

Inspection Report

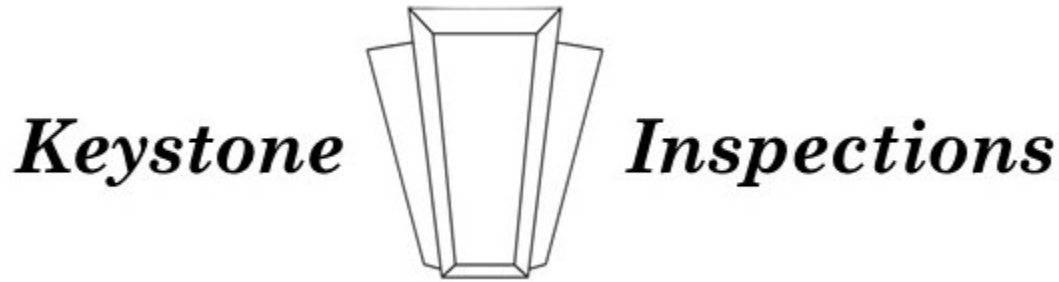
Mr. John Doe

Property Address:
123 Main Street
Somewhere GA 55555



Keystone Inspections, LLC

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**INVOICE**

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 Inspected By: Jeff Fischer

Inspection Date: 1/1/2024
 Report ID: 010124

Customer Info:	Inspection Property:
Mr. John Doe	123 Main Street Somewhere GA 55555
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Buyer's Residential Inspection	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note:

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General Summary

Customer

Mr. John Doe

Address

123 Main Street
Somewhere GA 55555

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.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Repair or Replace

Dryer vent cover is damaged and faces down into the ground. This can block the venting system. Recommend replacing with a louvered vent cover that faces out and is not obstructed by the ground (pic1).

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

Deck railing at the rear of the home is loose and needs stabilized. Item 1 (Picture)

The deck needs sealed to prevent further deterioration. Item 1 (Picture)

The deck is in direct contact with the soil. Inspector could not observe the structure under the deck or verify if the deck rests on concrete pads to separate the wood from the soil. Direct contact with the soil will increase deterioration of the deck over time. Item 2 (Picture)

4. Interiors

4.5 Doors (representative number)

Repair or Replace

The rear exterior door and garage door have double keyed deadbolts. This is a safety issue if the door is locked and the key is not available. Recommend replacing this style with one that has an interior thumbturn and is not keyed on the inside.

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Hall bathroom shower head is loose in the wall. Recommend further evaluation and repair by a qualified plumbing contractor. Item 1 (Picture)

The master bathroom whirlpool tub drain stopper is not attached to the drain. Item 2 (Picture)

Whirlpool tub lines need cleaned. This unit operated correctly. Item 3 (Picture)

Master Bathroom shower has a slow leak at the handle. Recommend further evaluation/repair by a qualified plumbing contractor. Item 4 (Picture)

Some moisture stains and rust around valve covers were noted under the kitchen sink. The sink was operated and no water leaks were observed during this inspection. This may be from a previous leak. Recommend monitoring. Item 5 (Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

Copper flex water line attached to the top of the water heater in the garage is bent and pinched This may impede water flow. Recommend further evaluation by a qualified plumbing contractor. Item 1 (Picture)

7. Electrical System

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace

The water heater supply line extending through the wall in the garage has an electrical wire running along next to some bent and sharp metal flange. This may rub and the wire and cut into the electrical wire over time. Recommend further evaluation by a qualified electrician.

9. Insulation and Ventilation

9.2 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

Hall bathroom vent line terminates in the attic space. Recommend extending this vent line to the exterior of the home to prevent moisture in the attic space.

11. Lawn Sprinklers

11.0 Sprinkler Operation

Repair or Replace

The lawn watering control system is located in the garage. During operation, not all of the sprinkler heads were functioning in the front yard. Sprinkler heads in the rear yard did not operate by the control system in the garage. Recommend further evaluation by a qualified contractor.

11.1 Rotary Heads

Repair or Replace

The sprinkler head at the front of the home is broken and needs replaced.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Fischer

Date: 1/1/2024	Time: 10:00 AM	Report ID: 010124
Property: 123 Main Street Somewhere GA 55555	Customer: Mr. John Doe	Real Estate Professional:

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.

Appears Serviceable (AS) = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

Marginal or Maintenance (MM) = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

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.

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.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

20 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

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.

		AS	MM	RR	NI	NP	Styles & Materials
1.0	Roof Coverings	•					Roof Covering: Architectural Asphalt/Fiberglass
1.1	Flashings	•					Viewed roof covering
1.2	Skylights, Chimneys and Roof Penetrations	•					from: Ladder at Eaves
1.3	Roof Drainage Systems		•				

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

AS MM RR NI NP

Comments:

1.3 Gutter above the front entry door needs cleaned (pic1)

Recommend adding a downspout extension at the front of the house to prevent water from pooling around the foundation (pic2)

The grading of the yard at the left side rear of the house is flat. This may allow pooling of water around the foundation of the home. A gutter system may be needed to prevent water pooling in this area. No pooling of water was observed during this inspection (pic3)



1.3 Item 1 (Picture) Gutter needs cleaned



1.3 Item 2 (Picture) Recommend adding a downspout extension



1.3 Item 3 (Picture) Rear of house grading of yard.

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.

		AS	MM	RR	NI	NP	Styles & Materials
2.0	Wall Cladding Flashing and Trim			•			Siding Style: Lap
2.1	Doors (Exterior)		•				Siding Material: Vinyl
2.2	Windows		•				Exterior Entry Doors: Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings			•			Driveway: Concrete
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)		•				
2.5	Eaves, Soffits and Fascias		•				
2.6	Other		•				

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AS MM RR NI NP

Comments:

2.0 Dryer vent cover is damaged and faces down into the ground. This can block the venting system. Recommend replacing with a louvered vent cover that faces out and is not obstructed by the ground (pic1).



2.0 Item 1 (Picture) Damaged and blocked dryer vent cover

2.1 Lower door trim at the rear exterior door has moisture damage. Recommend repair/re-sealing this area to protect from further damage and prevent moisture intrusion.



2.1 Item 1 (Picture) Exterior rear door trim moisture damage

2.2 Caulking at the front window is cracked and peeling. Recommend re-caulking around the window.

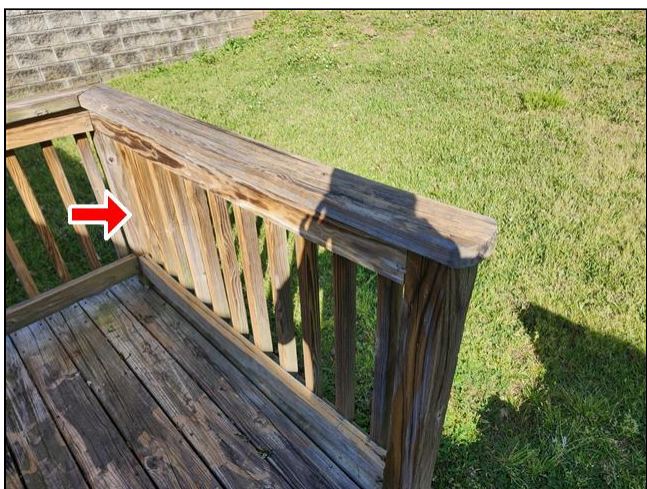


2.2 Item 1 (Picture) Cracked caulking.

2.3 Deck railing at the rear of the home is loose and needs stabilized. Item 1 (Picture)

The deck needs sealed to prevent further deterioration. Item 1 (Picture)

The deck is in direct contact with the soil. Inspector could not observe the structure under the deck or verify if the deck rests on concrete pads to separate the wood from the soil. Direct contact with the soil will increase deterioration of the deck over time. Item 2 (Picture)



2.3 Item 1 (Picture)



2.3 Item 2 (Picture) Deck in direct contact with soil

2.4 The dirt in the flower bed at the front of the home is touching the brick veneer. This may allow water or pest intrusion into the home. Recommend lowering the dirt in this area to below the brick veneer.



2.4 Item 1 (Picture)

2.5 Areas of the metal fascia of the eaves around the house have peeling paint. Recommend re-painting these exposed areas to prevent rusting. Item 1 (Picture) Item 2 (Picture)



2.5 Item 1 (Picture) Peeled paint at eaves



2.5 Item 2 (Picture) Peeled paint at eaves above garage

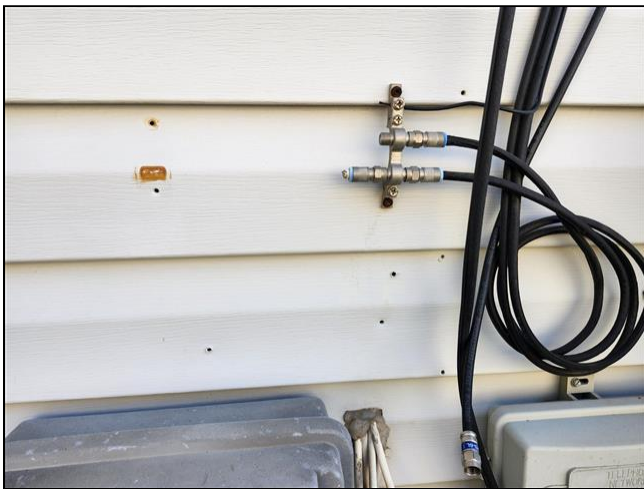
2.6 Some areas of the vinyl siding on the left side of the home small holes. Recommend filling/patching to prevent moisture intrusion (pics 1-3).



2.6 Item 1 (Picture) Area1 with hole



2.6 Item 2 (Picture) Area 2 with hole covered with tape



2.6 Item 3 (Picture) Screw holes need filled.

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

		AS	MM	RR	NI	NP	Styles & Materials
3.0	Garage Ceilings	•					Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)		•				
3.2	Garage Floor	•					
3.3	Garage Door (s)	•					
3.4	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•					

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AS MM RR NI NP

Comments:

3.1 Efflorescence was observed on the concrete block in the garage. This is a sign of possible moisture intrusion. No water was observed in the garage during this inspection. Recommend monitoring.



3.1 Item 1 (Picture) Efflorescence on concrete blocks in garage

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.

		AS	MM	RR	NI	NP	Styles & Materials
4.0	Ceilings	•					Ceiling Materials: Gypsum Board
4.1	Walls	•					Wall Material: Gypsum Board
4.2	Floors	•					Floor Covering(s): Carpet Vinyl Wood
4.3	Steps, Stairways, Balconies and Railings					•	Interior Doors: Hollow core
4.4	Counters and Cabinets (representative number)		•				Window Types: Single-hung
4.5	Doors (representative number)			•			
4.6	Windows (representative number)	•					

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AS MM RR NI NP

Comments:

4.4 Kitchen cabinet door under the sink (right side) is loose and sagging. Recommend tightening the door hinge to correct. Item 1 (Picture)



4.4 Item 1 (Picture) Kitchen cabinet door is loose at hinge

4.5 The rear exterior door and garage door have double keyed deadbolts. This is a safety issue if the door is locked and the key is not available. Recommend replacing this style with one that has an interior thumbturn and is not keyed on the inside.



4.5 Item 1 (Picture) Double keyed deadbolts on garage door and rear exterior door.

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.

		AS	MM	RR	NI	NP	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					Foundation: Slab on Grade
5.1	Walls (Structural)	•					Floor Structure: Slab Wall Structure: Wood
5.2	Floors (Structural)	•					Ceiling Structure: Wood Roof Structure: Stick-built
		AS	MM	RR	NI	NP	

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		AS	MM	RR	NI	NP	Roof-Type:
5.3	Ceilings (Structural)	•					Hip
5.4	Roof Structure and Attic	•					Method used to observe attic: Walked

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Attic info:
Pull Down stairs

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.

		AS	MM	RR	NI	NP	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•					Water Source: Public
6.1	Plumbing Water Supply, Distribution System and Fixtures			•			Location of Main Water
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents			•			Shutoff: Front yard Extra Info : right side by street
6.3	Main Water Shut-off Device (Describe location)	•					Water Heater Location: Garage

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Manufacturer:
RHEEM

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Year:
2019

Water Heater Power

Source:
Electric

Plumbing Water Supply
(into home):
Not visible

Plumbing Water
Distribution (inside home):
Copper

Plumbing Waste:
PVC

Comments:

6.1 Hall bathroom shower head is loose in the wall. Recommend further evaluation and repair by a qualified plumbing contractor. Item 1 (Picture)

The master bathroom whirlpool tub drain stopper is not attached to the drain.Item 2 (Picture)

Whirlpool tub lines need cleaned. This unit operated correctly.Item 3 (Picture)

Master Bathroom shower has a slow leak at the handle. Recommend further evaluation/repair by a qualified plumbing contractor. Item 4 (Picture)

Some moisture stains and rust around valve covers were noted under the kitchen sink. The sink was operated and no water leaks were observed during this inspection. This may be from a previous leak. Recommend monitoring.Item 5 (Picture)



6.1 Item 1 (Picture) Loose shower head



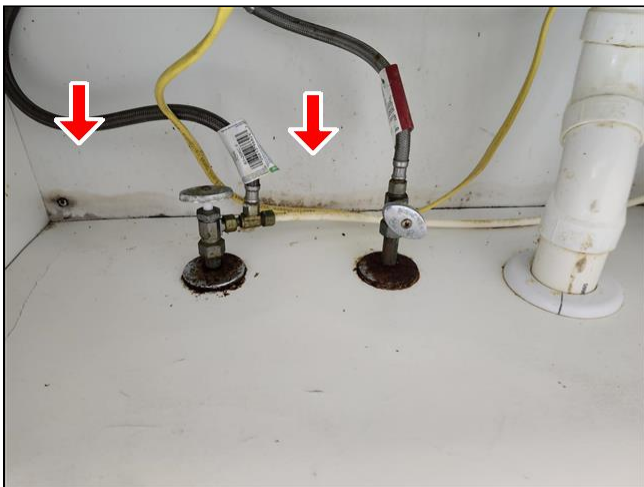
6.1 Item 2 (Picture) Drain stop is not attached.



6.1 Item 3 (Picture) Tub needs cleaned.

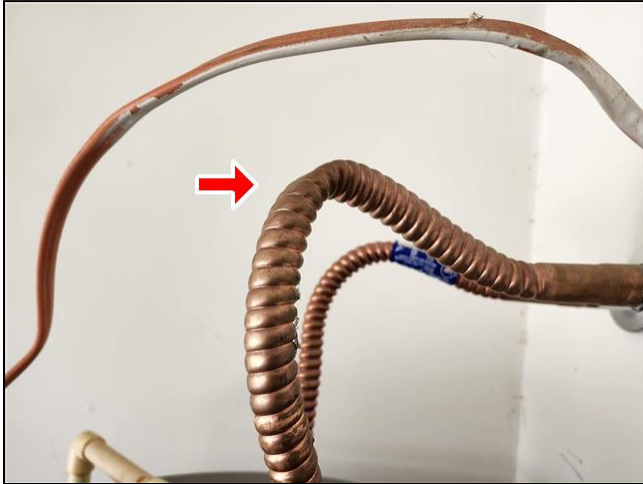


6.1 Item 4 (Picture) Leak at handle



6.1 Item 5 (Picture) Moisture staining in cabinet

6.2 Copper flex water line attached to the top of the water heater in the garage is bent and pinched This may impede water flow. Recommend further evaluation by a qualified plumbing contractor. Item 1 (Picture)



6.2 Item 1 (Picture) Pinched water line.

6.3 Main water shutoff is located at the street (right side)



6.3 Item 1 (Picture) Main water shutoff

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.

		AS	MM	RR	NI	NP	Styles & Materials
7.0	Service Entrance Conductors	•					Location of Main Breaker: Garage
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•					Electrical Service
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage			•			Conductors: Below ground
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)		•				Panel capacity: 200 AMP
7.4	Polarity and Grounding of Receptacles	•					Panel Type: Circuit breakers
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•					Branch wire 15 and 20
7.6	Location of Main and Distribution Panels	•					AMP: Copper
7.7	Electrical Disconnects	•					Wiring Methods: Romex
7.8	Smoke Detectors				•		

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

AS MM RR NI NP

Comments:

7.2 The water heater supply line extending through the wall in the garage has an electrical wire running along next to some bent and sharp metal flange. This may rub and the wire and cut into the electrical wire over time. Recommend further evaluation by a qualified electrician.



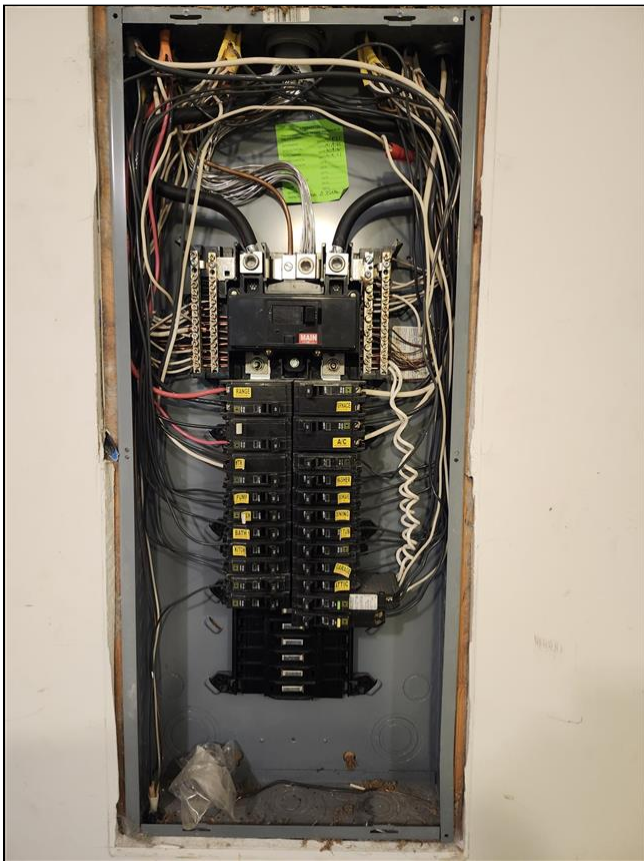
7.2 Item 1 (Picture) Electrical wire at water heater supply line.

7.3 A ground wire was observed extending from the sink valve (left sink) in the master bathroom. Recommend further evaluation by a qualified electrical contractor as to the purpose of this wire.



7.3 Item 1 (Picture) Ground wire under master bathroom sink (left side).

7.6 The electrical breaker panel is located in the garage.



7.6 Item 1 (Picture) Electrical breaker panel in garage

7.8 Smoke detectors were present in the home but not inspected. Inspection of smoke detectors is outside the scope of a typical home inspection. Recommend further evaluation of the smoke detectors in the home.

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.

		AS	MM	RR	NI	NP	Styles & Materials
8.0	Heating Equipment	•					Heat Type: Heat Pump Forced Air (also provides cool air) Electric heat Extra Info : Electric emergency heat Energy Source: Electric Number of Heat Systems (excluding wood): One Heat System Brand: RHEEM Heat Capacity: 3ton Ductwork: Insulated Operable Fireplaces: One Extra Info : Electric - Not Inspected Number of Woodstoves: None Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Cooling Equipment Energy Source: Electricity Central Air Manufacturer: RHEEM AC Year: 2018 AC Size: 3 ton Number of AC Only Units: One
8.1	Normal Operating Controls	•					
8.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
8.3	Presence of Installed Heat Source in Each Room	•					
8.4	Cooling and Air Handler Equipment	•					
8.5	Normal Operating Controls	•					
8.6	Presence of Installed Cooling Source in Each Room	•					
8.7	Additional				•		

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

Comments:

8.7 This home has an electric fireplace. This was not inspected. Recommend asking the seller for instruction on the operation of this device.



8.7 Item 1 (Picture)

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.

		AS	MM	RR	NI	NP	Styles & Materials
9.0	Insulation in Attic	•					Attic Insulation: Blown
9.1	Ventilation of Attic and Foundation Areas	•					Ventilation: Gable vents Ridge vents Soffit Vents
9.2	Venting Systems (Kitchens, Baths and Laundry)			•			Exhaust Fans: Fan only
9.3	Ventilation Fans and Thermostatic Controls in Attic	•					

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

AS MM RR NI NP

Comments:

9.2 Hall bathroom vent line terminates in the attic space. Recommend extending this vent line to the exterior of the home to prevent moisture in the attic space.



9.2 Item 1 (Picture) Bathroom vent terminates in the attic.

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.

		AS	MM	RR	NI	NP
10.0	Dishwasher	•				
10.1	Ranges/Ovens/Cooktops	•				
10.2	Range Hood (s)	•				
10.3	Trash Compactor					•
10.4	Food Waste Disposer	•				

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

AS MM RR NI NP

		AS	MM	RR	NI	NP
10.5	Microwave Cooking Equipment	•				

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

AS MM RR NI NP

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

11. Lawn Sprinklers

		AS	MM	RR	NI	NP
11.0	Sprinkler Operation			•		
11.1	Rotary Heads			•		

AS= Appears Serviceable, MM= Marginal/Maintenance, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

AS MM RR NI NP

Comments:

11.0 The lawn watering control system is located in the garage. During operation, not all of the sprinkler heads were functioning in the front yard. Sprinkler heads in the rear yard did not operate by the control system in the garage. Recommend further evaluation by a qualified contractor.

11.1 The sprinkler head at the front of the home is broken and needs replaced.



11.1 Item 1 (Picture) Sprinkler head at front of home is broken.

Pre-Inspection Agreement

This Pre-Inspection Agreement (the "Agreement") is made this 1/1/2024 by and between Keystone Inspections, LLC ("Company") and Mr. John Doe ("Client"). Company agrees to conduct a limited, visual inspection of the property (the "Inspection") located at 123 Main Street, Somewhere, GA 55555 (the "Property"), for a fee of 325.00 (the "Inspection Fee") paid by Client to Company. Client agrees to pay the Inspection Fee to Company prior to delivery of the property inspection report (the "Report").

Report, prepared by Company, is for the sole and exclusive use of Client. Anyone executing this agreement on behalf of Client of the subject property certifies that he/she is duly authorized by the Client to do so and is bound to deliver to Client the report incorporated herewith along with a copy of this agreement, which shall be binding on the Client.

Scope of Inspection

Company will conduct a **limited, non-invasive, visual inspection of the Property** (the "Inspection") in accordance with the then current Standards of Practice for Home Inspector ("SOP") set forth by the American Society of Home Inspectors ("ASHI"), posted at www.homeinspector.org/Standards-of-Practice.

The purpose of the inspection is to report the general condition of the home and identify and disclose to Client major defects and deficiencies of the systems and components of the subject premises, which are **visually observable at the time of the inspection**. Minor defects may be listed in the report for maintenance purposes but it is not the intent, nor will the report identify and list all minor defects. The inspection will consist of only a visual analysis of major systems and components of the property and are limited to: exposed and visible foundations and structures, exteriors, roofing, interior plumbing, interior electrical, heating and central air conditioning, walls, ceilings, floors, built-in kitchen appliances, attached garages or carports. The inspection does not include detached garages/carports/patios/decks, recreational facilities or other structures unless explicitly specified. **The inspection is not** a building code inspection, title examination, or by-law compliance inspection and no engineering services are offered or included. **The inspection is not technically exhaustive.**

Limitations of the Inspection

The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. Any are which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is not to be considered part of this inspection. Weather limitations may affect the extent to which the Company may inspect the property, especially in connection with the heating and air conditions systems. Any items not mentioned in the Report were not inspected and should not be assumed to be in either good or bad condition.

Inspection Exclusions

The following items are excluded from any inspection performed by the Company on the subject property:

1. Hidden or latent defects;
2. The presence of pests, termites, wood damaging organisms, rodents, or insects;
3. Detached buildings, walkways, driveways, fencing, swimming pools, spas, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the premises, unless specifically agreed upon in writing by both parties;
4. Ancillary electrical systems to include: TV cable systems and antennas, intercom systems, lightning protection systems, solar systems, fire protection systems, security systems, telephone systems.
5. Testing for the presence of Chinese drywall or other similar products, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, potentially dangerous chemical substances, mold, mildew, algae, bacteria, air quality or other potential environmental hazards;
6. Building code or zoning ordinance compliance or violation;
7. The adequacy of any design or installation process of any system, component or other feature of the subject property;
8. Structural stability, engineering analysis, geological stability or soil conditions unless otherwise agreed upon in writing by both parties;
9. A prediction of future conditions or life expectancy of systems or components;
10. The causes of the need for a repair, or the methods, materials and costs of a repair;
11. The marketability or market value of the property, or the advisability or inadvisability of purchase of the property
12. Any item excluded or not inspected or reported upon in the report;

13. The internal conditions of air conditioning and heating systems or the adequacy of air flow, duct work and insulation;
14. Furnace heat exchangers or interiors of fireplaces, chimneys and flues;
15. Radio or remote controlled devices, alarms, automatic gates, elevators, thermostatic timer controls or dumbwaiters;
16. The insurability of the property; and
17. The grading of soil or the potential for flooding or holding standing water.

Notice Requirements

Any complaints arising out of or related to any act or omission of Company in connection with the Inspection of the Property shall be made in writing and delivered via certified mail to Company within ten (10) business days of discovery. Company shall have ten (10) business days to re-inspect the issue giving rise to the complaint. Company must be allowed access to the Property to evaluate the issue before any corrective action is taken by the Client. The Client agrees that any repairs or corrective action taken without consultation with Company shall constitute a waiver of any claims and shall relieve Company of any and all liability. Client further agrees and understands that any failure to notify the Company as set forth above, shall constitute a waiver of any and all claims for said failure to accurately report the condition.

Unconditional Release and Limitation of Liability

Client agrees that the inspection and report are not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, that its system or components inspected are defect-free, or that concealed defects do not or will not exist. No representation is made as to how long any equipment will continue to function.

Client hereby releases and exempts the Company and its agents and employees from all liability and responsibility, claims, demands, damages, costs, expenses, actions, causes of action, or suits at law and including consequential damage, property damage or personal injury of any nature, related to either or both the Inspection and Report, which Client may have against Company.

Client agrees that Company's total liability for any and all damages whatsoever related to this Agreement shall be limited to the amount of only the Inspection Fee paid to Company.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this Agreement, the Inspection, or the Report shall be commenced within one hundred eighty (180) days of the date of the Inspection, without regard to the date the breach is discovered. Any action which has not been commenced within one hundred eighty days of the date of the Inspection will be deemed waived and forever barred.

This agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this Agreement or arising out of, from, or related to the Inspection or Report shall be submitted to final and binding arbitration under the rules and procedures of the American Arbitration Association. Client agrees to pay all required filing fees. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

In the event that Client files suit in any civil court alleging claims arising out of this Agreement, the Inspection, or the Report, Client agrees to pay to Company all reasonable attorney fees, and costs resulting therefrom, including, without limitation, compensation to Company for loss of time. Client agrees if any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms and provisions shall remain in full force and effect.

The Client acknowledges that the Client has had ample opportunity for their own counsel to review the Agreement, therefore Client agrees that this Agreement contains no ambiguous or unclear language in favor or against the Client or Company.

The above inspection pre-agreement has been signed by the client. Record of this signed document is on file with the inspection company. Client may request a signed copy of this document from the inspection company.