

CORNERSTONE

HOME INSPECTORS

<https://cornerstonehomeinspectors.com>

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HI-4244



Property Inspection Report

Client(s): **K C Smith**

Property address: **703 North Main Road
Dothan, AL 36301**

Inspection date: Wednesday, March 9, 2022

This report published on Friday, March 11, 2022 9:54:54 AM CST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 030922AMLANCASTER

Time started: 7:30

Client present for discussion at end of inspection: No, Facetime

Weather conditions during inspection: Rain

Temperature during inspection: Cool, 68

Ground condition: Wet

Recent weather: Dry (no rain)

Overnight temperature: Cool

Inspection fee: 425

Payment method: Credit card

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 2004

Source for main building age: Realtor

Front of building faces: Northwest

Occupied: No

1)  Pictures of Interior - For Information Only



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7



Photo 1-8



Photo 1-9



Photo 1-10



Photo 1-11



Photo 1-12

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Chain link

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)

2)  Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 2-1

3)  Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>



Photo 3-1

4)  Wooden deck or porch surfaces and/or railings were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<http://www.reporhost.com/?PENOil>

<http://www.reporhost.com/?DKMAIN>



Photo 4-1



Photo 4-2

5)  No outbuildings or detached structures were evaluated. They are excluded from this inspection.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5

6)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 6-1



Photo 6-2

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Cement fiber, Vinyl, Brick veneer, Metal

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Poured in place concrete

- 7)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water may enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



Photo 7-1

- 8)  Some sections of siding and/or trim were loose. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 8-1

- 9)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 9-2

Photo 9-1

10)  Caulk was deteriorated in some areas. For example, at siding-trim junctions. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

Screw holes.



Photo 10-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Partially traversed, Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Partial

Age of roof surface(s): < 5 years

11)  Kick-out flashing was missing at one or more locations. Such flashing should be located at the bottom of slopes where roof surfaces intersect with exterior walls above. It directs rainwater away from exterior walls and into gutters so that rainwater is less likely to run down the front surfaces of siding or flow behind siding. Recommend that a qualified contractor install kickout flashings where missing and per standard building practices.

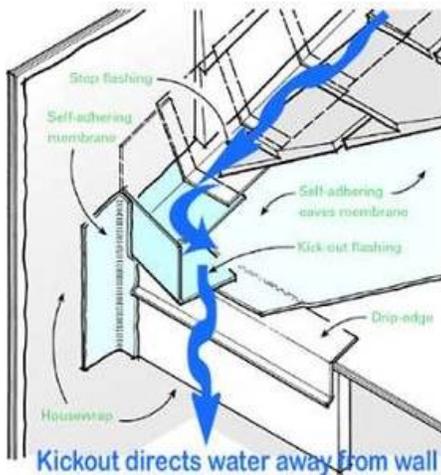


Photo 11-1



Photo 11-2

12)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 12-1

13)  Photos of the roof are for information only.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5



Photo 13-6



Photo 13-7



Photo 13-8



Photo 13-9



Photo 13-10



Photo 13-11



Photo 13-12

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Location of attic access point #A: Garage

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): R-30

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Enclosed soffit vents

14)  The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).



Photo 14-1

15)  Attic access point(s) had some areas that were inaccessible because ducts or pipes were blocking. These areas were not evaluated and are excluded from this inspection. The condition of these areas is unknown.

Limited height and could cause damage to insulation.



Photo 15-1

16)  Photos of the attic are for information only.



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5



Photo 16-6



Photo 16-7



Photo 16-8 Extra materials stored in the attic.



Photo 16-9 Extra materials stored in the attic.



Photo 16-10 Extra materials stored in the attic.

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No

Condition of garage floor: Appeared serviceable

Condition of garage interior: Required repair or evaluation (see comments below)

Garage ventilation: Exists

17)   The pull-down attic stairs installed in the attached garage ceiling had no visible fire-resistance rating. Current standard building practices call for wooden-framed ceilings that divide the house and garage to have a fire-resistance rating. Installing pull-down attic stairs intended for interior spaces compromises the ceiling's fire resistance. Recommend that a qualified person repair as necessary to restore the ceiling's fire resistance. For example, by modifying, replacing or removing the stairs. Note that commercially made, fire resistance-rated stairs are available. For more information, visit:

<http://www.reporthost.com/?FIREATTSTR>

NOTE: THIS IS A COMMON PRACTICE IN OUR AREA.



Photo 17-1

18)    The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:

<http://www.reporthost.com/?NRGD>



Photo 18-1

19)  The photoelectric sensors that trigger the auto-reverse feature on one or more garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices. For more information on garage door safety issues, visit: <http://www.reporthost.com/?GDPES>

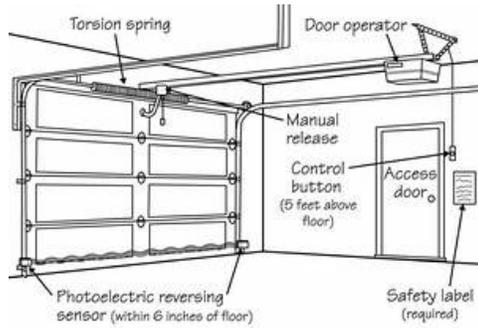


Photo 19-1



Photo 19-2

20)  Minor cracks in garage walls and ceiling.



Photo 20-1



Photo 20-2



Photo 20-3

21) **i** One or more garage vehicle doors had minor damage or deterioration.



Photo 21-1

22) **i** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 22-1

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Permanently installed kitchen appliances present during inspection: Range, Dishwasher, Refrigerator, Microwave oven

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Electric

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

Condition of hot water dispenser: N/A (none installed)

Condition of trash compactor: N/A (none installed)

23)  The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.



Photo 23-1

24)  One or more sink drains were leaking. A qualified plumber should repair as necessary.



Photo 24-1

25) **i** Appliances - For Information Only



Photo 25-1



Photo 25-2



Photo 25-3

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil, Cold water supply pipes

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Building exterior

Location of sub-panel #C: Garage

Location of main disconnect: Breaker at top of main service panel, At main disconnect panel outside

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: non-metallic sheathed, copper

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

26)   Neutral and equipment ground wires were bonded (connected) at sub-panel(s) # C. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

<http://www.reporhost.com/?SUBGRND>



Photo 26-1

27)   Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered

junction box.



Photo 27-1 Electrical wire for a electric water heater.

28)   Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<http://www.reporthost.com/?SMKALRM>



Photo 28-1



Photo 28-2



Photo 28-3

29)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago.

According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.reporhost.com/?SMKALRMLS>



Photo 29-1



Photo 29-2

30)  No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.reporhost.com/?COALRM>



Photo 30-1

31)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 31-1

32)  One or more wall switches were broken or damaged. Recommend that a qualified electrician replace wall switches as necessary.



Photo 32-1

33)  The legend for circuit breakers or fuses in panel(s) #C was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Incomplete

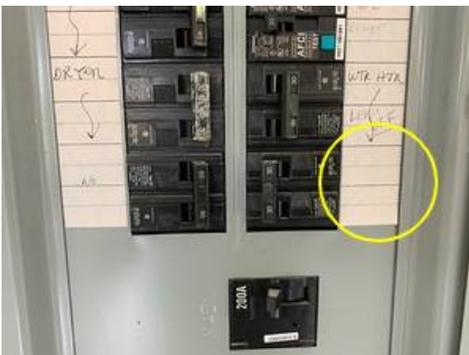


Photo 33-1

34)  Photos of the meter and electrical panels are for information only.



Photo 34-1



Photo 34-2

35) **i** Outdoor lighting. Photo is for information only.



Photo 35-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water meter: By street

Location of main water shut-off: Building exterior

Service pipe material: Not determined (inaccessible or obscured)

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Location(s) of plumbing clean-outs: Building exterior

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

36)  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



Photo 36-1

37)  Photo of the gas meter is for information only.



Photo 37-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)

Type: Tank

Energy source: Natural gas

Estimated age: 2011

Capacity (in gallons): 75

Temperature-pressure relief valve installed: Yes

Manufacturer: Ruud

Location of water heater: Garage

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 103

38)  One or more plastic water-supply pipes were connected directly to a gas-fired water heater. Most manufacturers of this piping require a flexible metal connector be installed between the water heater and the piping because plastic piping is not rated for very high temperatures and pressure. A qualified plumber should repair as necessary, and per the piping manufacturer's installation instructions.



Photo 38-1

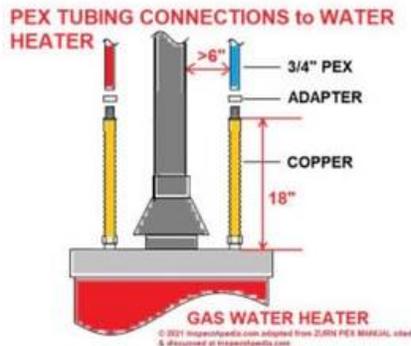


Photo 38-2

39)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



Photo 39-1

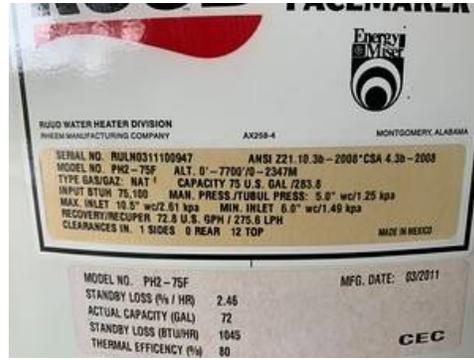


Photo 39-2

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Heat pump

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Unknown

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Forced air heating system fuel type: Electric

Estimated age of forced air furnace: 2003

Forced air heating system manufacturer: HEIL

Location of forced air furnace: Attic

Condition of furnace filters: Required replacement

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Appeared serviceable, Near, at or beyond service life

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: west

Type: Split system, Heat pump

Estimated age of heat pump or air conditioning unit: 2003

Manufacturer of cooling system and/or heat pump: ICP

Condition of controls: Appeared serviceable

40)   A power disconnect for the air handler unit was not found, or it was not in sight of the unit. A power disconnect should be installed within view of the unit to prevent it from responding to the thermostat during maintenance or while off-season. Recommend that a qualified electrician or HVAC contractor install a disconnect per standard building practices.



Photo 40-1

41)   The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 41-1



Photo 41-2

42) The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 42-1



Photo 42-2

43) The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.



Photo 43-1



Photo 43-2

44) The auxiliary catch/drain pan in the attic has insulation in at the back of the pan. This could cause the drain to stop up in the event the auxiliary drain system is need. Recommend having a qualified person clear pan of all obstructions.



Photo 44-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Master bath

Location #B: Full bath, Hall

Location #C: Laundry room/area

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans, with individual ducts

45)   No ground fault circuit interrupter (GFCI) protection device was visible for the electric supply to the jetted bathtub. If no GFCI protection exists, then this is a safety hazard due to the risk of shock. Recommend that a qualified electrician evaluate and install GFCI protection if none is installed.

GFCI on sink worked for everything except tub. Unable to see if there is one under tub.



Photo 45-1

46)  The sink drain stopper mechanism at location(s) #A was loose. Recommend that a qualified person repair or replace as necessary.

Not sealing.



Photo 46-1

47)  The shower door at location(s) #A wouldn't latch or close fully. Water can leak out of the enclosure during showers. Recommend that a qualified person repair as necessary.



Photo 47-1

48)  Jet Tub - For Information Only

Water a little dark. Water hasn't been ran in a while.



Photo 48-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Fiberglass or vinyl, Glass panel

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Multi-pane, Sliding, Single-hung

Condition of walls and ceilings: Required repairs, replacement and/or evaluation (see comments below)

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Carpet, Wood or wood products, Tile

49)  One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 49-1



Photo 49-2

50)  One or more bedrooms had windows that wouldn't open or were stuck shut. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit:

<http://www.reporthost.com/?EGRESS>



Photo 50-1

51) 🛠️👉 Floor near fireplace...there are a few drops of paint and a minor scratch that may buff out.



Photo 51-1

52) 🛠️ One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 52-1

53) 🛠️ Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

Locks on back porch windows would not lock into place. There were boards cut to fit in the grooves to secure the windows.



Photo 53-1

54) 🐛 Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <http://www.reporthost.com/?ECC>



Photo 54-1



Photo 54-2



Photo 54-3



Photo 54-4



Photo 54-5



Photo 54-6



Photo 54-7



Photo 54-8

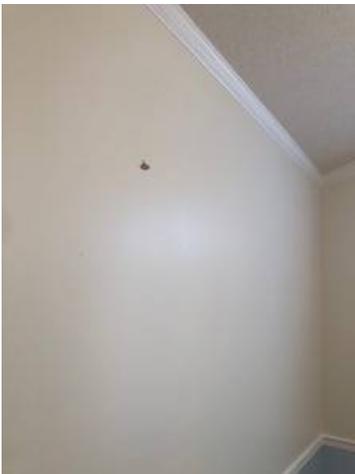


Photo 54-9

55) 🐛 One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

Minor

This is on front of house and gets a lot of sun.



Photo 55-1



Photo 55-2



Photo 55-3

56) Carpet is light (white) throughout. There are a very few spots that need cleaning or that show wear.

Some areas are just where furniture set for years.



Photo 56-1



Photo 56-2



Photo 56-3



Photo 56-4

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

57)  A "vent-free" gas fireplace or stove was installed. The client should be aware that exhaust gases from these appliances are vented directly into the living space where they are located, not outdoors. Exhaust gases can contain carbon monoxide, nitrogen dioxide, sulfur dioxide, particles and other pollutants. They can also contain very high levels of moisture (up to 25%), which can be detrimental to a house over time. Unpleasant odors may be emitted.

Vent-free fireplaces or stoves are not allowed in some municipalities. They must be used exactly as described by the manufacturer, normally for limited times, not in bedrooms and not while occupants are sleeping. They must be serviced periodically. Consult with a qualified HVAC contractor knowledgeable of local codes, and that this appliance be evaluated. For more information, visit:

<http://www.reporhost.com/?VENTFREE>



Photo 57-1



Photo 57-2

Cornerstone Home Inspection would like to provide you with the following information to assist you with keeping your home in the best possible working order...

Home appliance estimated design life:

1. Gas furnace: 15-20 years
2. Gas boiler: 17-24 years
3. Oil furnace: 18-25 years
4. Electric furnace: 18-25 years
5. Heat pump: 15 years
6. Central air conditioning: 15 years
7. Water heater (tank): 8-12 years
8. Water heater (tankless): 20+ years
9. Range and oven: 18-20 years
10. Refrigerator/Freezer: 18-20 years
11. Dishwasher: 9-11 years
12. Microwave oven: 10 years
13. Range hood and fan: 14 years
14. Food disposal: 10-12 years
15. Garage door opener: 10 years
16. Laundry washing machine: 14 years
17. Laundry dryer: 14 years
18. Bathtub/Sink: 10-30 years
19. Smoke or CO detector: 8-10 years
20. Exhaust fans: 10 years

Home Maintenance Check List

Monthly:

1. Clean any removable dishwasher filters.
2. Purge food disposal by filling the kitchen sink with clean water, then turn on the device until the water drains through.
3. Wash refrigerator/freezer interior walls and door gaskets with a solution of one quart of warm water to two tablespoons of baking soda and wipe dry.
4. Vacuum and clean "return" air ducts/grills.
5. Inspect lighting fixtures and replace any burned-out bulbs.
6. Clean clothes dryer lint trap and/or duct for better energy efficiency and to decrease the risk of fire.

Quarterly:

1. Inspect and service doors by cleaning and lubricating latches, hinges or replacing weatherstrippings as might be required.
2. Inspect and repair, if necessary, exterior caulking and finish around windows, doors, and siding.
3. Replace/clean, at least quarterly, furnace, heating and cooling system filters.
4. Re-tighten knobs and pulls on cabinets. Clean and lubricate drawer tracks and guides.

Semi-annually:

1. Inspect and test smoke and carbon monoxide alarms. Replace backup batteries as might be required.
2. Test (GFCI) ground fault circuit interrupters and (AFCI) arc fault breakers.
3. Inspect and maintain/clean gutters and downspouts. Runoff water must be directed away from the home.
4. Inspect attics and substructure areas for rodent droppings or other signs of pests or leaks/standing water, etc.
5. Prior to the beginning of the rainy season, test sump pumps for adequacy and function.
6. Look for moisture or decay, outside and inside the house, where flat surface decks and landings attach to the home. This is especially important if the landings do not have proper flashings.
7. Clean range hood fan grills and housings.
8. Use a vacuum cleaner to remove dust on coils behind the refrigerator/freezer.

Annually:

1. Licensed contractor to inspect and service heating and air conditioning systems.
2. Professional contractor to inspect and service wood burning appliances and chimneys.
3. Seal any foundation cracks.
4. Inspect, clean and lubricate garage vehicle door tracks and test auto-reverse functions.
5. Clean and lubricate sliding glass door and window tracks.
6. Inspect exterior paint for cracking and wear. Repaint, caulk and seal as needed.
7. Reseal, as required, wood decks and landings.
8. Inspect, for water damage, pests or rot, any substructure and attic areas.
9. Inspect roof flashings, chimney caps, shingles.
10. Inspect outside electrical service lines for damage, exposed wires or proximity to tree limbs.
11. Inspect all supply hoses at sinks, toilets and washing machines.
12. Clean and repair caulking or grout in bathrooms or kitchens.

13. Clean bathroom exhaust fan blades and grills.
14. Inspect all electric cords and replace as needed.
15. Change water filters and have fresh water systems professionally serviced.

Tips for keeping drains clear:

1. Pour a pot of hot water down the drain once a week to help clear away fat or grease that may have built-up in the drain line or the P-trap.
2. If a drain is clogged, try pouring 1/2 cup of baking soda and 1/2 cup of white vinegar down the drain. Cover the drain and let the mixture sit for a few minutes. Then pour a pot of water down the drain.

General safety tips:

Ensure that you know where the following items are located:

1. Emergency contact telephone numbers.
2. Fire extinguishers and water hose pipes.
3. Heating gas/fuel main shutoff valve.
4. Main electrical disconnect circuit breaker(breaker box/service panel).
5. Main drain line clean-out.
6. Main water shut-off valve.
7. All window and door exits.