

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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