle at top railing is too short. Repair recommended.

Electric Panel, Water Heater, HVAC

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

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

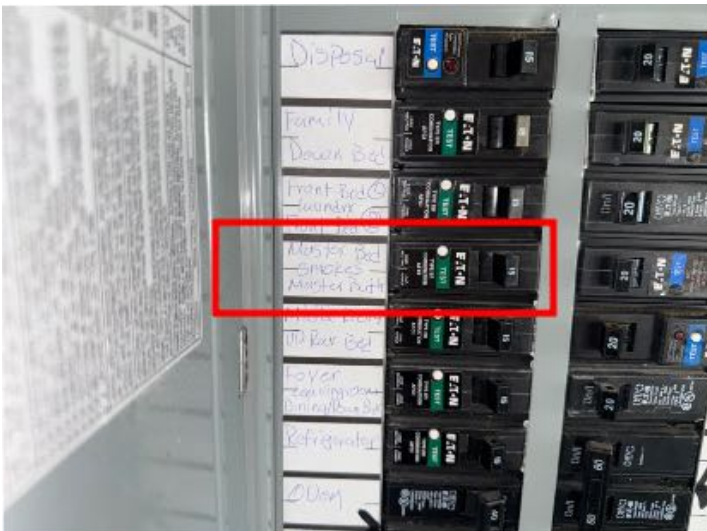
1. Electrical Panel

Materials: Brand: EATON, Underground Service, 200 Amp Service, Main Disconnect in Panel Box, Panel Box located in Garage

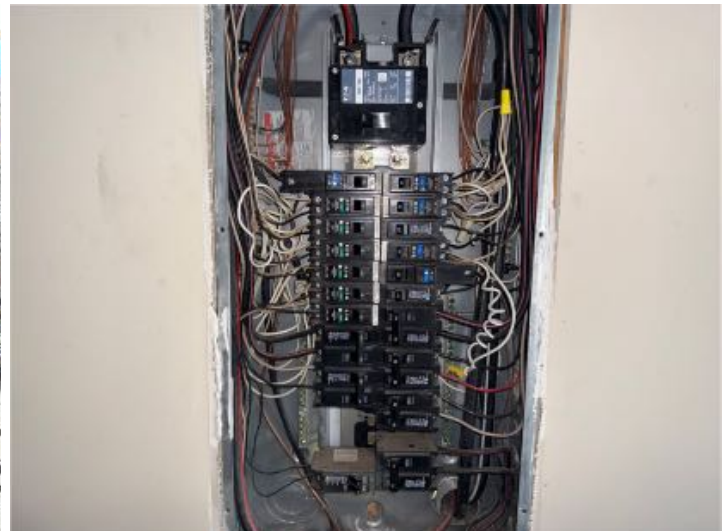
Observations:

- Examples of items of concern: Overall condition, Double tapped breakers, Corrosion, Rust, Proper Installation, Open breaker slots, etc.

- **Circuit breaker for master bedroom took several minutes to trip with test button. Once tripped breaker would not reset until after several tries. Multiple breakers did not trip initially with test buttons. Qualified electrician for evaluation and repair/replacements recommended.**



Circuit breaker for master bedroom took several minutes to trip with test button. Once tripped breaker would not reset until after several tries. Multiple breakers did not trip initially with test buttons. Qualified electrician for evaluation and repair/replacements recommended.

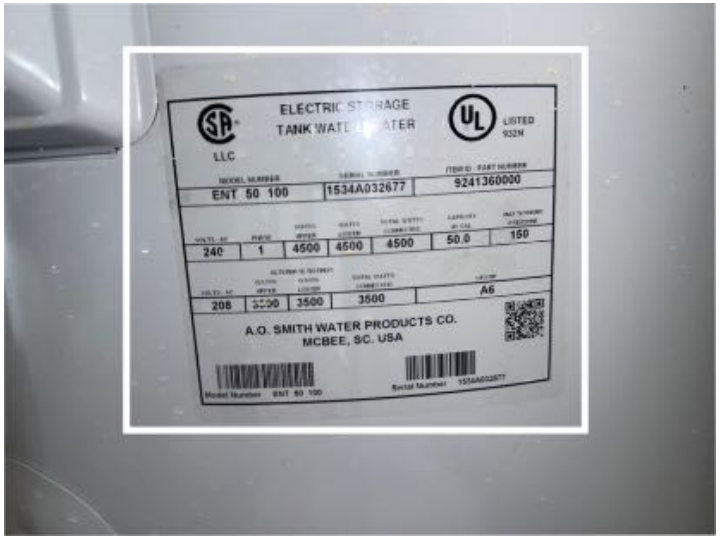


Eaton electrical panel looks good.

Information: Brand: A.O. Smith, PEX supply lines; plastic vent, waste & drain lines , Electric water heater (Shutoff at panel box), 50 +/- Gallons, Located in Garage, Main Water Shutoff: Garage

- Examples of items of concern: Overall condition, Rusting, Corrosion, Leaks, Proper Temp pressure valve & plumbing, Functionality, etc.

- No major system safety or function concerns noted at time of inspection.
- Water heaters in general have an average estimated useful service life of 10-12 years, though water quality, routine upkeep/maintenance, and location of the water heater will all play critical roles in the longevity of these systems.



2nd A.O. Smith water heater: 2015 (11 years old)



Minor rust noted at expansion tank. Monitoring recommended.



Water pressure was read at 62psi at inspection. Manufacturer recommended water pressure is no more than 60psi. The majority of homes have a higher water pressure that what is recommended. Monitor appliances and plumbing for issues or lower to 60psi.



Brown/darkened water when water pressure was tested. Consider flushing units to help clear debris.



Water heater functional.

3. HVAC Unit

Information: Brand: Lennox, Natural Gas Furnace, In Attic.

Observations:

- Examples of items of concern: Overall condition, Rusting, Visible damage, Exhaust connection, Bushings at flex gas lines, Proper catch pan sizing, Manufactured date, etc.
- No major system safety or function concerns noted at time of inspection.



Data Plate: Lennox AC Unit: 2015 (11 years old);
5 Ton Unit



Data Plate: Lennox attic furnace: 2015 (11 years old)



Dust buildup at return vents. Consider having
ducts cleaned out.



Minor rusting likely from condensation from drain
line above. Monitoring recommended.



Resecuring conduit for electrical wiring at left side of furnace recommended to help prevent potential damage to wiring.



Main level AC tested good at 54 Deg



Upstairs AC tested good at 54 Deg



Main level heat tested good at 103 Deg



Upstairs heat tested good at 118 Deg

What We Inspect:

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

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

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

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

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

General Notes

1. General Notes

Observations:

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

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

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

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