

# Shawford Property Inspections, LLC

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## Summary Page

### Property Inspection Report









Client(s): **Sample**




Property address: **Atlanta, Ga**


Inspection date: **June 2009**

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Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	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
	Monitor	Recommend monitoring in the future
	Comment	For your information


	WDO/WDI Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	WDO/WDI Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	WDO/WDI Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)


1) General information:  - This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit






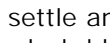

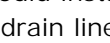
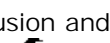

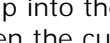
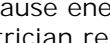
<http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

2) General information:  - Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:



- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

4) Grounds:  - One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks.



5) Grounds:  - Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

- 7) Exterior:  - One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.
- 8) Exterior:  - One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.
- 9) Exterior:  - Ceiling fan located on screened porch in "wet" or "damp" location has no visible rating for use in wet locations. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and replace fan fixture as necessary and as per standard building practices.
- 10) Exterior:  - Trip hazard(s) exist at stairs due to non-uniform riser heights. Standard building practices call for riser heights not to vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should evaluate and repair or replace stairs so all riser heights are within 3/8 inch of each other.
- 11) Exterior:  - One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.
- 12) Exterior:  - The gutter is missing on the front corner of the house. This can result in water accumulating around the structure's foundation, or in the crawl spaces. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.
- 13) Exterior:  - Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.
- 14) Exterior:  - One or more crawl space vent screens are missing. Animals such as vermin or pets may enter the crawl space and nest, die and/or leave feces and urine. A qualified contractor should install screens where missing using screen material such as "hardware cloth" with 1/4 inch minimum gaps.
- 15) Roof:  - The siding on one or more exterior walls above lower roof sections is in contact with or has less than a one inch gap between it and the roof surface below. A gap of at least one inch is recommended so water isn't wicked up into the siding from the shingles below, and also to provide room for additional layers of roofing materials when the current roof surface fails. Recommend having a qualified contractor make repairs as necessary, such as trimming siding, so at least a one inch gap exists between the siding and the roofing below where necessary.
- 20) Electric service:  - One or more pointed and/or too-long screws are used to fasten the cover to the main service panel. These types of screws are more likely to come into contact with wiring inside the panel than stock screws from the manufacturer, and can damage wiring insulation. This is a safety hazard due to the risk of shock and/or fire. Long and/or pointed screws should be replaced as necessary with the correct screws, and if necessary by a qualified electrician.
- 21) Electric service:  - One or more screws are missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.
- 22) Heating and cooling:  - The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.
- 24) Crawl/Unfinished Basement:  - One or more pier or foundation footings are undermined, where soil has either eroded out from underneath, or has been excavated too close to the footing. Structural engineers typically require undisturbed soil to extend at least a foot horizontally out from the edge of footings, and then slope down no more steeply than 45 degrees. Otherwise soil may collapse from beneath the footing(s). A qualified structural engineer should evaluate and determine what repairs if any should be made. If repairs are prescribed, then a qualified contractor should perform them in accordance with the engineer's recommendations.
- 25) Crawl/Unfinished Basement:  - Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from

exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

26) Crawl/Unfinished Basement:   - Standing water was found in one or more sections of the crawl space. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the crawl space. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:



Water appears to have come from the ice maker line not being turned off before being disconnected.



27) Crawl/Unfinished Basement:   - No vapor barrier is installed in some areas. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. A qualified contractor should install a vapor barrier where missing. Standard building practices require the following:



- The soil below the vapor barrier should be smooth and free from sharp objects.
- Seams should overlap a minimum of 12 inches.
- The vapor barrier should lap up onto the foundation side walls.


Better building practices require that:



- Seams and protrusions should be sealed with a pressure sensitive tape.
- The vapor barrier should be caulked and attached tightly to the foundation side walls. For example, with furring strips and masonry nails.

28) Downstairs Bath:   - Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

30) Kitchen:   - One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested with the inspector's test instrument. These devices should trip when tested with a test instrument in addition to tripping via the test buttons on the receptacles. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

31) Kitchen:   - One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

32) Kitchen:  - No range hood is installed over the range or cook top. Ventilation and/or lighting may be inadequate and moisture may accumulate indoors. Recommend having a qualified contractor install a vented and lighted range hood, with the exhaust fan configured so as to vent outdoors.

33) Interior rooms:   - One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools

- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.