Inspection Report

000 sample way, Peachtree City, Georgia 30269



Inspection Date July 26, 2017
Client Maria Clark
Inspector Bruce Wu

Pro Home Services

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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Significant Concerns

Safety Concerns

Balconies, Decks and Porches

1. Balcony, Deck or Porch(Exterior: Ground View): Balusters are damaged or missing

Items Not Operating

Electrical

- 2. Light Fixture(Basement Room): Not working
- 3. Outlet(1st Bedroom Master, Basement Room): Appears to have no power

HVAC

4. Air Conditioner (Exterior: Ground View): The unit for the basement is not working

Room Components

- **5. Overhead Door(Exterior: Ground View)**: Basement Garage door is not working, no power link to the opener. The floor sensors for the garage door opener are missing. There is a serious risk of injury, particularly to children, under this condition.
- 6. Window (1st Bedroom Master): One window can not open and another window can not lock it.
- 7. Window(Basement Room, Laundry Room / Mudroom, Sun Room): Painted shut

Major Concerns

HVAC

8. Air Conditioner(Exterior: Ground View): The condensate line for the air conditioning system should be improved at the outdoor unit. At the exterior of the home the line should extend further away from the home to prevent ponding at the foundation and be placed inside conduit to prevent crushing.

Budget to Replace

HVAC

9. Air Conditioner(Exterior: Ground View): As is not uncommon for homes of this age and location, the air conditioning systems are old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Needs Further Evaluation

Balconies, Decks and Porches

10. Balcony, Deck or Porch(Exterior: Ground View): A proper flashing should be provided at the intersection of the exterior wall of the house and the deck ledger band to avoid leaks into the structure through the bolt holes as required by present day codes. This can be achieved by removing the decking next to the structure and then installing the flashing over the ledger band. The upper end should be caulked or slid under the siding if present.

11. Balcony, Deck or Porch(Exterior: Ground View): The floor joists on the deck are toenailed to the ledger board which compromises the integrity of the deck. Joist hangers or an equivalent system are necessary to support the joists and prevent potential deck failure

Items to Monitor

None

Maintenance Items

Building Exterior

- 12. Downspout(Exterior: Ground View): Bottom elbow is missing
- 13. Downspout(Exterior: Ground View): Damaged
- 14. Downspout(Exterior: Ground View): Extensions are missing
- 15. Downspout(Exterior: Ground View): Fasteners are not held tight to the building
- 16. Eave(Exterior: Ground View): Fascia paint is chipped, faded or worn
- 17. Exterior Trim(Exterior: Ground View): Caulk has aged leaving holes or gaps
- 18. Exterior Trim(Exterior: Ground View): Stain, paint or sealer has peeled, faded or bleached out
- 19. Gutter(Exterior: Ground View): In need of cleaning
- 20. Siding(Exterior: Ground View): Stucco is cracked
- 21. Siding(Exterior: Ground View): Bee comb found

Electrical

22. Electric Service Panel(Exterior: Ground View): The service mast/conduit should be better secured to the exterior of the home.

Landscaping and Hardscaping

- 23. Fence(Exterior: Ground View): Damaged
- 24. Patio and walkway (Exterior: Ground View): Gap between concrete walkway and building, stoop or other structure

Room Components

- 25. Cabinet(Kitchen): Door frame is loose
- 26. Exterior door(Exterior: Ground View): poor weather sealed
- 27. Storm door(Exterior: Ground View): unprofessional install.

General Information

- # Of Stories: 2
- Cooling System: Central
- Foundation Design: Basement
- Ground Conditions: Dry
- Location Of Attic Entrance: Hallway
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On ladder, From ground, Drone
- Occupancy: Vacant
- Present During Inspection: Buyer
- Price Of Home: 400000
- Square Footage: 4060
- Style Of Home: A-frame, Traditional
- Temperature: 94F • Water Source: Public
- Weather Conditions: Sunny
- Year Built: 1994

Inspection Fee: \$550.00

Scope of Inspection

- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report
 deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or
 warranty as to future performance.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- No guarantees or warranties are provided in connection with the home inspection.
- This home inspection is being conducted in accordance with the InterNACHI guidelines.
- An inspection does not determine the life expectancy of the property or any components or systems therein.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

A	Safety Hazard	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	Marginal	The item is working, but has at least one concern that is beyond cosmetic.
①	Poor	Is operating, but has at least one major concern with its operation.
②	Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
8	Not working	Was not working at the time of the inspection.
\bigcirc	Not Inspected	Was not inspected. The reason is typically indicated.

Appliances

Save money on appliances and appliance repair

Descriptions:

Oven/Range

• Energy Source: Gas

Concerns and Observations:

- **Cook Top**
- Dishwasher
- Garbage Disposal
- Microwave Oven
- Oven/Range
- Refrigerator
- **Washer**

Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

Material: Wood

Concerns and Observations:



Safety Concern

Balusters are damaged or missing

Location Exterior: Ground View

Impact Deficient balusters reduce the stability of the railing

Suggested Action Replace the missing component



Possible Concern

A proper flashing should be provided at the intersection of the exterior wall of the house and the deck ledger band to avoid leaks into the structure through the bolt holes as required by present day codes. This can be achieved by removing the decking next to the structure and then installing the flashing over the ledger band. The upper end should be caulked or slid under the siding if present.

Location Exterior: Ground View Suggested Action recommend install the flashing

Possible Concern

The floor joists on the deck are toenailed to the ledger board which compromises the integrity of the deck. Joist hangers or an equivalent system are necessary to support the joists and prevent potential deck failure

Location Exterior: Ground View Suggested Action recommend install the joist hangers



Building Exterior

Find deals on siding and gutters

Descriptions:

Siding

• Material: Stucco

Gutter

• Material: Aluminum

Concerns and Observations:



Moderate Concern

Bottom elbow is missing

Location Exterior: Ground View

Impact Without an elbow, water drainage is not optimally contained

Suggested Action Install a downspout elbow and install downspout extensions to discharge

rainwater 4 - 6 feet away from the building



Damaged

Location Exterior: Ground View

Impact A damaged downspout weakens the structure of the downspout and alters

the water flow

Suggested Action Replace the damaged portion of the downspout



Extensions are missing

Location Exterior: Ground View

Impact Water flow is not contained and may drain near foundation increasing the

risk of flooding

Suggested Action Install downspout extensions reaching 5-6 feet from the building



Fasteners are not held tight to the building

Location Exterior: Ground View

Impact Without proper fasteners, the downspout could further pull away

Suggested Action Resecure or replace the fasteners

Other Information Fasteners hold the downspout secure to the building to avoid disconnection

from the gutter



Eave

Moderate Concern

Fascia paint is chipped, faded or worn

Location Exterior: Ground View

Impact Untreated fascia is at risk of premature aging due to exposure to the

elements

Suggested Action Repaint





Minor Concern

Caulk has aged leaving holes or gaps

Location Exterior: Ground View

Impact The gaps could allow for moisture and insect intrusion which may cause

cause damage to the wood over time

Suggested Action Repair the caulking





Minor Concern

Stain, paint or sealer has peeled, faded or bleached out

Location Exterior: Ground View

Impact Unprotected wood is at risk of premature aging due to exposure to the

elements. If it becomes rotted, it reduces protection from insects, animals

and the elements intruding into the home

Suggested Action Restain or paint the trim



Gutter

Moderate Concern

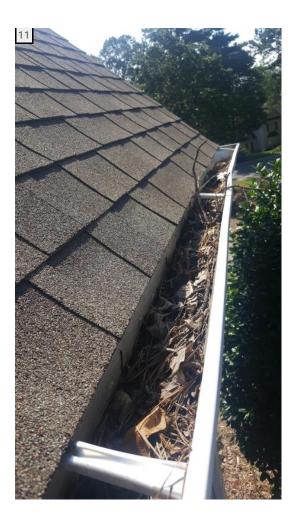
In need of cleaning

Location Exterior: Ground View

Impact The gutters may clog causing water to overflow and run down fascia board,

potentially wearing wood before its time

Suggested Action Clean the gutters



Siding

Moderate Concern

Stucco is cracked

Location Exterior: Ground View

Impact Cracked stucco may allow for moisture and insect intrusion Suggested Action Have a certified stucco contractor repair the affected areas









Minor Concern

Bee comb found

Location Exterior: Ground View Suggested Action recommend remove.



Building Structure

Descriptions:

Roof Structure

• Roof Pitch: Medium

Concerns and Observations:

- Foundation Wall
- Rafter
- Roof Sheathing
- Roof Structure
- Slab
- Truss

Electrical

Descriptions:

Wiring

• Wiring Method: Conduit

Electric Service Panel

Electric Service Panel

- Location: Exterior: Ground View
- Panel Type: Circuit breakers
- Wiring Type Main: Copper

Electrical service

- Location: Utility Room
- Panel Type: Circuit breakers
- Wiring Type Main: Copper

- Location: Exterior: Ground View
- Rating: 240 Volts

Concerns and Observations:

Electric Service Panel

Minor Concern

The service mast/conduit should be better secured to the exterior of the home.

Location Exterior: Ground View Suggested Action recommend repair



- Electrical service
- **⊘** GFCI
- Kitchen / Bath Exhaust
- **W** Light Fixture

Not Working

Not working

Location Basement Room
Suggested Action Replace the light fixture

Outlet

Not Working

Appears to have no power

Location 1st Bedroom Master, Basement Room
Suggested Action Have repaired by a licensed electrical technician







HVAC

Find deals on heating and cooling equipment and repair

Descriptions:

Heat pump

• Location: Exterior: Ground View

Air Conditioner

- Air Conditioner Type: Split
- Air Distribution Method: Ducts
- Location: Exterior: Ground View
- Year Built: 94

Air Conditioner

• Location: Utility Room

Disclaimers:

• The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Concerns and Observations:



Not Working

The unit for the basement is not working

Location Exterior: Ground View

Suggested Action Have serviced by an HVAC service professional

Major Concern

The condensate line for the air conditioning system should be improved at the outdoor unit. At the exterior of the home the line should extend further away from the home to prevent ponding at the foundation and be placed inside conduit to prevent crushing.

Location Exterior: Ground View Suggested Action recommend repair







Old

As is not uncommon for homes of this age and location, the air conditioning systems are old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Location Exterior: Ground View
Suggested Action Budget for two newer units. In the interim, a higher level of maintenance can be expected



Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Concerns and Observations:

Drainage and GradingDriveway



Minor Concern

Damaged

Location Exterior: Ground View

Suggested Action Repair the damaged areas of the fence





Moderate Concern

Gap between concrete walkway and building, stoop or other structure

Location Exterior: Ground View

Impact Gaps provide an environment for moisture intrusion with the possibility of

expansion during the winter months

Suggested Action Fill all gaps with a pliable weather-resistant concrete sealer



Stair and Stoop

Plumbing

Descriptions:

Water Pipe

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

Concerns and Observations:

- Cleanout
- Fuel lines
- Hose Bibb
- Main fuel supply
- Main water valve
- Plumbing Vent
- Shower / Tub
- **Sink**
- **Toilet**
- **Water Pipe**

Main water valve

• Location: Utility Room, Exterior: Ground View

Roof

Save money on roofing material and repair

Descriptions:

Roof Material

· Roof Material: Asphalt (Architectural)

Disclaimers:

- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof
 penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall
 describe the type of roof covering materials and report the methods used to observe the roofing. The home
 inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar
 systems, antennae, and lightning arrestors.
- Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible
 and are not part of the inspection.
- 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-free due to weather conditions. Our inspection makes an attempt to find a
 leak but sometimes cannot.

Concerns and Observations:

Attic Ventilation

Roof Flashing

Roof Material

Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Exterior door

Materials: Metal

Window

Window Glass Type: Double pane

Concerns and Observations:



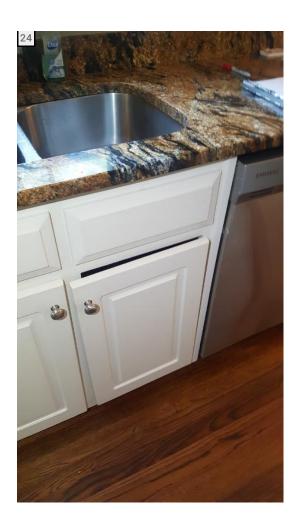
Minor Concern

Door frame is loose

Location Kitchen

Impact If not repaired it will become looser and the screws may become stripped

Suggested Action Secure door frame to cabinet







poor weather sealed

Location Exterior: Ground View

Impact Without proper protection, the door is not protected from the elements

Suggested Action Protect with weather-resistant seal, stain or paint





- Fire wall
- Floor
- Garage door opener
- Insulation
- Interior Door
- Interior service door
- **Ø** Overhead Door

Not Working

Basement Garage door is not working, no power link to the opener. The floor sensors for the garage door opener are missing. There is a serious risk of injury, particularly to children, under this condition.

Location Exterior: Ground View

Suggested Action Recommend a qualified garage door professional check and install the sensors as needed.



Storm door

Minor Concern

unprofessional install.

Location Exterior: Ground View

Suggested Action Recommend repair or replace by a licensed professional.





Not Working

One window can not open and another window can not lock it.

Location 1st Bedroom Master Suggested Action recommend repair

Not Working

Painted shut

Location Basement Room, Laundry Room / Mudroom, Sun Room
Suggested Action Strip the paint so that the window can move within its frame