



# Inspection Report

## Smart Homebuyer

Property Address:



**Ace Home Inspection, LLC**

Howard Tennyson  
907 Bay Laurel Circle  
Warner Robins, GA 31088  
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<b>Date:</b> 8/4/2009	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 1234567
<b>Property:</b>	<b>Customer:</b> Smart Homebuyer	<b>Real Estate Professional:</b> Tess "Sold" Realty 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.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Under 5 Years

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

Yes

**Radon Test:**

Yes

**Water Test:**

No

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.


Styles & Materials

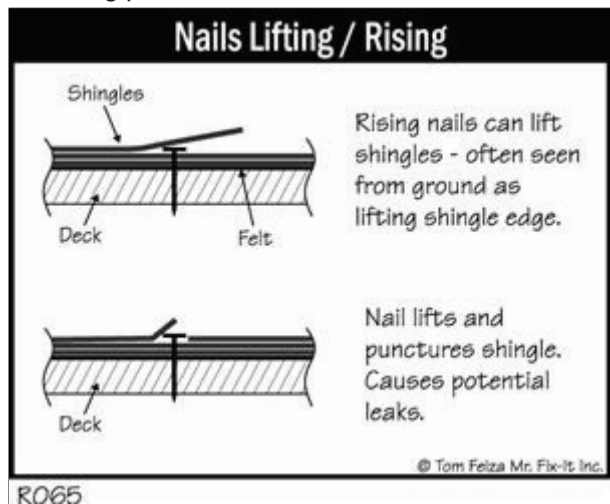
<b>Roof Covering:</b>	<b>Viewed roof covering from:</b>
3-Tab fiberglass	Walked roof
Architectural	

Inspection Items

1.0 ROOF COVERINGS

**Comments:** Repair or Replace

 Lifted shingle on rear side of roof. This condition is conducive to lifting due to expansion and contraction of sheathing material or improperly affixed when initially constructed. Recommend repairs to shingle(s) to maintain roofing integrity by a licensed roofing professional.



1.0 Picture 1

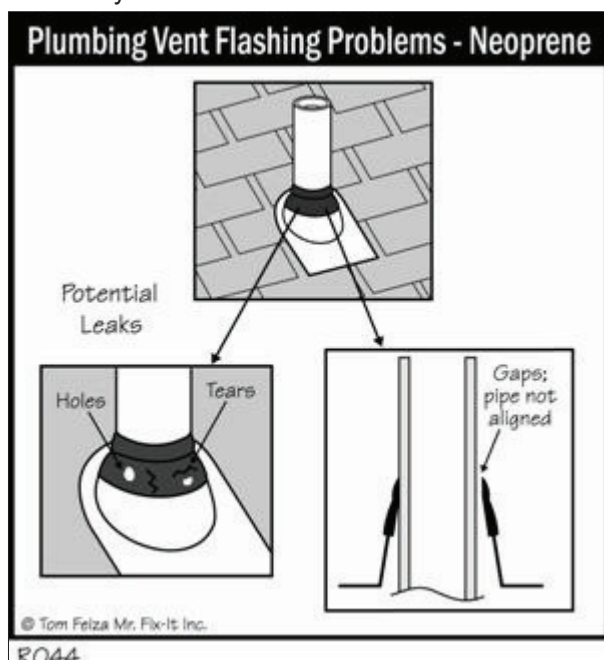


1.0 Picture 2

1.1 FLASHINGS

**Comments:** Inspected

The plumbing vent stack protective boot has deteriorated and is cracked. This condition may allow water to run down the stack and collect in the home creating water damaged areas. I recommend replacement of protective boot; this work should be done by a licensed roofer.



1.1 Picture 1



1.1 Picture 2

## 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

## 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

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.

Styles & Materials		
Siding Style:	Siding Material:	Exterior Entry Doors:
Brick	Brick veneer	Steel
		Insulated glass
Appurtenance:	Driveway:	
Covered porch	Concrete	


Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Repair or Replace

 Rear door of home is not sealed tightly due to damaged weather strip. Gaps allow conditioned air to escape and decrease efficiency. Recommend replacement of damaged weather strip.




2.1 Picture 1

2.2 WINDOWS

Comments: Inspected

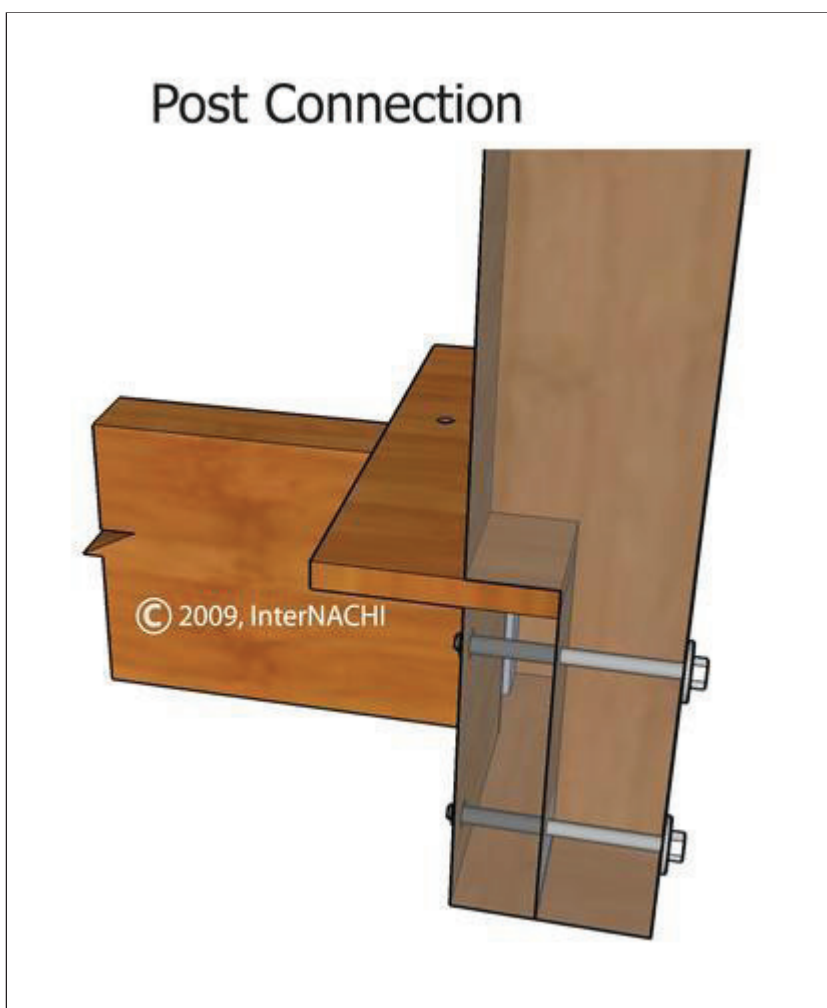
2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace

-  The deck post connection on right corner of deck is not secured. This condition considerably weakens guard-rail system. Recommend repairs to post connection to ensure deck guard-rail integrity.



2.3 Picture 1



2.3 Picture 2

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

**Comments:** Inspected

## 2.5 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

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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

Styles & Materials		
Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Metal	CHAMBERLAIN

Inspection Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)


Comments: Inspected

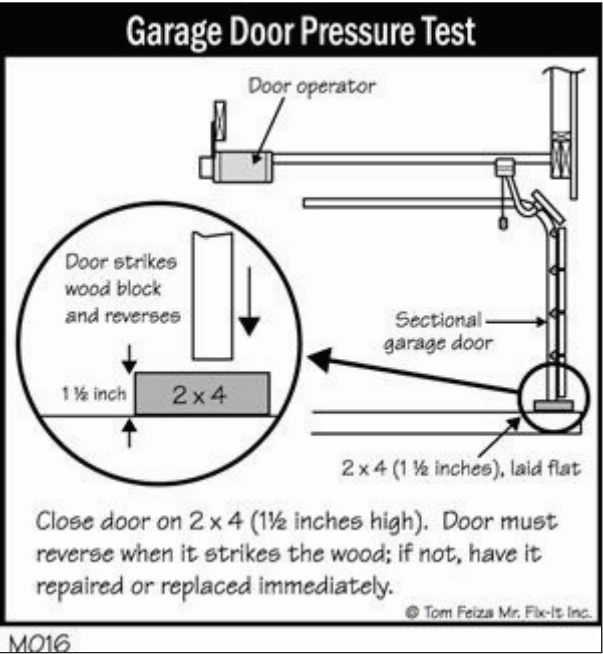
3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Repair or Replace

 Repair, Safety Issue: The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. Information on garage door openers is available from the Consumer Product Safety Commission at 1-800-638-2772.



3.5 Picture 1



3.5 Picture 2

## 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.

### Styles & Materials

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Carpet

Hardwood T&G

Stone

Tile

**Interior Doors:**

Hollow core

Wood

**Window Types:**

Thermal/Insulated

Double-hung

Tilt feature

**Cabinetry:**

Wood

**Countertop:**

Stone

**Refrigerator Opening Width:**

37 inches

**Refrigerator Opening Height:**

70 inches

### Inspection Items

#### 4.0 CEILINGS

**Comments:** Inspected

#### 4.1 WALLS

**Comments:** Inspected

#### 4.2 FLOORS

**Comments:** Inspected

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

#### 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 4.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

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.

Styles & Materials		
<b>Foundation:</b>	<b>Floor Structure:</b>	<b>Roof Structure:</b>
Poured concrete	Slab	2 X 6 Rafters
		Lateral bracing
		Common board
		Sheathing
<b>Roof-Type:</b>	<b>Method used to observe attic:</b>	<b>Attic info:</b>
Gable	From entry	Pull Down stairs
Hip		Light in attic

Inspection Items

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.)

Comments: Inspected

5.1 ROOF STRUCTURE AND ATTIC

Comments: Inspected

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.

Styles & Materials		
Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Public	PVC	PVC CPVC
Washer Drain Size:	Plumbing Waste:	Water Heater Power Source:
2" Diameter	PVC	Electric
Water Heater Capacity:	Manufacturer:	
80 Gallon (plenty)	A.O. SMITH	

Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

 The tub faucet in the hallway bathroom is leaking. Recommend repairs by a licensed plumber.



6.1 Picture 1

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Water shut-off located in front yard near street.

Water pressure is 46 psi. Residential water pressure should be 40-80 psi. Good pressure.



6.3 Picture 1



6.3 Picture 2

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.

Styles & Materials		
Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
SIEMENS	Copper	Romex
	Aluminum	

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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


Comments: Inspected

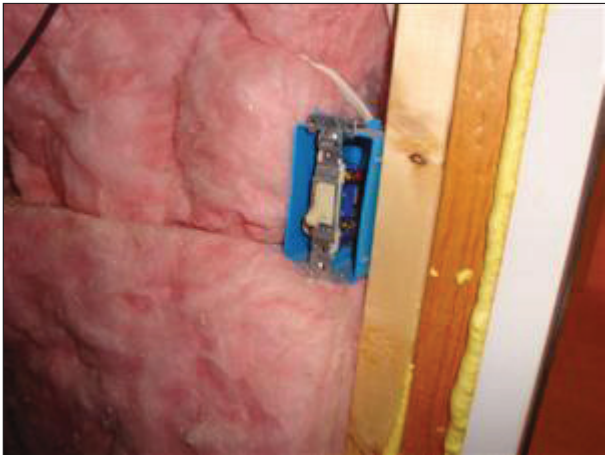
7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

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: Repair or Replace

-  Light switch cover missing inside garage. Open electrical wiring is considered a shock hazard. Recommend installing missing cover(s). Any work involving wiring or the possibility of contacting wiring should be done by a licensed electrician.



7.3 Picture 1



**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:** Inspected

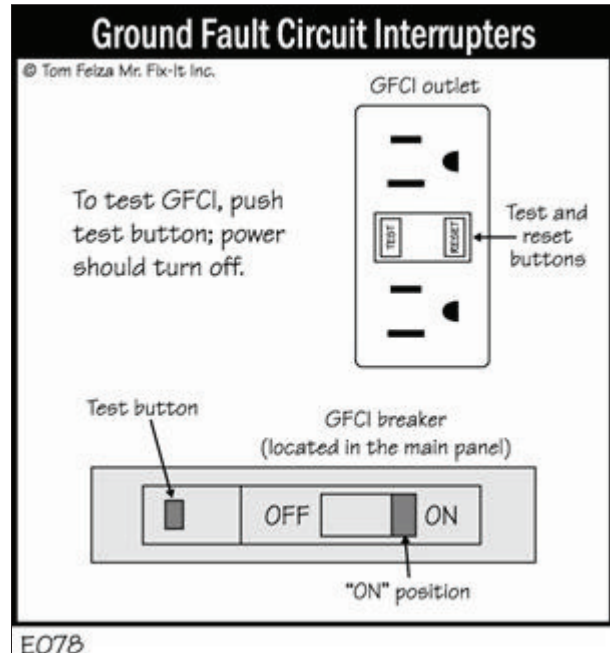
**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Repair or Replace

- 🏠 One GFCI (Ground Fault Circuit Interrupter) outlet on the rear of home would not "trip" when tested. Power is available to the outlet. Recommend that a qualified licensed electrical contractor correct wiring so outlet will operate as intended, affording additional circuit protection in case outlet gets wet.



7.5 Picture 1



7.5 Picture 2

**7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

The main panel box(s) is/are located outside next to electrical meter. The sub-panel is located in the garage.

**7.7 SMOKE DETECTORS**

**Comments:** Inspected

**7.8 CARBON MONOXIDE DETECTORS**

**Comments:** Not Present

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.

Styles & Materials		
Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Heat Pump Forced Air (also provides cool air)	Electric	Two
Heat System Brand:	Ductwork:	Filter Type:
BRYANT	Insulated	Disposable Cartridge
Filter Size:	Types of Fireplaces:	Operable Fireplaces:
(Four filters) 20x20	Non-vented gas logs	None
Cooling Equipment Type:	Cooling Equipment Energy Source:	Central Air Manufacturer:
Heat Pump Forced Air (also provides warm air)	Electricity	BRYANT
Number of AC Only Units:		
Two		


- Inspection Items
- 8.0 HEATING EQUIPMENT

Comments: Inspected
- 8.1 NORMAL OPERATING CONTROLS

Comments: Inspected
- 8.2 AUTOMATIC SAFETY CONTROLS

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

Comments: Repair or Replace

 The ceiling register is missing in the upstairs front bedroom closet. Recommend installing the appropriate ceiling register.



8.3 Picture 1



**8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

**8.5 GAS/LP FIRELOGS AND FIREPLACES**

**Comments:** Not Inspected

Gas fireplace was not tested because the gas was not connected and/or the pilot list was out.

**8.6 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Inspected

**8.7 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

**8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Inspected

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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.

Styles & Materials		
<b>Attic Insulation:</b>	<b>Ventilation:</b>	<b>Exhaust Fans:</b>
Batt	Gable vents	Fan only
Fiberglass	Ridge vents	
	Soffit Vents	
<b>Dryer Power Source:</b>	<b>Dryer Vent:</b>	
220 Electric	Metal	

Inspection Items






9.0 INSULATION IN ATTIC

Comments: Repair or Replace

 There are large areas of missing insulation in attic. The U.S. Department of Energy minimum recommended R-value for our area is R-30 which is approximately 13 inches of blown-in insulation. Recommend adding insulation to conserve energy.



9.0 Picture 1

Insulation - Diminishing Return			
Insulation / Thickness	Estimated R-Value	Approximate % of Heat Lost	Estimated \$ Lost (per sq. foot per yr.)
Single glass or 1" wood	R 1	100%	\$2.00
Double glass or 2" wood	R 2	50%	\$1.00
1 1/2" 	R 4-5	25%	\$0.50
3" 	R 8-9	12 1/2%	\$0.25
6" 	R 19	6 1/4%	\$0.12
12" 	R 38	3 1/8%	\$0.06
24" 	R 76	1 5/8%	\$0.03
The heat loss and cost of energy is reduced by one-half every time the insulation thickness (R-value) is doubled.			
© Tom Feiza Mr. Fix-It Inc.			
1009			


9.0 Picture 2

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

 The dryer vent hood is missing outside (right exterior wall). The dryer vent hood will keep pests and water out of dryer vent system and increase the efficiency of the dryer vent system. I recommend installing the appropriate dryer vent hood.



9.2 Picture 1

### 9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Not Present

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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.

### Styles & Materials

**Dishwasher Brand:**

FRIGIDAIRE

**Disposer Brand:**

BADGER

**Exhaust/Range hood:**

BROAN

**Range/Oven:**

FRIGIDAIRE

**Built in Microwave:**

FRIGIDAIRE

### Inspection Items

#### 10.0 DISHWASHER

**Comments:** Repair or Replace**(Dishwasher life expectancy is 5-12 years)**

The dishwasher is loose and should be secured to underside of countertop (using a proper length screw) or side restraints installed. I recommend repair as necessary.



10.0 Picture 1

#### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

#### 10.2 RANGE HOOD

**Comments:** Inspected

#### 10.3 FOOD WASTE DISPOSER

**Comments:** Inspected

#### 10.4 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

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.

## General Summary



Ace Home Inspection, LLC

907 Bay Laurel Circle  
Warner Robins, GA 31088  
(478)954-9791

Customer  
Smart Homebuyer

### Address

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



Lifted shingle on rear side of roof. This condition is conducive to lifting due to expansion and contraction of sheathing material or improperly affixed when initially constructed. Recommend repairs to shingle(s) to maintain roofing integrity by a licensed roofing professional.

## 2. Exterior

### 2.1 DOORS (Exterior)

#### Repair or Replace



Rear door of home is not sealed tightly due to damaged weather strip. Gaps allow conditioned air to escape and decrease efficiency. Recommend replacement of damaged weather strip.

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

#### Repair or Replace



The deck post connection on right corner of deck is not secured. This condition considerably weakens guard-rail system. Recommend repairs to post connection to ensure deck guard-rail integrity.

### 3. Garage

#### 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

##### Repair or Replace



Repair, Safety Issue: The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. Information on garage door openers is available from the Consumer Product Safety Commission at 1-800-638-2772.

### 6. Plumbing System

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

##### Repair or Replace



The tub faucet in the hallway bathroom is leaking. Recommend repairs by a licensed plumber.

### 7. Electrical System

#### 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



Light switch cover missing inside garage. Open electrical wiring is considered a shock hazard. Recommend installing missing cover(s). Any work involving wiring or the possibility of contacting wiring should be done by a licensed electrician.

#### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

##### Repair or Replace



One GFCI (Ground Fault Circuit Interrupter) outlet on the rear of home would not "trip" when tested. Power is available to the outlet. Recommend that a qualified licensed electrical contractor correct wiring so outlet will operate as intended, affording additional circuit protection in case outlet gets wet.

### 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 ceiling register is missing in the upstairs front bedroom closet. Recommend installing the appropriate ceiling register.

### 9. Insulation and Ventilation

#### 9.0 INSULATION IN ATTIC

##### Repair or Replace



There are large areas of missing insulation in attic. The U.S. Department of Energy minimum recommended R-value for our area is R-30 which is approximately 13 inches of blown-in insulation. Recommend adding insulation to conserve energy.

#### 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

##### Repair or Replace



The dryer vent hood is missing outside (right exterior wall). The dryer vent hood will keep pests and water out of dryer vent system and increase the efficiency of the dryer vent system. I recommend installing the appropriate dryer vent hood.

## 10. Built-In Kitchen Appliances

### 10.0 DISHWASHER

#### Repair or Replace



*(Dishwasher life expectancy is 5-12 years)*

The dishwasher is loose and should be secured to underside of countertop (using a proper length screw) or side restraints installed. I recommend repair as necessary.

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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

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Warner Robins, GA 31088  
(478)954-9791  
Inspected By: Howard Tennyson

Inspection Date: 8/4/2009  
Report ID: 1234567

Customer Info:	Inspection Property:
Smart Homebuyer	
Customer's Real Estate Professional: Tess "Sold" Realty Company	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,501 - 3,000	0.00	1	0.00
			Tax \$0.00
			Total Price \$0.00

Payment Method: Credit Card  
Payment Status: Paid At Time Of Inspection  
Note: