



# Inspection Report

**Jon and Jane Doe**

**Property Address:**

123 Sample St  
Atlanta GA



**TorchLight Home Inspections**

**Tyler Boyd NACHI#18042625  
706-957-2265**

Table of Contents

[Cover Page..... 1](#)

[Table of Contents ..... 3](#)

[Intro Page..... 4](#)

[General Summary ..... 5](#)

[1 Roofing..... 8](#)

[2 Exterior ..... 9](#)

[3 Garage ..... 11](#)

[4 Structural Components ..... 12](#)

[5 Insulation and Ventilation..... 13](#)

[6 Plumbing System ..... 14](#)

[7 Electrical System ..... 17](#)

[8 Heating / Central Air Conditioning..... 20](#)

[9 Fireplace..... 22](#)

[10 Interiors..... 23](#)

[11 Built-in Kitchen Appliances..... 25](#)

[Back Page ..... 28](#)

[Attachments..... 29](#)

|   |                                      |                                  |
|---|--------------------------------------|----------------------------------|
| <b>Date:</b> 1/1/2019                           | <b>Time:</b> 10:00 AM                | <b>Report ID:</b> Sample123      |
| <b>Property:</b><br>123 Sample St<br>Atlanta GA | <b>Customer:</b><br>Jon and Jane Doe | <b>Real Estate Professional:</b> |

### 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.

**Acceptable (A)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**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.

**Maintenance (Mnt)** = The item, component or unit is usually considered a routine maintenance item or a minor repair item that must be accomplished occasionally to ensure proper performance of the equipment or item.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Fully Depreciated** = "Item/System is no longer under the manufacturer's warranty, and it is reaching the end of its serviceable life. The item/System/Component has no dollar or salvage value and replacement should be anticipated".

**Orientation** = Report is orientated to street view of home. All references to right or left refer to looking at the front of the house from the street. All references to front of home or front of house refer to street side of the house.

#### **Standards of Practice:**

NACHI National Association of Certified  
Home Inspectors

#### **In Attendance:**

Customer and their agent

#### **Type of building:**

Single Family (2 story)

#### **Style of Home:**

Craftsman

#### **Approximate age of building:**

11 Years old, built in 2007

#### **Home Faces:**

East

#### **Temperature:**

Between 75(F)-85(F)

#### **Weather:**

Clear

#### **Rain in last 3 days:**

Yes

#### **Ground/Soil surface condition:**

Damp

## General Summary



**TorchLight Home Inspections**

**706-957-2265**

**Customer**

Jon and Jane Doe

**Address**

123 Sample St  
Atlanta GA

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

- (1)
  - The bottom run of cement board siding at the rear of the home and left side (facing front) is damaged or loose in areas. This is a minor repair item. A qualified person should repair or replace as needed.
- (3)
  - Siding is in contact with grade at the left side (facing front). Because the siding is in contact with ground it is possible for the siding to be deteriorated and the framing to be damaged via moisture wicking. Recommend a ground clearance of six inches at soft grade and 2 inches at hard grade where possible per manufacture installation instructions and current building code guidelines.

### 2.9 Other

- There is evidence of an active termite infestation that was observed on the poured concrete slab at the left side of the home. Termites can cause damage to structure and components. A pest control company should inspect further and treat as needed.

### 3. Garage

#### 3.1 Garage Walls

- There is evidence of an active termite infestation that was observed at the garage. Termites can cause damage to structure and components . A pest control company should inspect further and treat as needed.

#### 3.3 Occupant Door (from garage to inside of home)

- The garage entry door only has a dead bolt and does not have a knob. A repair or replacement is needed. A qualified person should repair or replace as needed.

### 5. Insulation and Ventilation

#### 5.5 Venting Systems (Kitchens, Baths and Laundry)

- The dryer vent piping is loose, is not connected in the attic at the roof penetration. Vent pipes should be cleaned regularly if they are longer than normal ( 10 feet or more) or vented vertically Excess lint in the dryer vent is considered a fire hazard as the dry lint material is very flammable. A qualified person should repair or replacement as needed.

### 6. Plumbing System

#### 6.1 Plumbing Drain, Waste and Vent Systems

(2)

- The plumbing waste line leaks (under sink) at the Upstairs Bath sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified person, or a qualified plumbing contractor should inspect further and repair or replace as needed.

### 7. Electrical System

#### 7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

- All the GFCI (Ground Fault Circuit Interrupter) outlets at the garage and exterior wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified person or qualified licensed electrical contractor should correct as needed.

### 9. Fireplace

#### 9.2 Gas/LP Firelogs and Fireplaces

- We attempted to operate the electric fireplace insert but were not successful. Recommend consult current owner or a service technician for proper operation of fireplace.

### 10. Interiors

#### 10.6 Windows (representative number)

(2)

- There is evidence of an active termite infestation that was observed at the window framing in the living room. Termites can cause damage to structure and components. A pest control company should inspect further and treat as needed.

## 11. Built-in Kitchen Appliances

### 11.0 Microwave Cooking Equipment

- The microwave door is broken and does not shut properly. I recommend further review by a qualified appliance service technician and repair or replace as necessary.

### 11.4 Dishwasher

- The dishwasher is dirty and did not complete normal cycle. I recommend further review by a qualified appliance service technician and repair or replace as necessary.

---

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 Tyler Boyd

1. Roofing



Styles & Materials

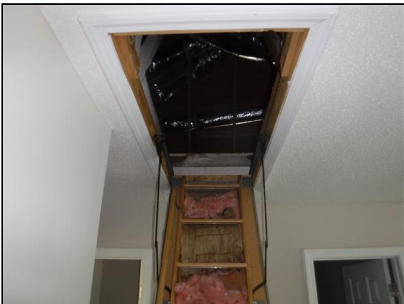
|   |  |   |
|---|--|---|
| <b>Roof Covering:</b><br>3-Tab fiberglass     | <b>Viewed roof covering from:</b><br>Ground<br>Ladder<br>Walked roof<br>Unmanned Aerial Vehicle: Drone | <b>Sky Light(s):</b><br>None  |
| <b>Chimney (exterior):</b><br>Metal Flue Pipe | <b>Roof Pitch:</b><br>6/12 Medium pitch<br>9/12 Steep pitch  | <b>Roof Structure:</b><br>Engineered wood trusses<br>OSB Sheathing                    |
| <b>Roof-Type:</b><br>Gable                    | <b>Method used to observe attic:</b><br>Walked   | <b>Attic info:</b><br>Attic hatch<br>Pull Down stairs<br>No Storage<br>Light in attic |

Items

- 1.0 Roof Coverings
- Comments: Acceptable
- 1.1 Flashings
- Comments: Acceptable
- 1.2 Skylights, Chimneys and Roof Penetrations
- Comments: Acceptable
- 1.3 Roof Drainage Systems
- Comments: Acceptable
- 1.4 Roof Structure and Attic
- Comments: Acceptable
- The access to the attic is located in the garage and at the upper level loft area.



Attic hatch in garage



Pull down stairs on 2nd level



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



Styles & Materials

|  |   |                                      |
|--|---|--------------------------------------|
| <b>Siding Style:</b><br>Lap<br>Rock and Mortar<br>Shakes | <b>Siding Material:</b><br>Cement-Fiber<br>Manufactured Stone | <b>Exterior Entry Doors:</b><br>Wood |
| <b>Appurtenance:</b><br>Covered porch<br>Patio           | <b>Driveway:</b><br>Concrete                                  |                                      |

Items

2.0 Wall Cladding Flashing and Trim

- (1)
- The bottom run of cement board siding at the rear of the home and left side (facing front) is damaged or loose in areas. This is a minor repair item. A qualified person should repair or replace as needed.

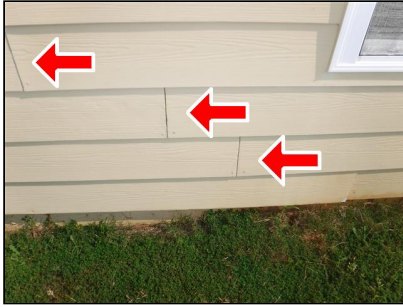


Damage at right side of home

Damage at rear of home

Loose board at right side of home

- (2)
- The Cement board siding at the exterior in areas is not sealed at the butt joints. Unsealed joints can allow water to enter behind siding or wall cavity and more damage could result. A qualified person should repair or replace as needed. A qualified person should repair(seal) as needed.



(3)

- Siding is in contact with grade at the left side (facing front). Because the siding is in contact with ground it is possible for the siding to be deteriorated and the framing to be damaged via moisture wicking. Recommend a ground clearance of six inches at soft grade and 2 inches at hard grade where possible per manufacture installation instructions and current building code guidelines.



## 2.1 Doors (Exterior)

**Comments:** Acceptable

## 2.2 Windows

**Comments:** Acceptable

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

**Comments:** Acceptable

## 2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

- Keep future plantings of shrubs/bushes at least 5 feet from house.
- Keep bushes and shrubs trimmed to reduce the risk of root/foundation issues.
- Keep vines, shrubs and trees trimmed away from siding.
- Keep mulch 6" below siding to allow for a visual examination of the foundation for wood destroying insect infestation.

## 2.6 Eaves, Soffits and Fascias

**Comments:** Acceptable

## 2.9 Other

- There is evidence of an active termite infestation that was observed on the poured concrete slab at the left side of the home. Termites can cause damage to structure and components. A pest control company should inspect further and treat as needed.



Termite mud tubes



Termite mud tubes



Termite mud tubes

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

3. Garage



Styles & Materials

|   |  |   |
|---|--|---|
| <b>Type:</b><br>Garage<br>Attached<br>Two car | <b>Location:</b><br>Right front of house                       | <b>Garage Door Type:</b><br>One automatic |
| <b>Garage Door Material:</b><br>Metal         | <b>Auto-opener Manufacturer:</b><br>CHAMBERLAIN<br>LIFT-MASTER |   |

Items

3.0 Garage Ceilings

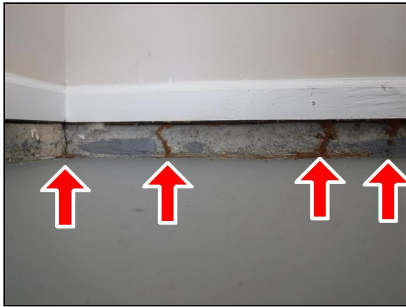
**Comments:** Acceptable

3.1 Garage Walls

- There is evidence of an active termite infestation that was observed at the garage. Termites can cause damage to structure and components . A pest control company should inspect further and treat as needed.



Termite mud tubes



Termite mud tubes



Active termites

3.2 Garage Floor

Comments: Acceptable

3.3 Occupant Door (from garage to inside of home)

- The garage entry door only has a dead bolt and does not have a knob. A repair or replacement is needed. A qualified person should repair or replace as needed.



No door knob/handle

3.4 Garage Door (s)

- The automatic garage door operates as intended including emergency and safety reverse.

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

- The garage door will reverse when met with resistance.
- The sensors are in place for the garage door(s) and will reverse the door as intended.

The garage/carport 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.

4. Structural Components



Styles & Materials

|                      |                        |                 |
|----------------------|------------------------|-----------------|
| Foundation:          | Floor Structure:       | Wall Structure: |
| Poured concrete slab | Concrete slab on grade | 2 X 4 Wood      |



Ceiling Structure:

2X4

Engineered wood trusses

Items

- 4.0 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.)
- Comments: Acceptable
- 4.1 Walls (Structural)
- Comments: Acceptable
- 4.3 Floors (Structural)
- Comments: Acceptable
- 4.4 Ceilings (Structural)
- Comments: Acceptable

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.

5. Insulation and Ventilation



Styles & Materials

|                          |                                 |                     |
|--------------------------|---------------------------------|---------------------|
| <b>Attic Insulation:</b> | <b>Floor System Insulation:</b> | <b>Ventilation:</b> |
| Blown                    | None, slab on grade             | Gable vents         |
| Batt                     |                                 | Ridge vents         |
| Fiberglass               |                                 | Soffit Vents        |
| R-30 or better           |                                 |                     |
| <b>Exhaust Fans:</b>     | <b>Dryer Power Source:</b>      | <b>Dryer Vent:</b>  |
| Fan                      | 220 Electric                    | Metal               |

Items

- 5.0 Insulation in Attic
- Comments: Acceptable
- 5.4 Ventilation of Attic and Foundation Areas
- Comments: Acceptable
- 5.5 Venting Systems (Kitchens, Baths and Laundry)
- The dryer vent piping is loose, is not connected in the attic at the roof penetration. Vent pipes should be cleaned regularly if they are longer than normal ( 10 feet or more) or vented vertically

Excess lint in the dryer vent is considered a fire hazard as the dry lint material is very flammable. A qualified person should repair or replacement as needed.



5.6 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

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.

6. Plumbing System



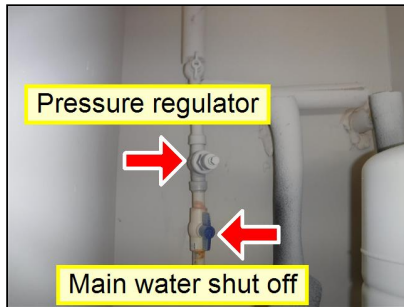
Styles & Materials

|   |   |  |
|---|---|--|
| <b>Water Source:</b><br>Public                                    | <b>Plumbing Water Supply (into home):</b><br>Copper | <b>Plumbing Water Distribution (inside home):</b><br>CPVC                          |
| <b>Washer Drain Size:</b><br>2" Diameter                          | <b>Plumbing Waste:</b><br>PVC                       | <b>Water Heater Power Source:</b><br>Electric                                      |
| <b>Water Heater Capacity:</b><br>50 Gallon (2-3 people)           | <b>Water Heater Location:</b><br>Garage             | <b>Manufacturer:</b><br>STATE INDUSTRIES<br>Model # : ES652DORTW<br>SER#L06A109673 |
| <b>Date of Manufacturer:</b><br>Manufacturer date : November 2006 |   |  |

Items

6.0 Main Water Shut-off Device (Describe location)

- The main shut off is the knob located in the garage behind the water heater. This is for your information.
- The pressure regulator is located in the garage above the main water shut off valve.



## 6.1 Plumbing Drain, Waste and Vent Systems

(1)

- Functional drainage was observed at all locations unless otherwise noted in this report. Functional drainage means that the fixture drains in a reasonable amount of time. Which is determined by running water in the sink and shower while toilet is flushed. If all fixtures continue to drain with no noticeable slowdown it passes.

(2)

- The plumbing waste line leaks (under sink) at the Upstairs Bath sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified person, or a qualified plumbing contractor should inspect further and repair or replace as needed.



Leaks at drain



Water puddle

## 6.2 Plumbing Water Supply, Distribution System and Fixtures

(1)

- The the soap dispenser is missing at the kitchen sink. A qualified person should replace as needed.



(2)

- The water pressure over-all is good and pass "functional flow". Which is determined by running water in the sink and shower while toilet is flushed. If shower spray remains, it passes.
- The water pressure at the exterior hose bib registered 79 psi. Normal operating pressure should be from 40 psi to 80 psi.



Left side hose bib



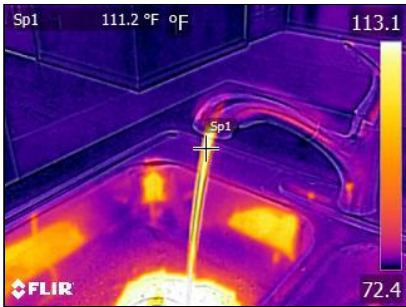
Right side hose bib

- (3)
- The shower head is damaged and leaks at the connection at the Upper Level bathroom. Repairs are needed A qualified person should repair or replace as needed.



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

- (1)
- Recommend yearly drainage of water heater to reduce and remove sediment buildup in bottom of tank.
  - Recommend yearly inspection of the anode tube/rod to maintain the health of the inside of the water heater tank.
  - The life expectancy of an electric water heater, based on manufacturer's suggested service life, estimate the life expectancy of an electric water heater to be 8-12 years. Several factors in determining the useful life include the brand of the water heater, the severity of local weather, the unit design, quality of installation, the quality of the water and the level of maintenance which may or may not have been performed over the years.
  - This water heater is 12 years old and at the end of its life expectancy.
- (2)
- The hot water line at the kitchen sink tested 111.2°F.
  - The hot water line at the bathrooms tested up to 121.7°F.
  - Recommended temperature for the kitchen sink for sanitary reasons is 115-120°F.
  - Maximum recommended temperature for the bathroom sink, shower, and tub is 120°F to prevent scalding.



6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Acceptable



6.5 Main Fuel Shut-off (Describe Location)

- The main fuel shut off is at the gas meter outside on the right side (facing front) of the house.



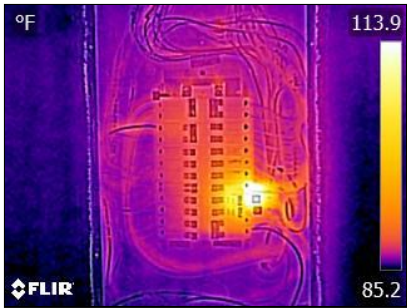
Main gas shut off

6.6 Sump Pump

Comments: Not Present

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



Styles & Materials

|   |   |  |
|---|---|--|
| <b>Electrical Service Conductors:</b><br>Below ground<br>Aluminum<br>240 Volt | <b>Panel capacity:</b><br>100 AMP           | <b>Panel Type:</b><br>Circuit breakers |
| <b>Electric Panel Manufacturer:</b><br>CUTLER HAMMER<br>EATON                 | <b>Branch wire 15 and 20 AMP:</b><br>Copper | <b>Wiring Methods:</b><br>Romex (NM)   |

Items

7.0 Service Entrance Conductors

- Electric meter is located at the right side of the home.

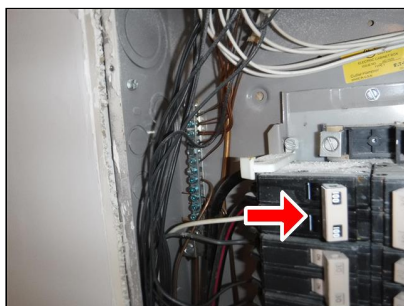


### 7.1 Location of Main and Distribution Panels

- The main distribution panel box is located in the garage.
- The main electric shut off (disconnect) is located in the main panel in the garage.
- The electrical system ground is located in the garage
- Per the NEC, each circuit within the panel should be clearly labeled.
- National safety standards require electrical panels to be readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service.
- This is for your information.



Main distribution panel



Main shut off breaker



UFER ground clamp

### 7.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Comments:** Acceptable

### 7.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

**Comments:** Acceptable

### 7.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Acceptable

### 7.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

- The GFCI outlet at the Kitchen(left of oven) is a non-grounded outlet which is currently acceptable, however, it should be labeled a non-grounded GFCI and it is not as safe as a grounded GFCI (for your information).



Open ground

### 7.6 Operation of GFCI (Ground Fault Circuit Interrupters)

- All the GFCI (Ground Fault Circuit Interrupter) outlets at the garage and exterior wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified person or qualified licensed electrical contractor should correct as needed.



### 7.7 Operation of AFCI (Arc Fault Circuit Interrupters)

- All AFCI breakers were successfully tested unless otherwise noted in this report. AFCI breakers always operate "hotter" than a typical breaker due to the nature of the unit(constant current flow). This is evident in the thermal image of the distribution panel.



AFCI Breakers

### 7.8 Smoke Detectors

- All smoke detector(s) should be tested upon moving in to home.
- It is recommended that smoke detectors be replaced every 10 years.
- Replace detector batteries every 6 months or per manufacture instructions.
- While appropriate for the time of construction, current standards recommend smoke detectors in each sleeping space, in the area outside the bedrooms, and in the area of the kitchen. Recommend adding additional smoke detectors when possible for safety measures.



7.9 Carbon Monoxide Detectors

- There is no carbon monoxide detector found in home. Due to the house having an attached garage, a gas furnace and gas oven/cooktop installation is recommended according to manufacturers instructions.

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



Styles & Materials

|  |   |   |
|--|---|---|
| Heat Type:   | Energy Source:<br>Gas                           | Number of Heat Systems (excluding wood):<br>One |
| Heat System Brand:<br>AMANA<br>Model # : GMH80453ANAA SER#<br>0611628907       | Ductwork:<br>Insulated                          | Filter Type:<br>Disposable                      |
| Filter Size:<br>16x25  | Cooling Equipment Type:<br>Air conditioner unit | Cooling Equipment Energy Source:<br>Electricity |
| Central Air Manufacturer:<br>AMANA<br>Model # : GSC130361GA SER#<br>0608279967 | Number of AC Only Units:<br>One                 |   |

Items

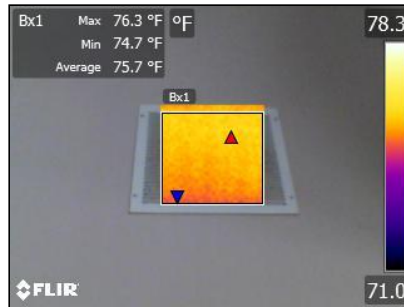
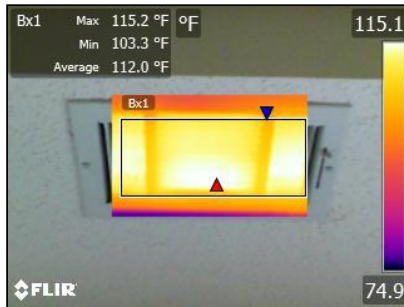
8.0 Heating Equipment

- (1)
- Recommend service/maintenance of HVAC heating system in the fall prior to first use.

- Based upon information from the Air Conditioning and Refrigeration Institute, and other industry sources, the life expectancy for a gas fired Forced Air Furnace with a Heat Pump is 17-19 years as a guideline.
- This unit is 12 years old. Manufactured in August 2006.

(2)

- The heat system was tested in normal mode and operates as intended. Within the first minute(s) of operation, the supply air temperature at the distribution register read 112.0°F and the temperature at the return register read 75.7°F. This indicates the heating system is operating as intended



### 8.1 Normal Operating Controls

**Comments:** Acceptable

(1)

- The thermostat is located on the wall in the kitchen and on the wall of the upper level loft area.



(2)

- The house uses a zone system for heating and cooling. With the zone system each zone can be operated independent of the other within either heat or cool function. You cannot however operate one zone in cool mode and another zone in heat mode.

### 8.2 Automatic Safety Controls

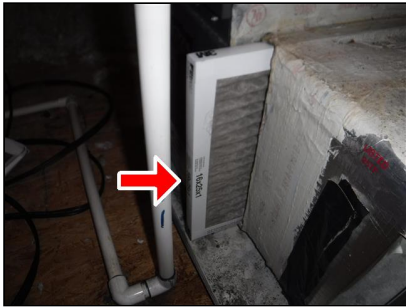
**Comments:** Acceptable

### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Acceptable

- Recommend installation of new filter upon taking occupancy of home.
- Recommend replacement of filter 30 days after occupancy of home.
- Recommend replacement of filter every three months or per HVAC Service Contractor recommendations.
- The filter is located at the furnace located in the attic.
- Recommend placing the date installed on each new filter as it is installed.





Filter size 16x25

8.4 Presence of Installed Heat Source in Each Room

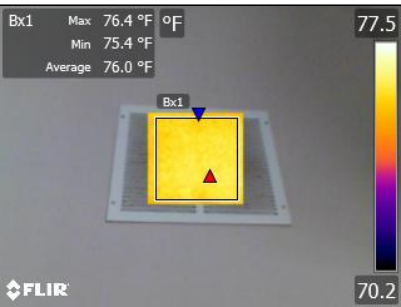
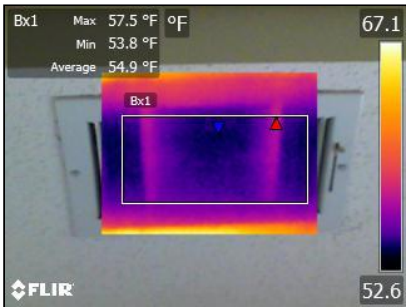
Comments: Acceptable

8.5 Chimneys, Flues and Vents (for gas water heaters or heat systems)

Comments: Acceptable

8.6 Cooling and Air Handler Equipment

- (1)
- Recommend service/maintenance of HVAC cooling system in the spring prior to first use.
  - Based upon information from the Air Conditioning and Refrigeration Institute, and other industry sources, the life expectancy for a central air conditioner or the compressor for a central air conditioner is 14-16 years as a guideline.
  - This unit is 12 years old. Manufactured in November 2006.
- (2)
- The ambient air test was performed by using thermometers on the air registers of the main level heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54.9 degrees, and the return air temperature was 76.0 degrees. This indicates the range in temperature drop is normal.



8.7 Presence of Installed Cooling Source in Each Room

Comments: Acceptable

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. Fireplace



Styles & Materials

|                      |                      |  |
|----------------------|----------------------|--|
| Types of Fireplaces: | Operable Fireplaces: | Fireplace Manufacturer:                                    |
| Electric             | None                 | Lennox Hearth Products<br>Model # : MPE-36R SER#6506I03364 |

Items

9.0 Chimneys, Flues and Vents (for fireplaces)

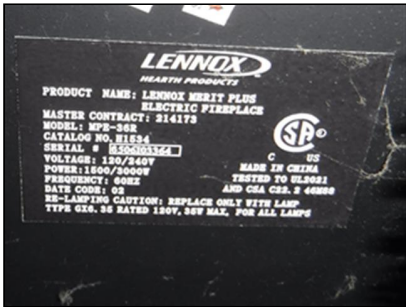
Comments: Not Present

9.1 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

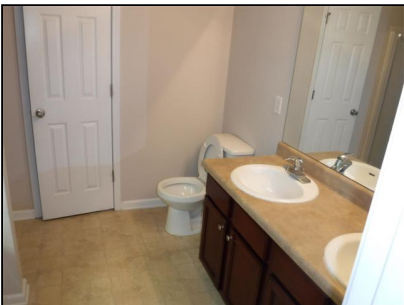
9.2 Gas/LP Firelogs and Fireplaces

- We attempted to operate the electric fireplace insert but were not successful. Recommend consult current owner or a service technician for proper operation of fireplace.



The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of condition of the liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

10. Interiors



Styles & Materials

|   |   |  |
|---|---|--|
| <b>Ceiling Materials:</b><br>Gypsum Board (sheetrock)             | <b>Wall Material:</b><br>Gypsum Board (Sheetrock)   | <b>Floor Covering(s):</b><br>Carpet<br>Laminated T&G<br>Linoleum |
| <b>Interior Doors:</b><br>Masonite<br>Raised panel<br>Hollow core | <b>Window Types:</b><br>Double pane glass<br>Tilt feature<br>Single-hung<br>Fixed<br>Metal<br>Vinyl | <b>Cabinetry:</b><br>Laminate                                    |
| <b>Countertop:</b><br>Laminate<br>Porcelain Pedestal              |   |  |

Items

10.0 Walls

Comments: Acceptable

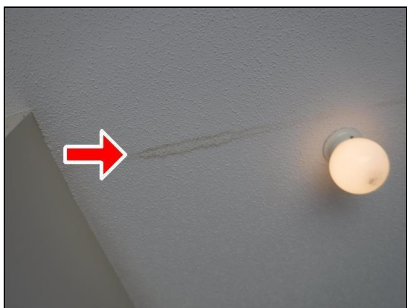
10.1 Floors

- The transitional moulding at the Kitchen and Master Bedroom is loose. This is a small repair issue for your information. A qualified person should repair or replace as needed.



10.2 Ceilings

- The Sheetrock on the ceiling at the garage and upstairs bedroom reveals a light stain which appears from a water leak. Stain appears old. A moisture meter was used and readings at the "wet area" were consistent with readings at the "dry area" indicating the leak did not exist on the day of the inspection. This is a cosmetic issue and is for your information.



10.3 Steps, Stairways, Balconies and Railings

Comments: Acceptable

10.4 Counters and Cabinets (representative number)



- (1)
  - All cabinet doors and drawers were opened and all function as intended unless otherwise noted in this report.
- (2)
  - The cabinet rear panel in Master Bath shows evidence of water stains and the base has been replaced. This is a cosmetic issue for your information. I recommend repair (prep, prime, and paint) as desired.



### 10.5 Doors (representative number)

- All doors tested successfully for operation and closing features unless otherwise noted in this report.

### 10.6 Windows (representative number)

- (1)
  - All accessible windows tested successfully for function and safety (locking) features unless otherwise noted in this report.
- (2)
  - There is evidence of an active termite infestation that was observed at the window framing in the living room. Termites can cause damage to structure and components. A pest control company should inspect further and treat as needed.



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.

## 11. Built-in Kitchen Appliances



Styles & Materials

|  |   |   |
|--|---|---|
| <b>Built in Microwave:</b><br>KENMORE<br>Model # : 665.61639100 SER#<br>TRM1415585 | <b>Exhaust/Range hood:</b><br>Built into Microwave                                | <b>Range/Oven:</b><br>FRIGIDAIRE<br>Model # : FGF337EBD SER#<br>VF70154983                |
| <b>Refrigerator:</b><br>FRIGIDAIRE<br>Model # : Data too worn                      | <b>Dishwasher Brand:</b><br>FRIGIDAIRE<br>Model # : FDB126RBB4 SER#<br>TH70217743 | <b>Disposer Brand:</b><br>BADGER<br>IN SINK ERATOR<br>Model # : 500-1 SER#<br>17031046487 |

Items

11.0 Microwave Cooking Equipment

- The microwave door is broken and does not shut properly. I recommend further review by a qualified appliance service technician and repair or replace as necessary.

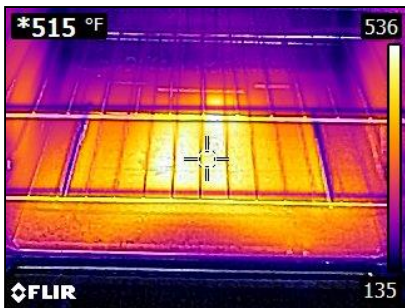


11.1 Range Exhaust/Range Hood (s)

- The surface light and fan functions of the built in microwave were tested and operate as intended.

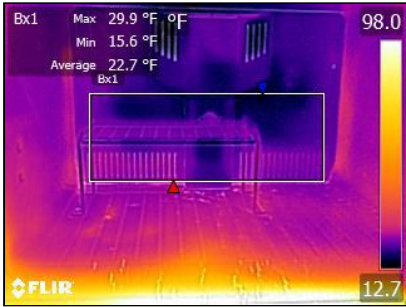
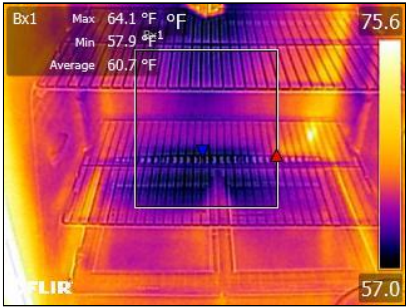
11.2 Ranges/Ovens/Cooktops

- The stove top and the oven were tested and function as intended.



11.3 Refrigerator

- The measured temperature in the refrigerator was 60.7°F.
- The measured temperature in the freezer portion was 22.7°F.
- Optimum temperature range for a refrigerator is 35°F to 38°F.
- Optimum temperature range for a freezer is 0°F to -10°F.
- (The fridge was not plugged in at the start of the inspection and was only operated for the duration of the inspection)



11.4 Dishwasher

- The dishwasher is dirty and did not complete normal cycle. I recommend further review by a qualified appliance service technician and repair or replace as necessary.



11.5 Food Waste Disposer

- The food disposer was operated and the blades turned as intended and the unit did not leak.



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.



## **TorchLight Home Inspections**

**Tyler Boyd NACHI#18042625**

**706-957-2265**



**TorchLight Home Inspections****706-957-2265**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Hardi-Plank Installation Guide](#)

[SOP and COE](#)