INSPECTION REPORT

For the Property at:

SAMPLE REPORT DRIVE

MY VILLAGE, GA

Prepared for: JOHN DOE

Inspection Date: Wednesday, May 12, 2021

Prepared by: Steve Hanley

Georgia Pine Home Inspections
4740 Bellehurst Lane
Cumming, GA 30040
(678) 863-1532

www.georgiapineinspections.com
georgiapineinspections@gmail.com

May 24, 2021

Dear John Doe,

RE: Report No. 1075, v.3
Sample Report Drive
My Village, GA

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Steve Hanley
on behalf of
Georgia Pine Home Inspections

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

Roofing

RECOMMENDATIONS \ General

Condition: • Aging/Fair Condition

The shingles are aging and in fair condition. The granule loss, cracking and staining indicate the roof is getting toward the end of its life expectancy. I would expect the roof to last for another 4-8 years. I recommend inspecting the roof annually and after any large storms.

Location: Roof

Task: Observation

SLOPED ROOFING \ Asphalt shingles

Condition: • Damage

The ridge shingles over the back deck are spit and exposing the rafters and the ridge board. This wood will rot if not repaired. I recommend a qualified roofer make this repair.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair

Time: Immediate

Condition: • Exposed fasteners

There were several exposed nail heads throughout the roof. When nail heads are exposed to weather they can rust and eventually allow moisture to enter around the nail head. I recommend sealing all exposed nail heads.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Seal

Time: As soon as practical

SLOPED ROOF FLASHINGS \ Roof jacks

Condition: • Rubber boot - Vulnerable area

Two of the rubber boots for the plumbing jacks are loose or torn and need to be replaced. Both of these boots have caused the water stains that can be seen on the roof decking in the attic. I recommend a qualified roofer make this repair.

Location: Roof

Task: Seal

Time: As soon as practical

Exterior

WALLS \ Wood siding
Condition: • Rot
There are several sections of the wood siding that has been replaced with fiber cement siding. These repairs were likely done because the wood siding was starting to rot, but instead of replacing all of the siding, only the damaged areas were replaced. When some of the wood siding starts to rot the other sections are likely not far behind. I noted and we discussed several locations throughout the house where wood was starting to rot and should be replaced.
Implication(s): Weakened structure | Material deterioration
Location: Throughout
Task: Replace
Time: When Necessary

Electrical

RECOMMENDATIONS \ General
Condition: • Challenger Panels
Challenger panels have known issues with the circuit breakers overheating and causing scalding on the bus bars. I did not see any evidence of this, but it would require further evaluation by a licensed electrician to remove the breakers and verify.
Location: Garage
Task: Further Evaluation
Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy
Condition: • Near end of life expectancy
The AC condenser unit that services the first floor is getting toward the end of its life expectancy. It was working properly at the time of the inspection but may need to be replaced in the near future. I recommend getting the HVAC serviced.
Implication(s): Equipment failure | Reduced comfort
Location: AC
Task: Service
Time: As soon as practical

AIR CONDITIONING \ Duct insulation
Condition: • Incomplete
One of the ducts was not sealed shut and missing insulation. I could feel the cold air blowing out of the duct work into the attic. Missing or damaged insulation leads to heat loss or gain depending on the season. This heat loss or gain results in the heating, ventilation and air conditioning system working harder to maintain the set temperature with a 10 percent to 30 percent waste of energy. I recommend reparing the duct that was dented and adding insulation to any missing areas.
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic
Task: Improve
Time: Immediate

Plumbing

WATER HEATER \ Life expectancy
Condition: • Near end of life expectancy
The water heater was working properly at the time of the inspection but it is getting toward the end of its typical life expectancy. I recommend monitoring the tank and budgeting for a replacement in the future.
Implication(s): No hot water
Location: Garage
Task: Replace
Time: When Necessary

FIXTURES AND FAUCETS \ Toilet
Condition: • Running continuously
The first floor toilet and the second floor hallway toilet were both running continuously. This is likely an issue with the flapper or the fill valve. I recommend a qualified professional make this repair.
https://www.youtube.com/watch?v=UV-peiKW9gM
Implication(s): Chance of condensation damage to finishes and/or structure | Increased water consumption
Location: First floor and second floor hallway toilets
Task: Repair
Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

Recommendations

RECOMMENDATIONS \ General

Condition: • Aging/Fair Condition

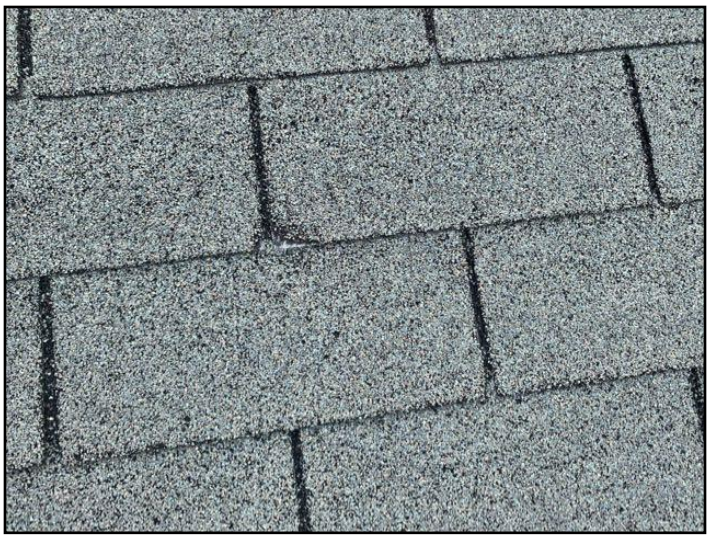
The shingles are aging and in fair condition. The granule loss, cracking and staining indicate the roof is getting toward the end of its life expectancy. I would expect the roof to last for another 4-8 years. I recommend inspecting the roof annually and after any large storms.

Location: Roof

Task: Observation

Aging/Fair Condition

Aging/Fair Condition



Aging/Fair Condition

SLOPED ROOFING \ Asphalt shingles

Condition: • Damage

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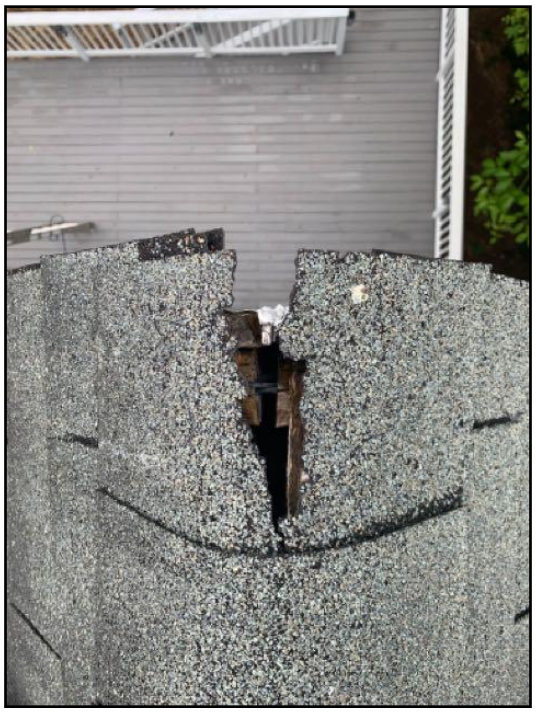
Implication(s): Chance of water damage to structure, finishes and contents

Location: Roof

Task: Repair

Time: Immediate



Damage

Condition: • Missing, loose or torn

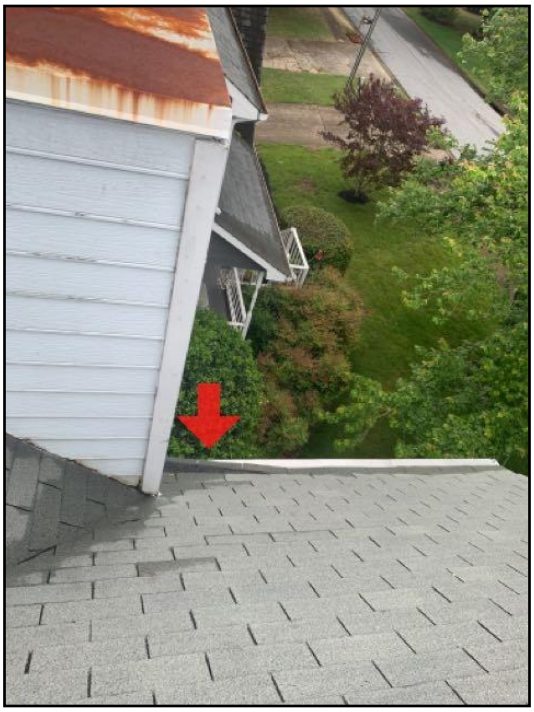
The bottom layer of shingles right of the chimney are loose. I recommend a roofer make this repair.

Location: Right of the chimney

Task: Repair

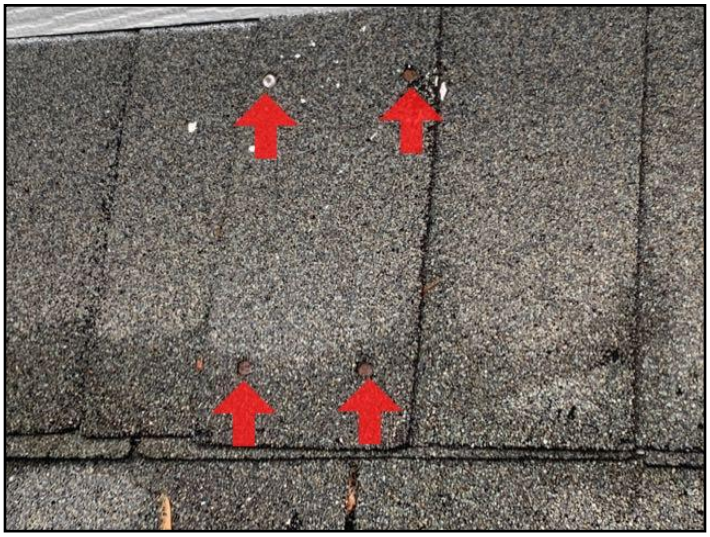
Time: As soon as practicable

Missing, loose or torn



Perspective view

Condition: • Exposed fasteners
There were several exposed nail heads throughout the roof. When nail heads are exposed to weather they can rust and eventually allow moisture to enter around the nail head. I recommend sealing all exposed nail heads.
Implication(s): Chance of water damage to structure, finishes and contents
Location: Roof
Task: Seal
Time: As soon as practical



Exposed fasteners

Perspective view

Exposed fasteners

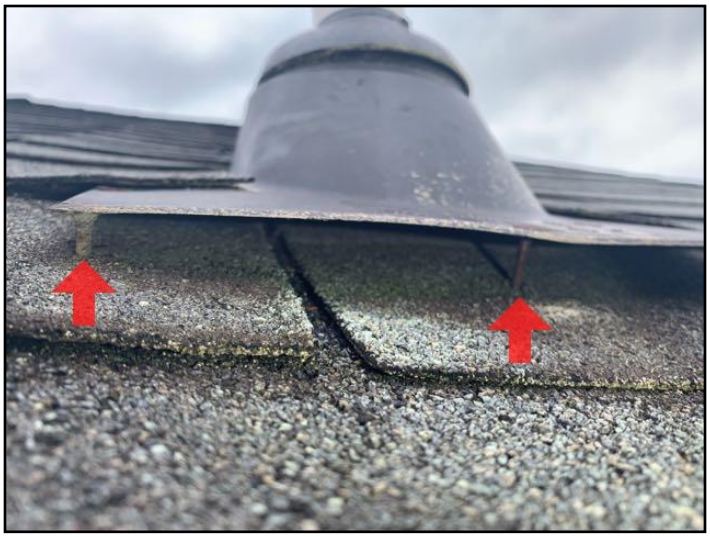
Perspective view

Exposed fasteners

Perspective view

Nail pulled out of sheathing

Exposed fasteners



Nail pulled out of sheathing

Perspective view

SLOPED ROOF FLASHINGS \ Roof jacks

Condition: • Rubber boot - Vulnerable area

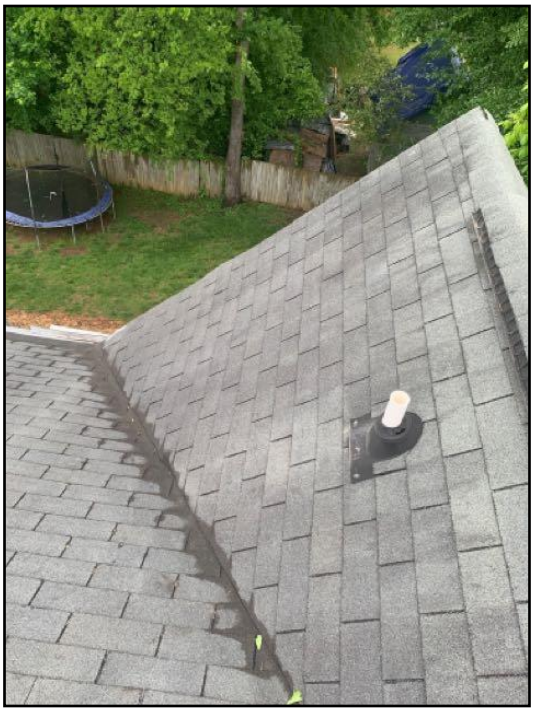
Two of the rubber boots for the plumbing jacks are loose or torn and need to be replaced. Both of these boots have caused the water stains that can be seen on the roof decking in the attic. I recommend a qualified roofer make this repair.

Location: Roof

Task: Seal

Time: As soon as practical

Rubber boot - torn



Perspective view

Rubber boot - Loose

Perspective view

Leak from boot

Leak from boot

Description

Sloped roofing material:

- Asphalt shingles

Asphalt shingles

Asphalt shingles

Asphalt shingles

Sloped roof flashing material: • Metal

Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • Connections loose

The downspout extender to the underground water leader is disconnected. Screws can be used to better secure the extender into place.

Implication(s): Leakage

Location: Front

Task: Repair

Time: Immediate

Connections loose

Wrong size

WALLS \ Wood siding

Condition: • Rot

The wood siding around the chimney cricket was in contact with the shingles and has caused the bottom row of the siding to rot. I recommend replacing this section of the siding and keeping the new siding at least 1 inch off the shingles.

Implication(s): Weakened structure | Material deterioration

Location: Siding on chimney

Task: Repair

Time: As soon as practical

Rot

Perspective view

Condition: • Rot

There are several sections of the wood siding that has been replaced with fiber cement siding. These repairs were likely done because the wood siding was starting to rot, but instead of replacing all of the siding, only the damaged areas were replaced. When some of the wood siding starts to rot the other sections are likely not far behind. I noted and we discussed several locations throughout the house where wood was starting to rot and should be replaced.

Implication(s): Weakened structure | Material deterioration

Location: Throughout

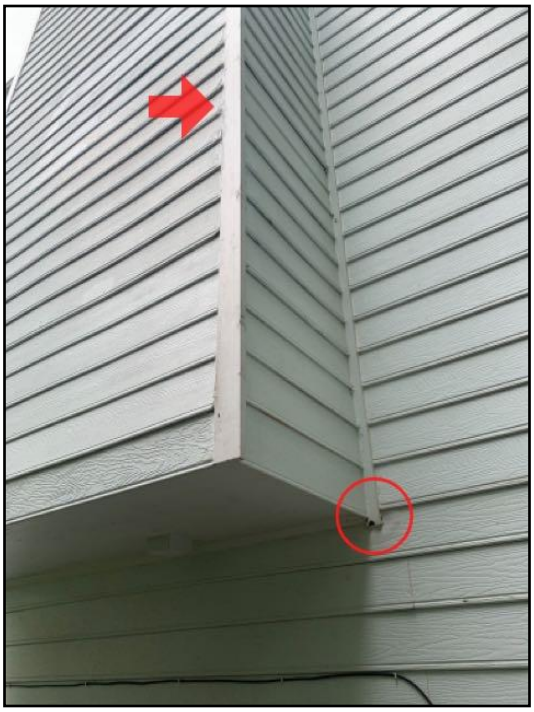
Task: Replace

Time: When Necessary

Rot - Front bay window

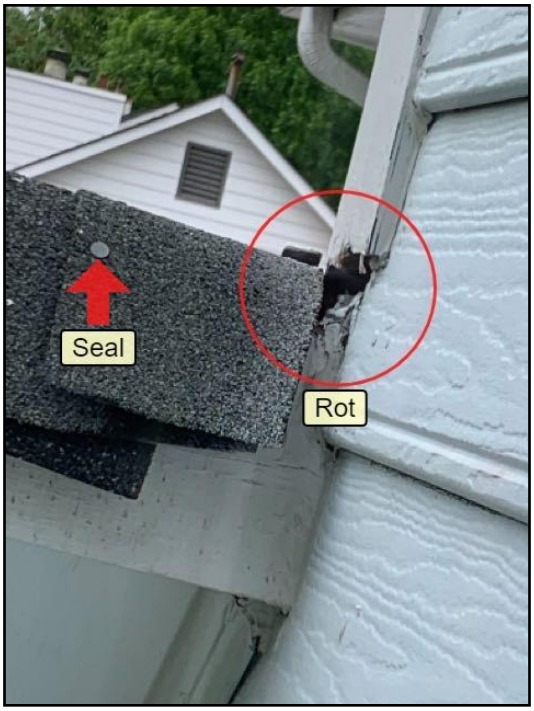
Perspective view

Rot - Chimney

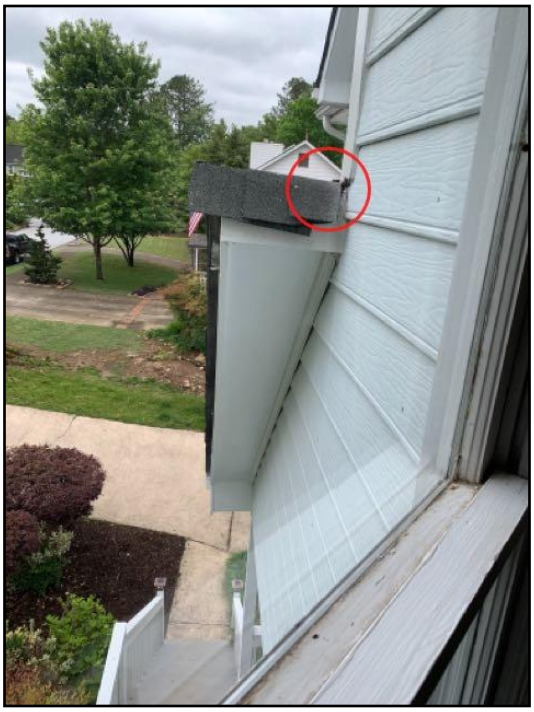


Perspective view

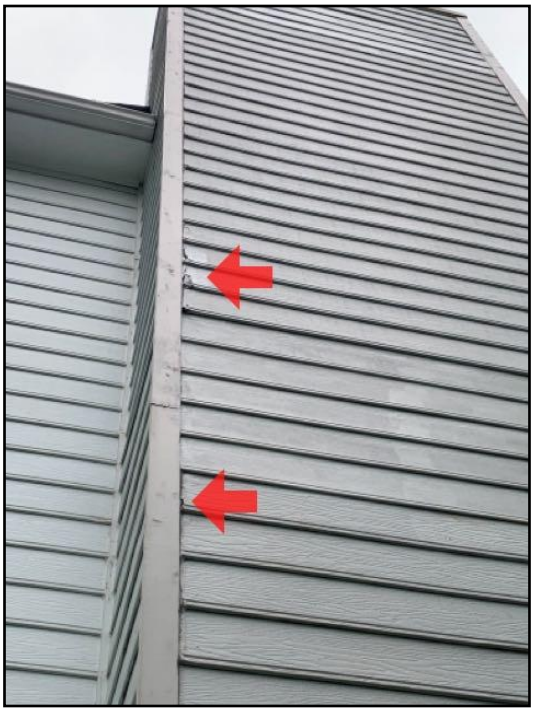
Rot - Back deck



Rot - Over front porch



Perspective view



Rot -Chimney

Description

Gutter & downspout material: • Aluminum

Downspout discharge: • Below grade • Above grade

Wall surfaces and trim: • Wood • Fiber cement

Driveway: • Concrete

Garage: • Attached

Recommendations

FLOORS \ Sheathing/Subflooring

Condition: • Prior Repairs

Observation: The refrigerator likely leaked in the past and caused the damage to the subfloor. I did not see any issues with the repaired location.

Location: Garage

Task: Observation

Prior Repairs

ROOF FRAMING \ Sheathing

Condition: • Water stains

The roof valley over at the front of the house leaked at one time and caused several water stains on the roof decking. The stains were dry at the time of the inspection indicating the roof is no longer leaking. I recommend monitoring this area in the future.

Location: Attic

Task: Monitor

Time: Ongoing

Water stains

Water stains

Water stains

Water stains

Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists

Exterior wall construction: • Wood frame

Roof and ceiling framing:

• Rafters/ceiling joists

Rafters/ceiling joists

Recommendations

RECOMMENDATIONS \ General

Condition: • Challenger Panels

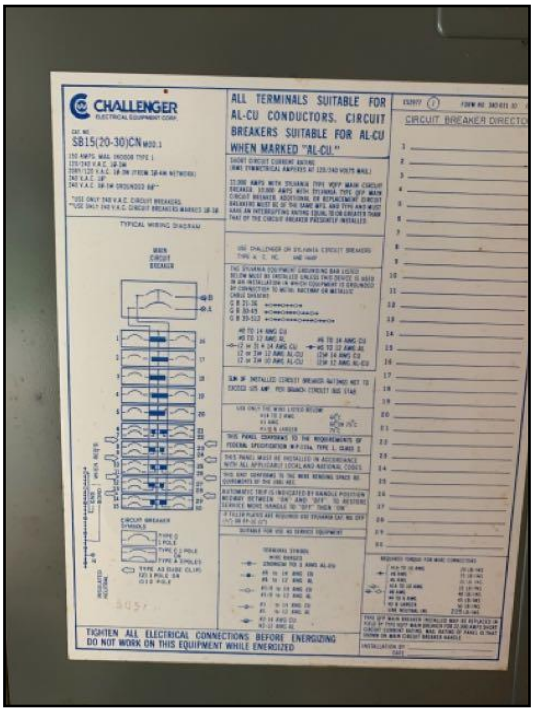
Challenger panels have known issues with the circuit breakers overheating and causing scalding on the bus bars. I did not see any evidence of this, but it would require further evaluation by a licensed electrician to remove the breakers and verify.

Location: Garage

Task: Further Evaluation

Time: Immediate

Challenger Panels



Challenger Panels

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

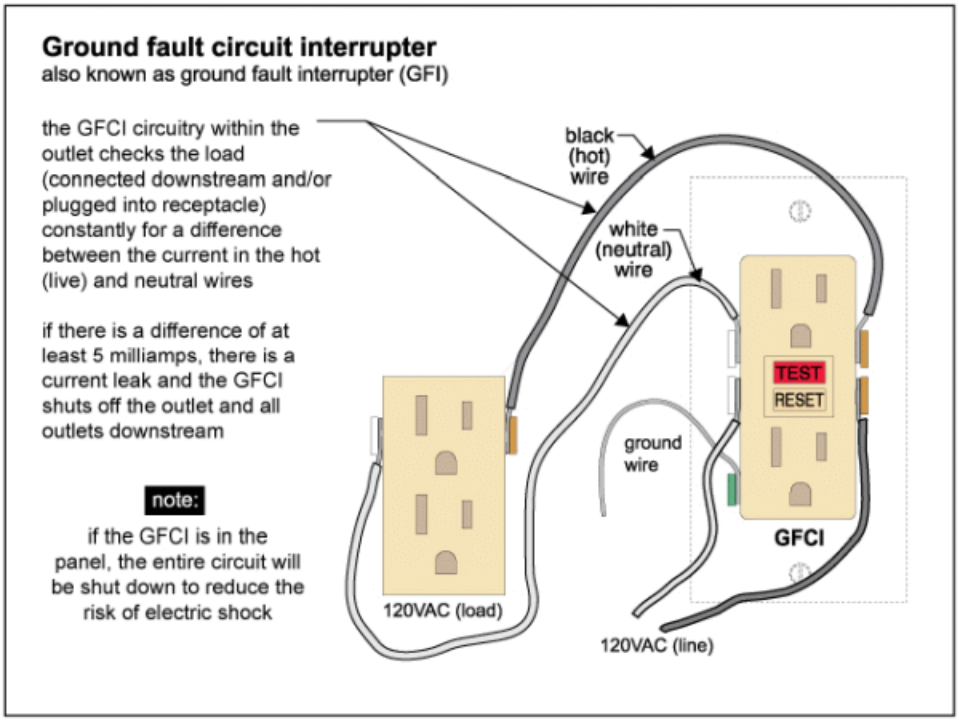
I recommend replacing the outlets near the kitchen sink with GFCI outlets.

Implication(s): Electric shock

Location: Throughout

Task: Improve

Time: Immediate



GFCI/GFI needed (Ground Fault Circuit...

Description

Service entrance cable and location:

- Underground aluminum

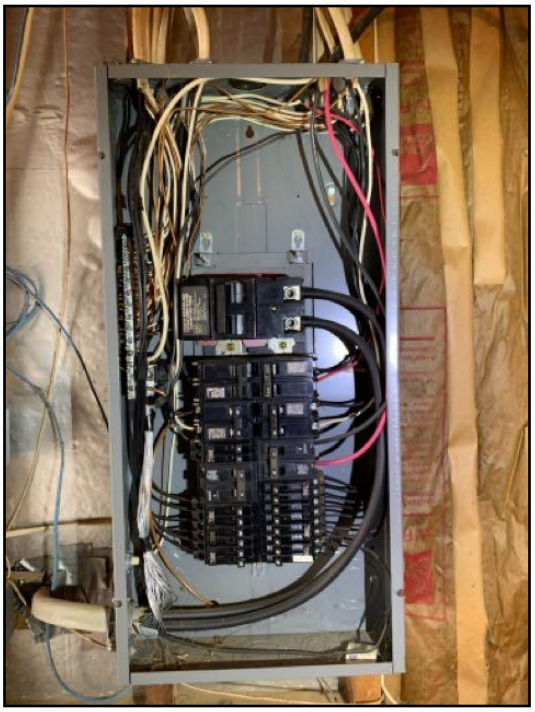
Underground aluminum

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 150 Amps

Main disconnect/service box type and location:

• Breakers - garage



Breakers - garage

Smoke alarms (detectors):

• Present

There are smoke detectors, but newer building practices recommend having a smoke detector in every bedroom and common area.

Recommendations

GAS FURNACE \ Venting system

Condition: • Rust, dirty, obstructed

The furnace exhaust pipe and the chimney vent are both rusted and are starting to crack. These will need to be replaced in the near future.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Roof

Task: Replace

Time: When Necessary

Rust - Chimney

Rust - Furnace

CHIMNEY AND VENT \ Metal cap

Condition: • Rust

The chimney cap is starting to rust and rust will eventually lead to holes and cracking. Applying a rust-preventative paint will prolong the life of the chimney cap, but it will likely need to be replaced in the future.

Implication(s): Reduced system life expectancy

Location: Chimney

Task: Improve

Time: At your discretion

Rust

Description

System type: • Furnace

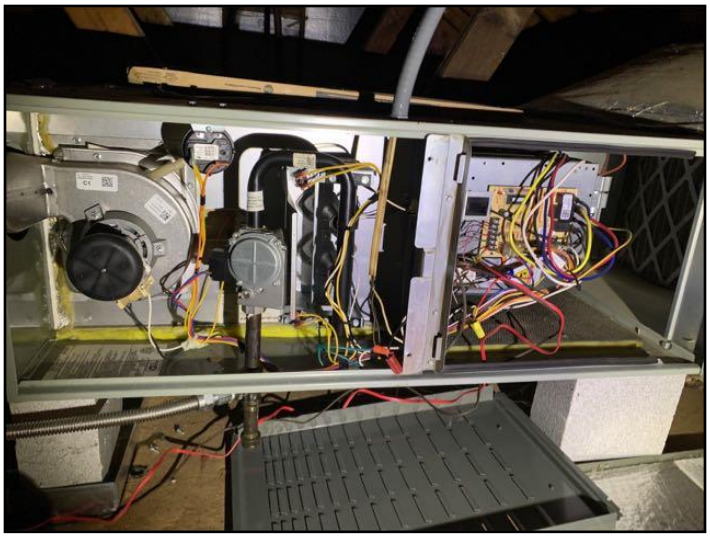
Fuel/energy source: • Gas

Furnace manufacturer:

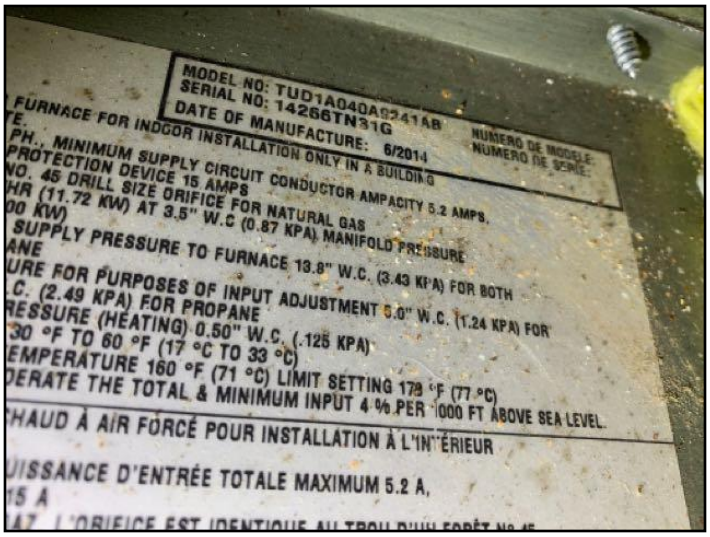
• Trane

Attic

Trane



Trane



Trane

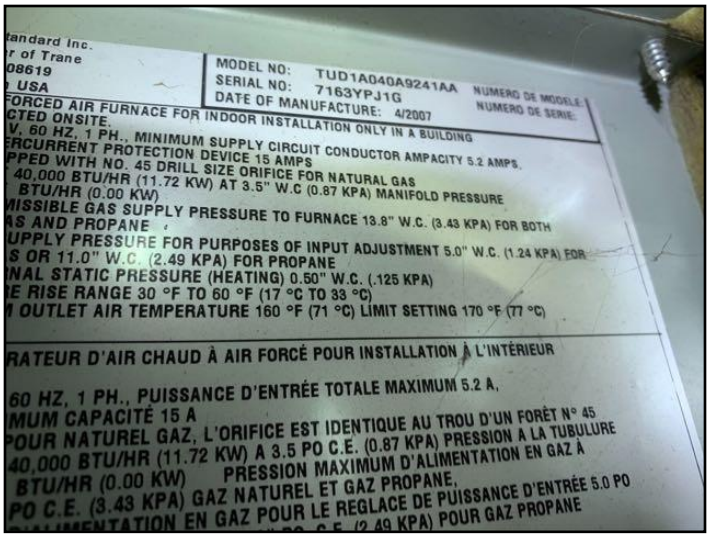
Filter

• Trane

Basement

Trane

Trane



Trane

Filter

Heat distribution: • Ducts and registers

Efficiency: • Mid-efficiency

Approximate age: • 7 years • 14 years

Main fuel shut off at: • Meter

Supply temperature: • 115°

Return temperature: • 70°

Fireplace/stove:

• Wood-burning fireplace

Wood-burning fireplace

Chimney liner: • Metal

Recommendations

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

The AC condenser unit that services the first floor is getting toward the end of its life expectancy. It was working properly at the time of the inspection but may need to be replaced in the near future. I recommend getting the HVAC serviced.

Implication(s): Equipment failure | Reduced comfort

Location: AC

Task: Service

Time: As soon as practical

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation - missing

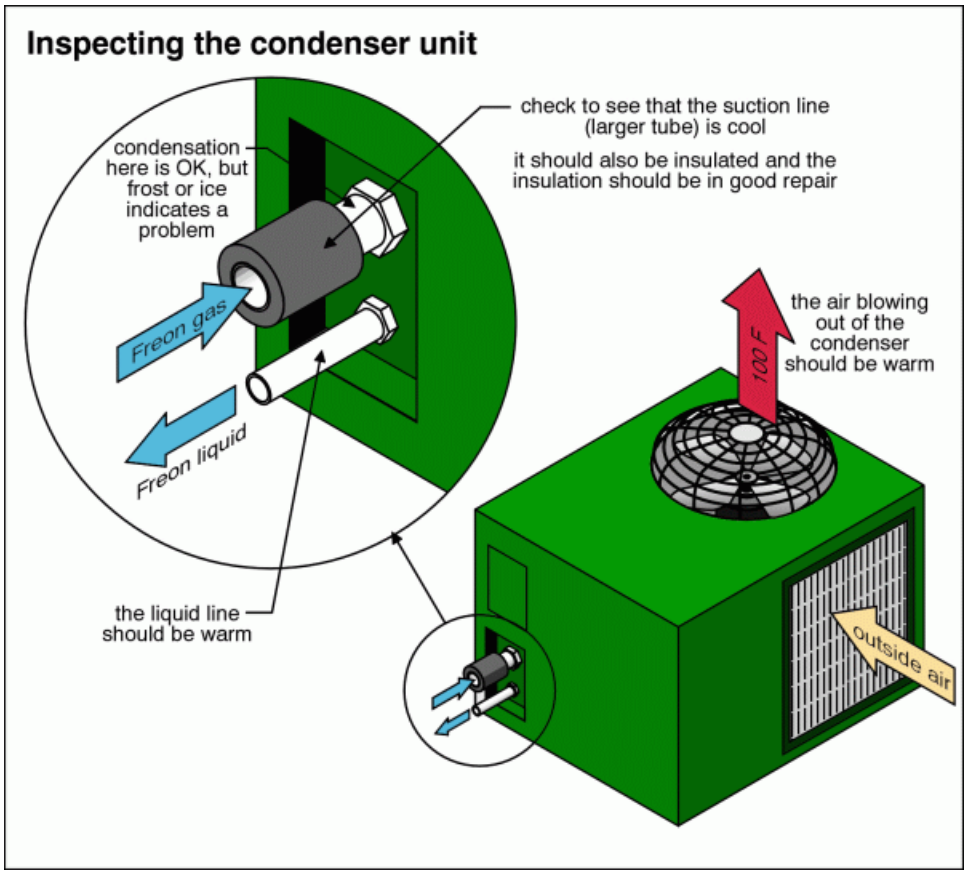
The refrigerant line insulation is incomplete. Condensation that forms on your outdoor A/C lines reduces efficiency and raises your energy costs. Foam insulation can be purchased at home improvement stores and is easy to install.

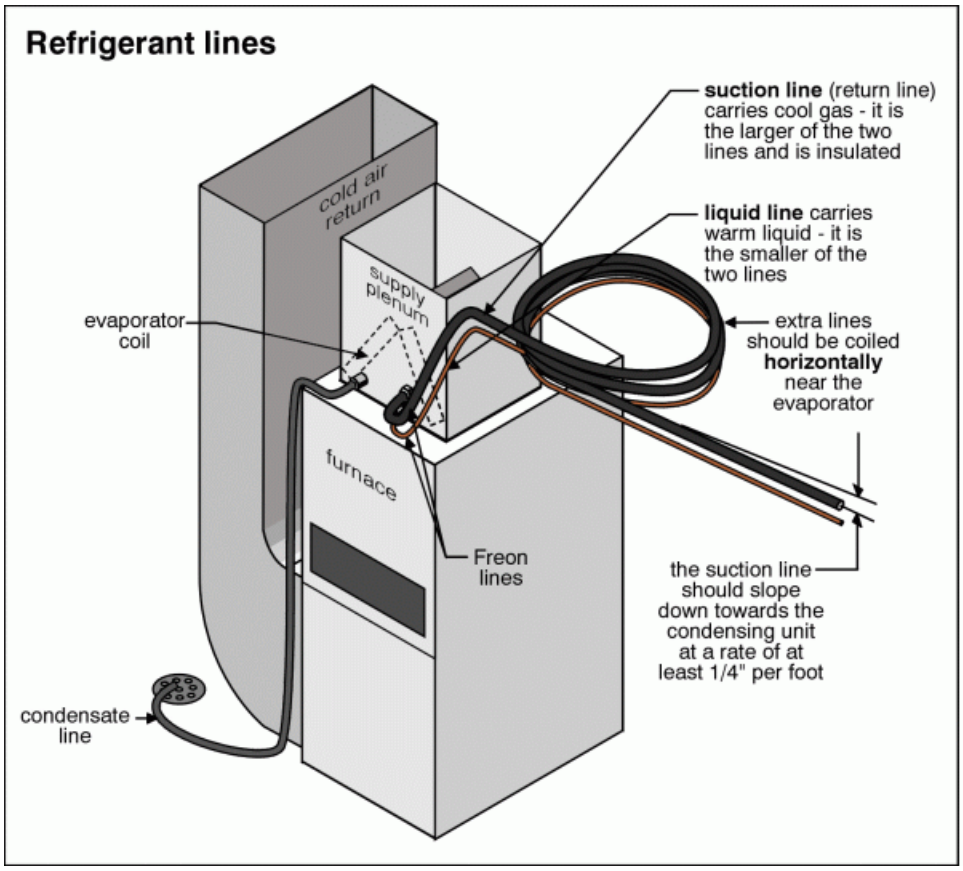
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Refrigerant lines

Task: Improve

Time: At your discretion





Insulation - missing

AIR CONDITIONING \ Duct insulation

Condition: • Incomplete

One of the ducts was not sealed shut and missing insulation. I could feel the cold air blowing out of the duct work into the attic. Missing or damaged insulation leads to heat loss or gain depending on the season. This heat loss or gain results in the heating, ventilation and air conditioning system working harder to maintain the set temperature with a 10 percent to 30 percent waste of energy. I recommend reparing the duct that was dented and adding insulation to any missing areas.

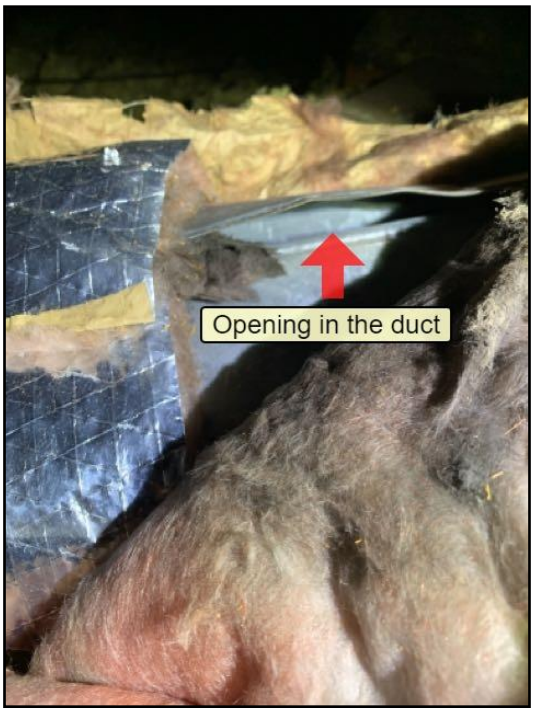
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Immediate

Incomplete



Incomplete

Description

General:

• Service Tag

Trane, 2014, 2 tons

Service Tag - condenser unit

Trane

Service Tag - evaporator coil

• Service Tag
Trane, 2007, 1.5 tons

Service Tag - Condenser unit

Trane

Service Tag - evaporator coil

Air conditioning type: • Central

Cooling capacity: • 1.5 Tons • 2 Tons

Compressor approximate age: • 7 years • 14 years

Supply temperature:

• 40°

Second floor

Return temperature: • 68°

Recommendations

ATTIC/ROOF \ Insulation

Condition: • Animal/pest droppings in attic

There were animal droppings in the attic. Rodent nests in insulation are both a smelly nuisance and a health hazard. I recommend further evaluation by a pest eradication specialist.

Implication(s): Health hazard

Location: Attic

Task: Improve

Time: As soon as practical

Animal/pest droppings in attic

Description

Attic/roof insulation material:

• Glass fiber

Glass fiber

Attic/roof ventilation: • Soffit vent • Gable vent

Recommendations

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

The water heater was working properly at the time of the inspection but it is getting toward the end of its typical life expectancy. I recommend monitoring the tank and budgeting for a replacement in the future.

Implication(s): No hot water

Location: Garage

Task: Replace

Time: When Necessary

WASTE PLUMBING \ Traps - performance

Condition: • Leak

The first floor bathroom sink is leaking at the tailpiece locking nut. This can usually be fixed by tightening the slip nut or replacing the plastic slip washer. I recommend a handyman make this repair.

Implication(s): Sewage entering the building

Location: First Floor Hallway Bathroom

Task: Repair

Time: Immediate

Leak

Perspective view

FIXTURES AND FAUCETS \ Bathtub

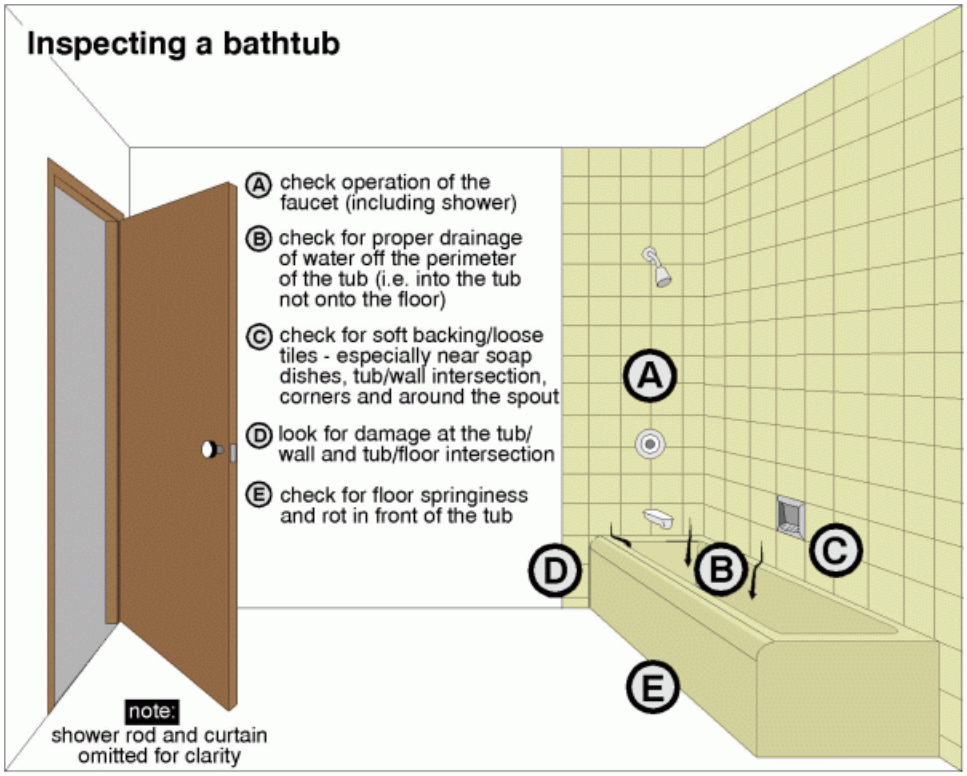
Condition: • Slow drain

Both of the showers on the second floor had a slow drain. I recommend snaking the pipes to clean any obstructions.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Both showers on second floor

Task: Repair
Time: As soon as practical



Slow drain

Slow drain

FIXTURES AND FAUCETS \ Shower stall

Condition: • Leak

There was a slight leak at the shower head in the master bathroom. These can usually be fixed by tightening the head or applying a new layer of Teflon tape and reinstalling it.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Master bathroom

Task: Improve

Time: Discretionary

Leak

FIXTURES AND FAUCETS \ Toilet

Condition: • Running continuously

The first floor toilet and the second floor hallway toilet were both running continuously. This is likely an issue with the flapper or the fill valve. I recommend a qualified professional make this repair.

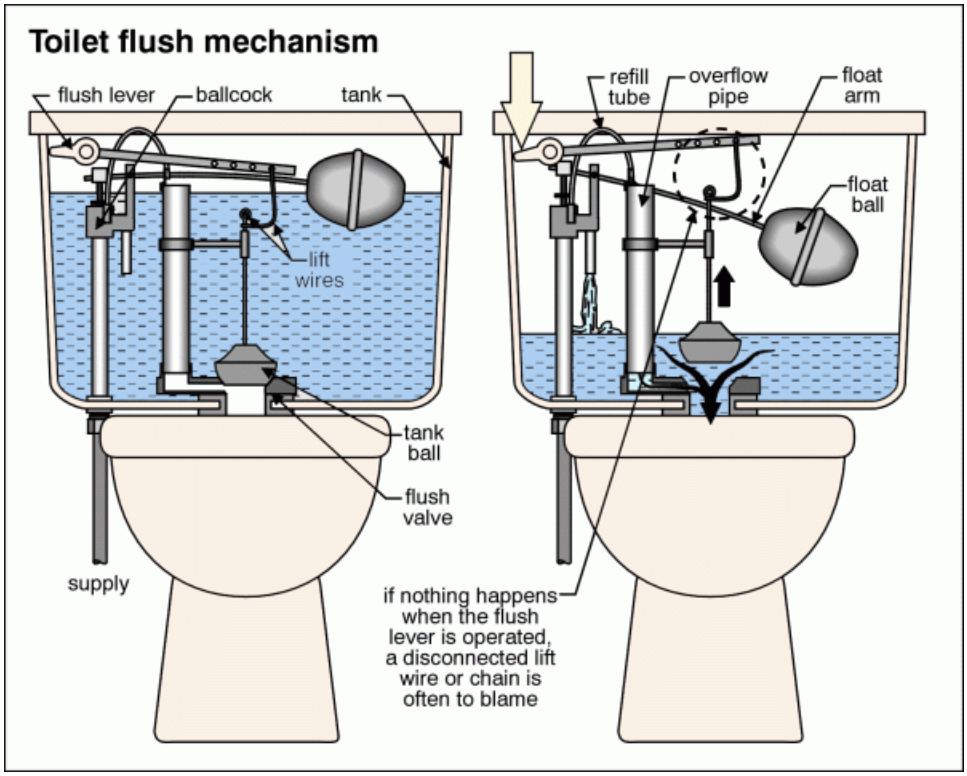
https://www.youtube.com/watch?v=UV-peiKW9gM

Implication(s): Chance of condensation damage to finishes and/or structure | Increased water consumption

Location: First floor and second floor hallway toilets

Task: Repair

Time: Immediate



Running continuously - First floor

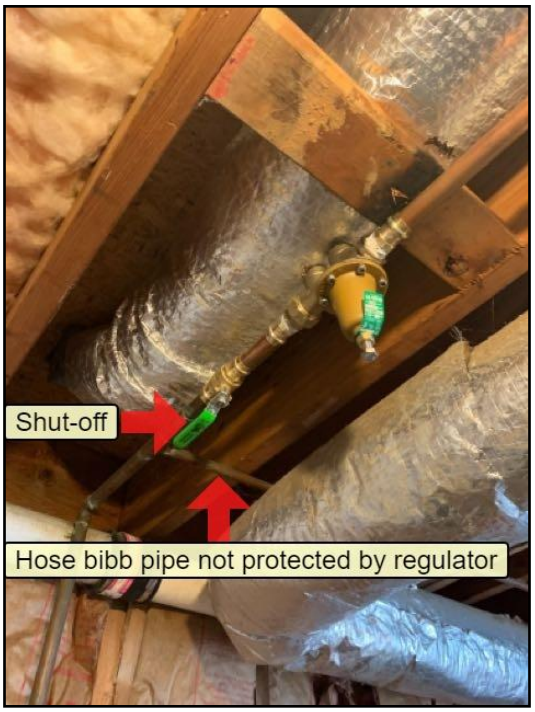
Running continuously Second floor

Description

Supply piping in building: • Copper • Braided stainless steel

Main water shut off valve at the:

• Garage



Garage

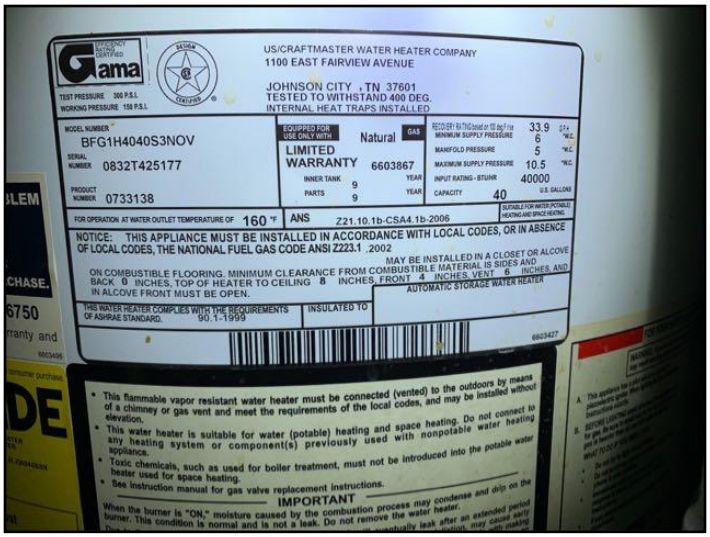
Water heater type: • Tank

Water heater location: • Garage

Water heater fuel/energy source: • Gas

Water heater manufacturer:

• Whirlpool
2008, 40 gallons, gas



Whirlpool

Whirlpool

Water heater tank capacity: • 40 gallons

Water heater approximate age: • 13 years

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • PVC plastic

Limitations

Fixtures not tested/not in service:

• Toilet

Toilet

Items excluded from a building inspection: • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

Recommendations

CEILINGS \ General notes

Condition: • Water stains

The living room has a water stain in the ceiling. The stain was dry at the time of the inspection and likely from a previous bathroom leak.

Location: Living room

Task: Improve

Time: At your discretion

Water stains

WINDOWS \ General notes

Condition: • Difficult to open

Windows become stuck due to coats of paint, debris in the sash channel, or swelling due to changes in weather conditions. Slide a sharp utility knife between the sash and stops on either side of the window. With enough work I would expect all of the windows to open. One window per room should be operational for emergency egress.

Location: Throughout

Task: Improve

Time: As soon as practical

Difficult to open

BASEMENT \ Storm Shelter

Condition: • Water marks

Observation: The front wall of the basement has a drain installed. The water from the basement drain would flow to the draining system installed in front of the garage doors and then into the backyard. I recommend monitoring this area in the future.

Location: Basement

Task: Monitor

Time: Ongoing

Drain in basement

Spare photos

APPLIANCES \ Dryer

Condition: • The dryer vent is using duct tape at the connection points. I recommend replacing the duct tape with an aluminum foil backed tape that can withstand higher temperatures.

Location: Garage
Task: Improve
Time: As soon as practical

Wrong tape

Description

Major floor finishes: • Carpet • Hardwood

Windows: • Fixed • Single/double hung

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior

Inventory Cooktop:
• Kenmore

Kenmore

Inventory Dishwasher: • Whirlpool

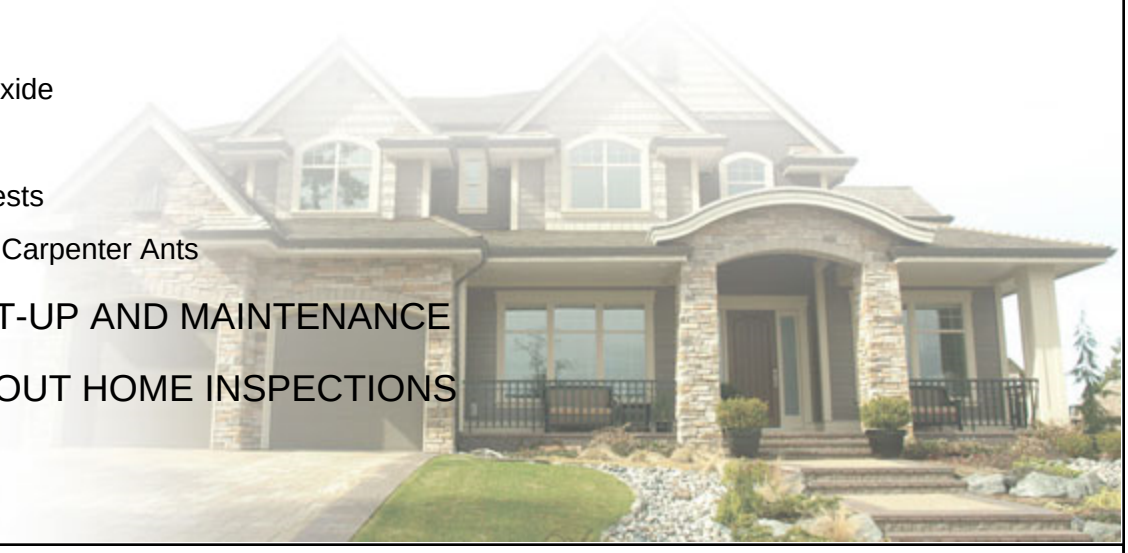
Inventory Refrigerator: • Kenmore

Limitations

Not included as part of a building inspection: • Cosmetic issues

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS