



Blueprint Home Inspection

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Inspected By: Josh Carson



Home Inspection Report

Prepared For:

John Smith

Property Address:

5309 Easy St

Somewhere, GA

Inspected on Sat, Aug 1 2020 at 1:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend; however, it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

1) Comment 4: The paint on the handrail is beginning to deteriorate. I would recommend a fresh coat to seal up the wood fibers and prevent moisture damage.



Figure 4-1

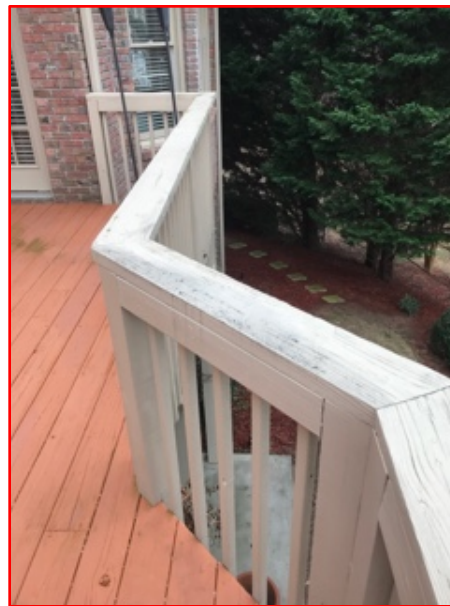


Figure 4-2

Exterior

2) Comment 5: There are several places around the exterior of the home that need to be repaired, caulked and repainted. Some of the windows have been repaired but further repairs are needed in areas. I would recommend further evaluation and repair by a painting contractor.

(Report Summary continued)



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Report Summary continued)



Figure 5-5



Figure 5-6



Figure 5-7



Figure 5-8

(Report Summary continued)



Figure 5-9



Figure 5-10



Figure 5-11



Figure 5-12

3) Comment 6: The outlet on the patio is missing the weatherproof cover.

(Report Summary continued)



Figure 6-1



Figure 6-2

4) Comment 7: The tree on the front left corner of the house is coming in contact with the roof. This will significantly decrease the life of the shingles in that area. I would have the tree trimmed back.



Figure 7-1



Figure 7-2

5) Comment 8: There is a small section of roof above the front door that has collected leaves and debris. I would have this cleaned out.

(Report Summary continued)



Figure 8-1



Figure 8-2

6) Comment 9: There is a crack in the brick above one of the garage doors. The crack does not present a structural concern, but it should be sealed up.



Figure 9-1



Figure 9-2

7) Comment 10: There is a gutter pipe near the front door that extends around the left side of the house. The drainage pipe is crushed which will impede the flow of water. I would have the drainage pipe replaced.

(Report Summary continued)



Figure 10-1



Figure 10-2

8) Comment 11: The steps at the front door are out of level. Some of the mortar on the left side needs to be repointed to prevent water from getting into the step. In the wintertime this water will freeze and cause further damage.



Figure 11-1



Figure 11-2

9) Comment 12: There is a stain on the brick, on the deck. The stain indicates that water is leaking behind the gutter and running down the face of the brick. I would have a kick out flashing installed to divert the water into the gutter.

(Report Summary continued)



Figure 12-1



Figure 12-2



Figure 12-3



Figure 12-4

(Report Summary continued)



Figure 12-5

Garage

10) Comment 13: The door leading into the garage does not seal well against the weatherstripping at the top. I would add additional weatherstripping or adjust the door so that it seals correctly.



Figure 13-1

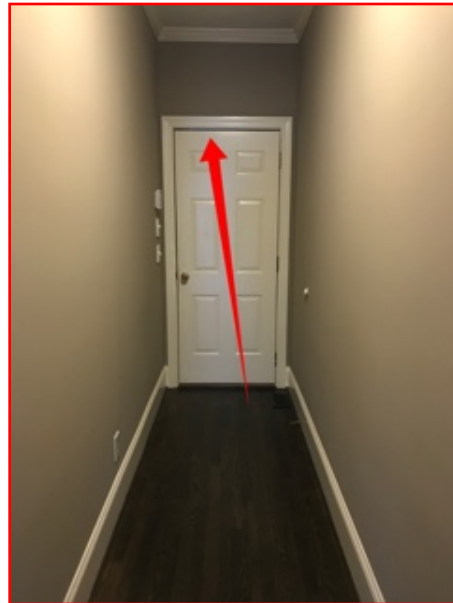


Figure 13-2

11) Comment 14: There is evidence of moisture intrusion between the garage doors. I would have the exterior of the door and weatherstripping sealed correctly.

(Report Summary continued)



Figure 14-1

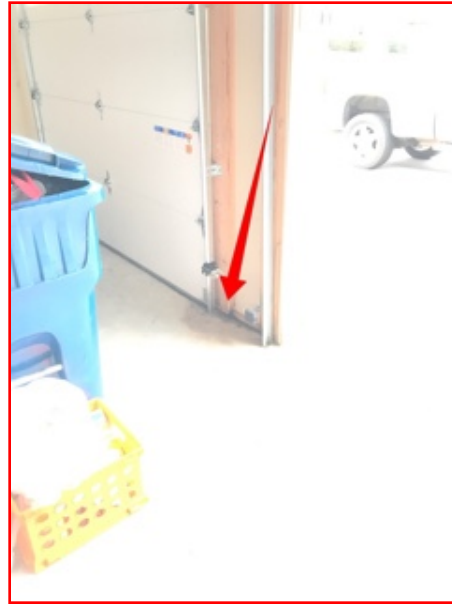


Figure 14-2

12) Comment 15: The step from the garage into the house is loose. You may be able to carefully raise the step and add an adhesive under it.



Figure 15-1

(Report Summary continued)

Structure

13) Comment 16: There are 3 foundation leaks in the basement. The moisture reading in the areas are higher than the adjacent surfaces. I would recommend further evaluation and correction by a qualified contractor.



Figure 16-1



Figure 16-2



Figure 16-3



Figure 16-4

(Report Summary continued)



Figure 16-5



Figure 16-6

Electrical

14) Comment 20: The fan switch in the front right bedroom is difficult to operate. The switch works but you might consider having it replaced.



Figure 20-1

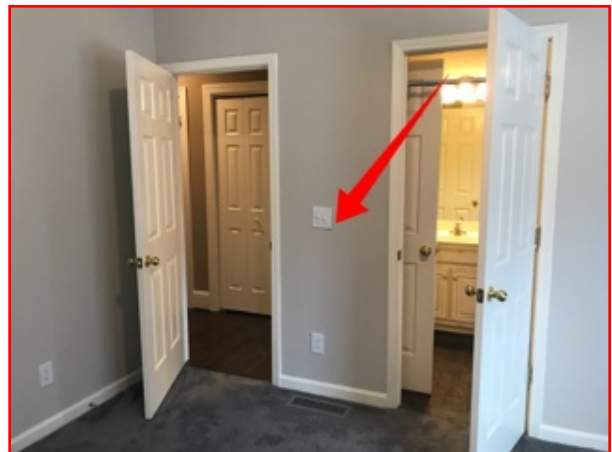


Figure 20-2

(Report Summary continued)

Plumbing

15) Comment 25: The water pressure drops off significantly when multiple fixtures are being used. This may indicate that the pressure reducing valve is going bad. I would recommend further evaluation and correction by a plumber.



Figure 25-1



Figure 25-2

Bathrooms: Master Bath

16) Comment 28: The motor on the garden tub would not come on. The switch and GFCI for the tub are located behind the door in the toilet cubby. I would recommend further evaluation and repair by an electrician.

(Report Summary continued)



Figure 28-1



Figure 28-2

17) Comment 29: There is a small crack in the tub deck. TnT Bathtub Repair in Bethlehem does these kind of repairs.



Figure 29-1



Figure 29-2

(Report Summary continued)

Bathrooms: Bathroom #4

18) Comment 30: The toilet in the basement refills very slowly. I would recommend having a new fill valve installed.



Figure 30-1



Figure 30-2

Kitchen

19) Comment 31: The volume of hot water through the kitchen faucet is very low. It may be a blockage in the faucet somewhere. I would have the faucet checked by a plumber.



Figure 31-1

(Report Summary continued)

Refrigerator

20) Comment 32: The trim plate is missing from the ice maker box.



Figure 32-1

Dishwasher

21) Comment 33: The dishwasher is not square in the hole and needs to be secured better.



Figure 33-1

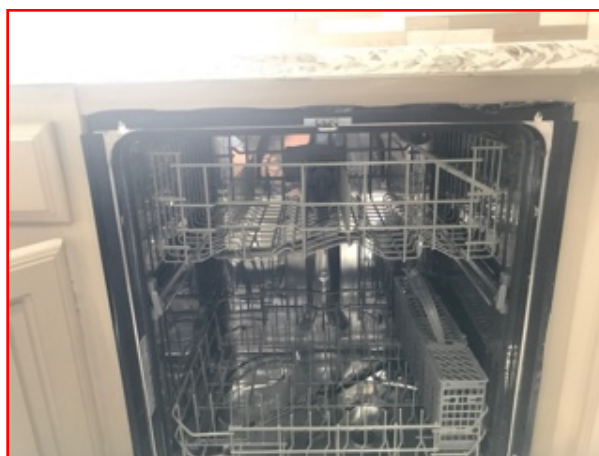


Figure 33-2

(Report Summary continued)

Interior

22) Comment 34: There are several places in the interior of the home where the drywall needs to be repaired and re-painted.

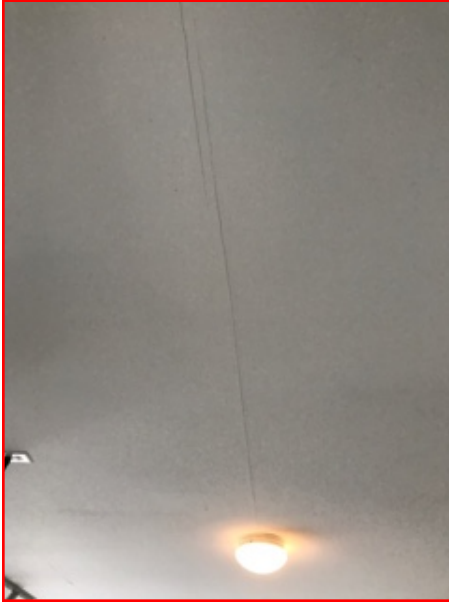


Figure 34-1



Figure 34-2



Figure 34-3



Figure 34-4

(Report Summary continued)



Figure 34-5



Figure 34-6

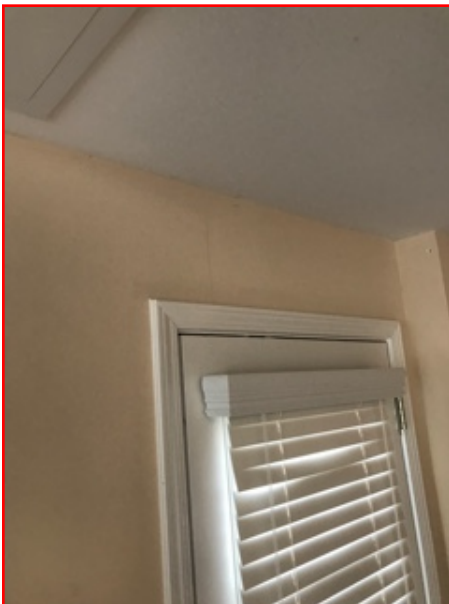


Figure 34-7



Figure 34-8

23) Comment 35: The game room at the bottom of the stairs needs to be repainted. The orange and blue color combination is visually offensive, and if not corrected, may cause you too grow your hair out (only in the back) and cut off all your jeans below the knee. I would encourage you to select a color scheme that includes more red and black. Go Dawgs!!

(Report Summary continued)

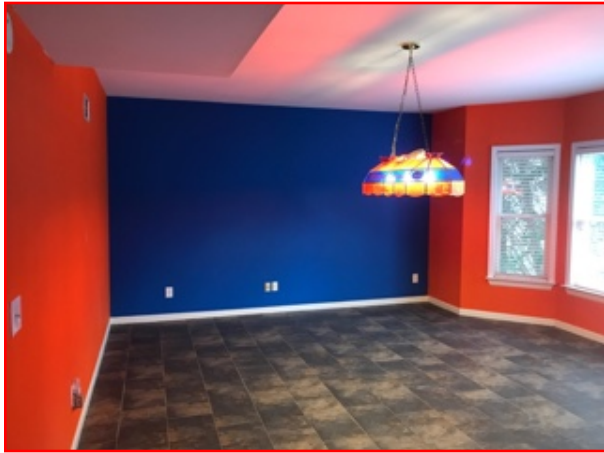


Figure 35-1



Figure 35-2



Figure 35-3



Figure 35-4

24) Comment 36: A repair has been made to the drywall in one of the downstairs rooms. There is no apparent moisture in the area so I would ask the current owners for an explanation.

(Report Summary continued)



Figure 36-1

25) Comment 37: There are a couple of water stains on the ceiling under the kitchen sink. There was no apparent moisture in the area at the time of inspection. I would ask the current owners for an explanation.



Figure 37-1



Figure 37-2

26) Comment 38: There are some water stains in the small room under the master shower. The moisture content of the wood is slightly higher in the stained area. Further evaluation and repair is needed.

(Report Summary continued)



Figure 38-1



Figure 38-2



Figure 38-3

27) Comment 39: The fireplace is a manufactured unit which includes a gas starter. The rear panel has some small cracks and needs to be replaced. The damper is operational and the flue appears to be fairly clean. It is recommended to have the fireplace and flue pipe cleaned and inspected every 12 months. I would recommend having this done prior to closing.

(Report Summary continued)



Figure 39-1



Figure 39-2



Figure 39-3



Figure 39-4

General

Property Type:	Single Family
Stories:	One
Approximate Age:	20 Years Old
Age Based On:	Listing
Bedrooms/Baths:	4 Bed / 4 Bath
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent

Attic

Framing:	Joist and Rafter Condition: Satisfactory
Insulation:	Blown fiberglass Condition: Satisfactory
Ventilation:	Gable vents, Soffit vents, Turtleback vents Condition: Satisfactory

(Attic continued)



Comment 1:

The attic insulation is in good condition and is adequate throughout the space.



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4

(Attic continued)



Figure 1-5



Figure 1-6

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars, From the eaves
Roof Design:	Hip
Roof Covering:	Fiberglass architectural shingle
	Condition: Satisfactory
Approximate Roof Age:	Less Than 5 Years Old



Comment 2:

The roof is a fiberglass architectural shingle. The shingles are in good condition and the roof is adequately ventilated.

(Roofing continued)



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Sloped Away From Structure

Condition: Satisfactory

Vegetation:

Growing Against Structure, Generally Maintained

Condition: Marginal

Retaining Walls:

Not Present

(Site continued)

Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Brick, Wood Condition: Marginal
Patios/Decks:	Concrete, Wood Condition: Marginal



Comment 3:

The deck appears to be in good structural condition. The walking surface is sound and no repairs are needed at this time.



Figure 3-1

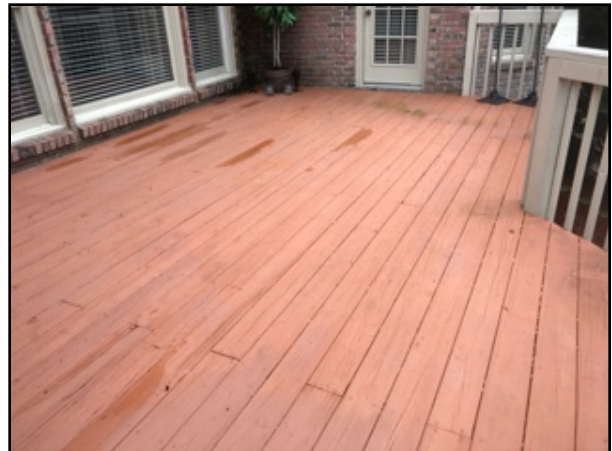


Figure 3-2



Comment 4:

The paint on the handrail is beginning to deteriorate. I would recommend a fresh coat to seal up the wood fibers and prevent moisture damage.

(Site continued)



Figure 4-1

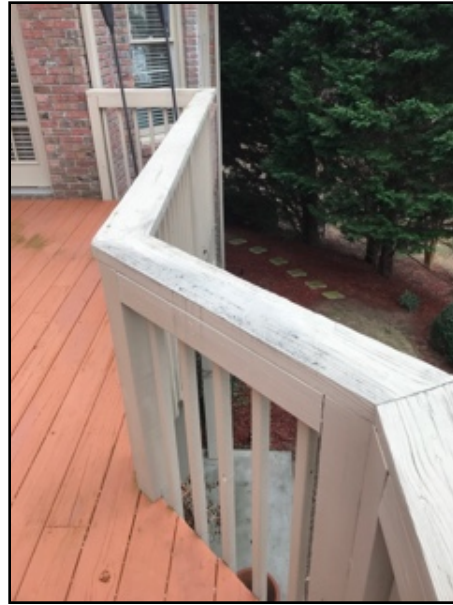


Figure 4-2

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick Condition: Marginal
Exterior Trim Material:	Wood Condition: Marginal
Windows:	Wood Condition: Marginal
Gutters And Downspouts:	Seamless Aluminum Condition: Marginal

(Exterior continued)



Comment 5:

There are several places around the exterior of the home that need to be repaired, caulked and repainted. Some of the windows have been repaired but further repairs are needed in areas. I would recommend further evaluation and repair by a painting contractor.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Exterior continued)



Figure 5-5



Figure 5-6



Figure 5-7



Figure 5-8

(Exterior continued)



Figure 5-9



Figure 5-10



Figure 5-11



Figure 5-12

(Exterior continued)



Comment 6:

The outlet on the patio is missing the weatherproof cover.



Figure 6-1

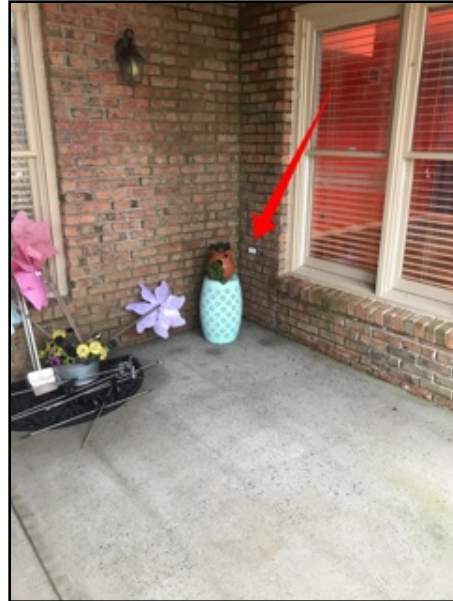


Figure 6-2



Comment 7:

The tree on the front left corner of the house is coming in contact with the roof. This will significantly decrease the life of the shingles in that area. I would have the tree trimmed back.



Figure 7-1



Figure 7-2

(Exterior continued)



Comment 8:

There is a small section of roof above the front door that has collected leaves and debris. I would have this cleaned out.



Figure 8-1



Figure 8-2



Comment 9:

There is a crack in the brick above one of the garage doors. The crack does not present a structural concern, but it should be sealed up.



Figure 9-1



Figure 9-2

(Exterior continued)



Comment 10:

There is a gutter pipe near the front door that extends around the left side of the house. The drainage pipe is crushed which will impede the flow of water. I would have the drainage pipe replaced.



Figure 10-1



Figure 10-2



Comment 11:

The steps at the front door are out of level. Some of the mortar on the left side needs to be repointed to prevent water from getting into the step. In the wintertime this water will freeze and cause further damage.

(Exterior continued)



Figure 11-1



Figure 11-2



Comment 12:

There is a stain on the brick, on the deck. The stain indicates that water is leaking behind the gutter and running down the face of the brick. I would have a kick out flashing installed to divert the water into the gutter.



Figure 12-1



Figure 12-2

(Exterior continued)



Figure 12-3



Figure 12-4



Figure 12-5

Garage

Garage Type:	Attached
Garage Size:	3 Car
Door Opener:	Chain Drive
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

(Garage continued)



Comment 13:

The door leading into the garage does not seal well against the weatherstripping at the top. I would add additional weatherstripping or adjust the door so that it seals correctly.



Figure 13-1



Figure 13-2



Comment 14:

There is evidence of moisture intrusion between the garage doors. I would have the exterior of the door and weatherstripping sealed correctly.

(Garage continued)



Figure 14-1

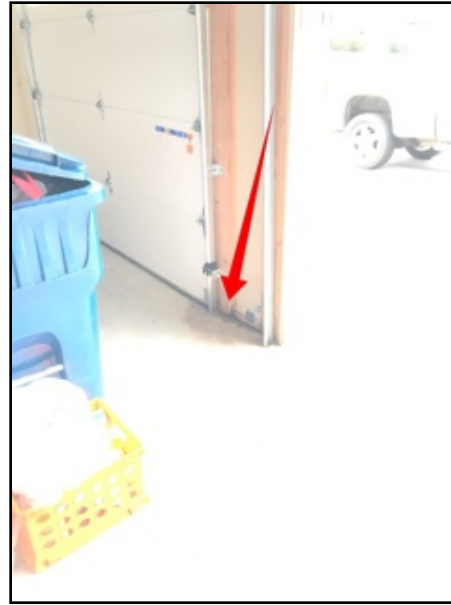


Figure 14-2



Comment 15:

The step from the garage into the house is loose. You may be able to carefully raise the step and add an adhesive under it.



Figure 15-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Moisture, Stains, Efflorescence
	Condition: Satisfactory



Comment 16:

There are 3 foundation leaks in the basement. The moisture reading in the areas are higher than the adjacent surfaces. I would recommend further evaluation and correction by a qualified contractor.



Figure 16-1



Figure 16-2

(Structure continued)



Figure 16-3



Figure 16-4



Figure 16-5



Figure 16-6

HVAC

The HVAC system is inspected visually and by operating the equipment in an effort to replicate normal use. Any HVAC issues noted in the summary, should be further evaluated by a licensed heating and air contractor.

Location #1 Type And Size: 4 ton AC / 96k BTU furnace
 Condition: Satisfactory

Location #2 Type And Size: 3 ton heat-pump
 Condition: Satisfactory



Comment 17:

The basement is heated and cooled by 3 ton heat pump. The equipment is approximately 12 years old and appears to be adequately sized for the space. The equipment was working properly at the time of inspection.

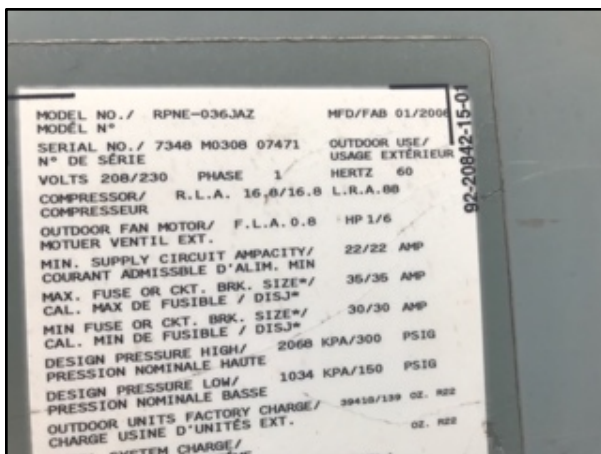


Figure 17-1

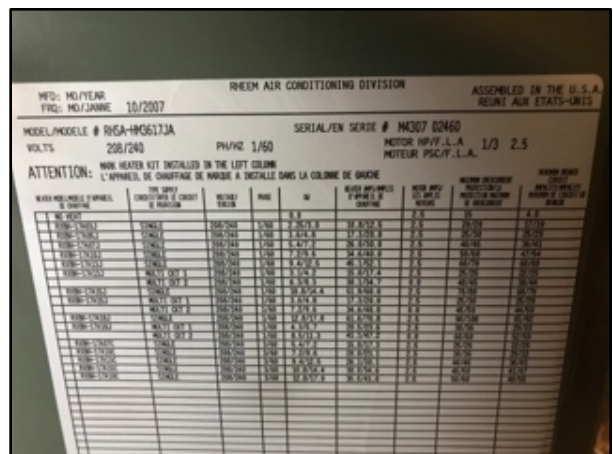


Figure 17-2

(HVAC continued)



Figure 17-3

**Comment 18:**

The main level is heated by a 96,000 BTU furnace and cooled by a 4 ton AC. The AC unit is only a year old and the furnace is approximately 12 years old. The equipment appears to be adequately sized and it was working properly at the time of inspection.



Figure 18-1

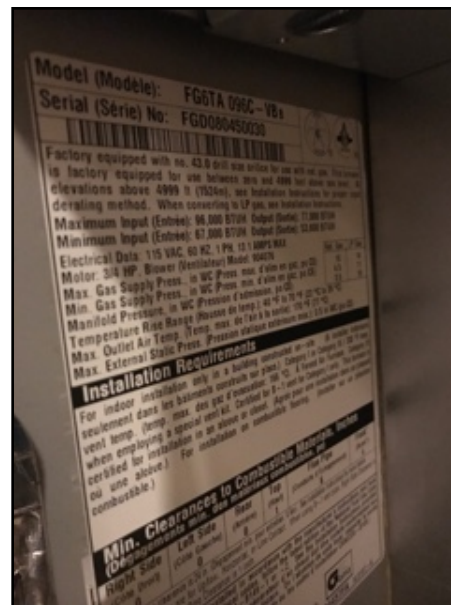


Figure 18-2

(HVAC continued)



Figure 18-3



Figure 18-4

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. Any electrical issues noted in the summary, should be further evaluated by a licensed electrician.

Type of Service:	Underground
Main Disconnect Location:	Meter Box
Service Panel Location:	Basement
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected, Battery backup
	Condition: Satisfactory

(Electrical continued)



Comment 19:

The electrical service and main disconnect is located on the right side of the house.



Figure 19-1



Figure 19-2



Comment 20:

The fan switch in the front right bedroom is difficult to operate. The switch works but you might consider having it replaced.



Figure 20-1



Figure 20-2

(Electrical continued)



Comment 21:

The breaker panel is located in one of the basement closets.



Figure 21-1

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection. Any plumbing issues noted in the summary, should be further evaluated by a licensed plumber.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sewer Lift Pump:	Not Present

(Plumbing continued)



Comment 22:

The water meter is located in the front right corner of the lot.



Figure 22-1



Comment 23:

The gas meter and main disconnect is located on the left side of the house.



Figure 23-1



Figure 23-2

(Plumbing continued)


 **Comment 24:**
The main water shut off is located in the ceiling of the mechanical room.



Figure 24-1



Figure 24-2


 **Comment 25:**
The water pressure drops off significantly when multiple fixtures are being used. This may indicate that the pressure reducing valve is going bad. I would recommend further evaluation and correction by a plumber.



Figure 25-1



Figure 25-2

(Plumbing continued)



Comment 26:

The pressure reducing valve is located in the ceiling of the basement mechanical room.



Figure 26-1

Water Heater #1

Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	11 Years Old.
Temp & Pressure Relief Valve:	Present with discharge line to the outside
	Condition: Satisfactory



Comment 27:

The water heater is a 50 gallon gas unit. The equipment is approximately 9 years old and was working properly at the time of inspection.

(Water Heater #1 continued)

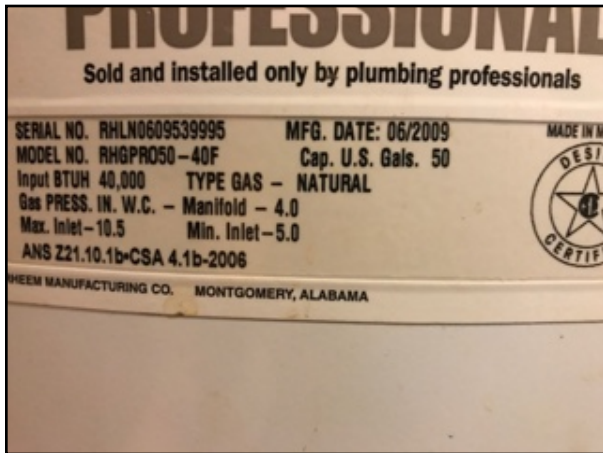


Figure 27-1



Figure 27-2

Bathrooms

Master Bath

Location:	Master Bath
Ventilation Type:	Exhaust Fan in Ceiling
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 28:

The motor on the garden tub would not come on. The switch and GFCI for the tub are located behind the door in the toilet cubby. I would recommend further evaluation and repair by an electrician.

(Master Bath continued)



Figure 28-1



Figure 28-2



Comment 29:

There is a small crack in the tub deck. TnT Bathtub Repair in Bethlehem does these kind of repairs.



Figure 29-1



Figure 29-2

(Bathrooms continued)

Bathroom #2

Location:	Guest Bath - Right Side
Ventilation Type:	Exhaust fan in the ceiling
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Bathroom #3

Location:	Guest Bath - Left Side
Ventilation Type:	Exhaust fan in the ceiling
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Bathroom #4

Location:	Basement
Ventilation Type:	Exhaust fan in the ceiling
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 30:

The toilet in the basement refills very slowly. I would recommend having a new fill valve installed.

(Bathroom #4 continued)



Figure 30-1



Figure 30-2

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory



Comment 31:

The volume of hot water through the kitchen faucet is very low. It may be a blockage in the faucet somewhere. I would have the faucet checked by a plumber.

(Kitchen continued)



Figure 31-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Double wall oven Condition: Satisfactory
Cooktop:	LG Condition: Satisfactory
Range Hood:	Not Present
Refrigerator:	Not Inspected

(Appliances continued)



Comment 32:

The trim plate is missing from the ice maker box.



Figure 32-1

Dishwasher:

GE

Condition: Marginal

(Appliances continued)



Comment 33:

The dishwasher is not square in the hole and needs to be secured better.



Figure 33-1



Figure 33-2

Microwave:

Sharp

Condition: Satisfactory

Disposal:

Insinkerator

Condition: Satisfactory

Laundry

Built In Cabinets:

Wall cabinets only

Condition: Satisfactory

Laundry Sink:

Yes

Condition: Satisfactory

Dryer Venting:

To Exterior

Condition: Satisfactory

GFCI Protection:

Not Present

Laundry Hook Ups:

Yes

Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Fireplace:

Manufactured, Gas Burning

Condition: Marginal



Comment 34:

There are several places in the interior of the home where the drywall needs to be repaired and re-painted.

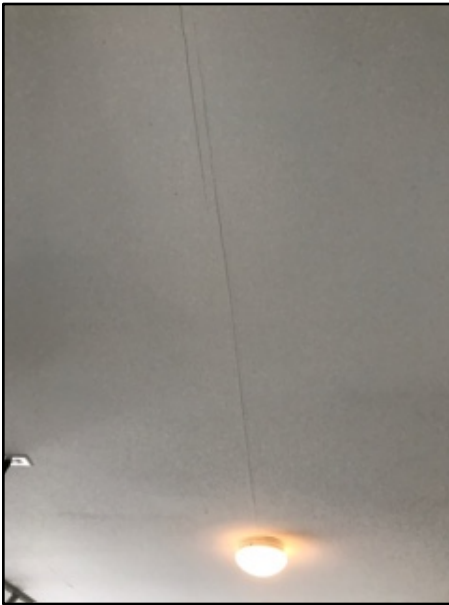


Figure 34-1



Figure 34-2

(Interior continued)



Figure 34-3



Figure 34-4



Figure 34-5



Figure 34-6

(Interior continued)



Figure 34-7



Figure 34-8



Comment 35:

The game room at the bottom of the stairs needs to be repainted. The orange and blue color combination is visually offensive, and if not corrected, may cause you too grow your hair out (only in the back) and cut off all your jeans below the knee. I would encourage you to select a color scheme that includes more red and black. Go Dawgs!!



Figure 35-1



Figure 35-2

(Interior continued)



Figure 35-3



Figure 35-4



Comment 36:

A repair has been made to the drywall in one of the downstairs rooms. There is no apparent moisture in the area so I would ask the current owners for an explanation.



Figure 36-1

(Interior continued)



Comment 37:

There are a couple of water stains on the ceiling under the kitchen sink. There was no apparent moisture in the area at the time of inspection. I would ask the current owners for an explanation.



Figure 37-1



Figure 37-2



Comment 38:

There are some water stains in the small room under the master shower. The moisture content of the wood is slightly higher in the stained area. Further evaluation and repair is needed.

(Interior continued)



Figure 38-1



Figure 38-2



Figure 38-3

(Interior continued)



Comment 39:

The fireplace is a manufactured unit which includes a gas starter. The rear panel has some small cracks and needs to be replaced. The damper is operational and the flue appears to be fairly clean. It is recommended to have the fireplace and flue pipe cleaned and inspected every 12 months. I would recommend having this done prior to closing.



Figure 39-1



Figure 39-2



Figure 39-3



Figure 39-4