

Georgia Home Inspection Services

Property Inspection Report



My street, Anytown GA, 30000
Inspection prepared for: John Doe
Inspection Date: 7/18/2011 Time: 5pm
Age: 25+ Size: >1500
Weather: Clear

This ranch style home is in a structurally sound condition. The outbuilding requires structural bracing on the front right corner.

Inspector: Rick Petro
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Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated

2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

3. Occupancy

Occupancy: Vacant

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

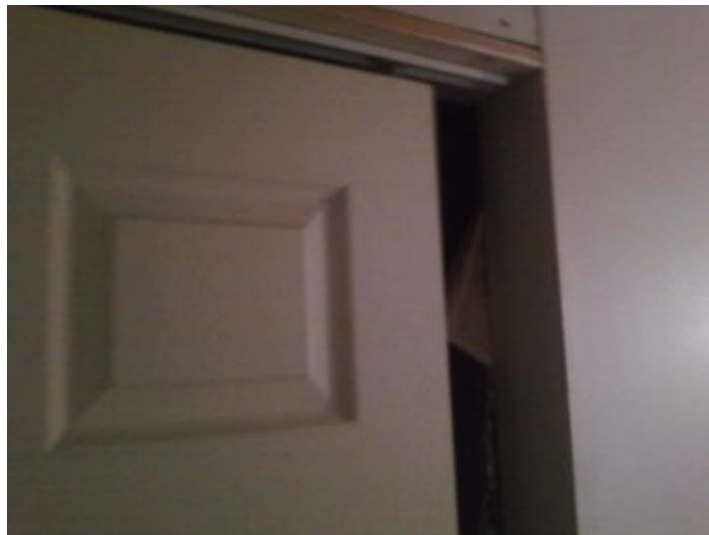
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Closets

Good	Fair	Poor	N/A	None
		X		

Observations:

- The closet door does not fit into the frame.



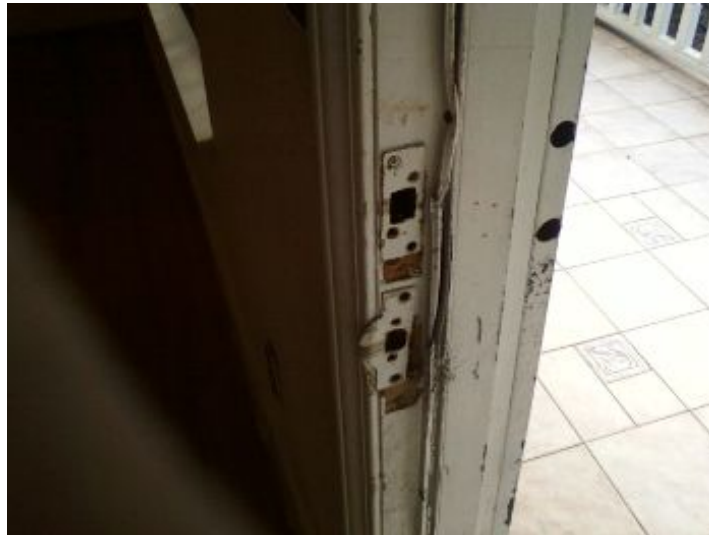
Door does not fit

2. Door Bell

Good	Fair	Poor	N/A	None
	X			

3. Doors

Good	Fair	Poor	N/A	None
	X			



Frame is damaged

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlet cover plates missing.
- Switch cover plates missing.



Outlet cover is missing

5. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Missing in hallway.



missing smoke detector

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed double hung window noted.



Black mold on window frames

7. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Some drywall repair to the ceiling is necessary.

8. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Many small holes to seal.

9. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Hall#2 • Hall#3

2. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet doors are missing handles. The MBR closet door in not installed.



Several handles missing from closet doors



Missing door handles



Doors not mounted

3. Doors

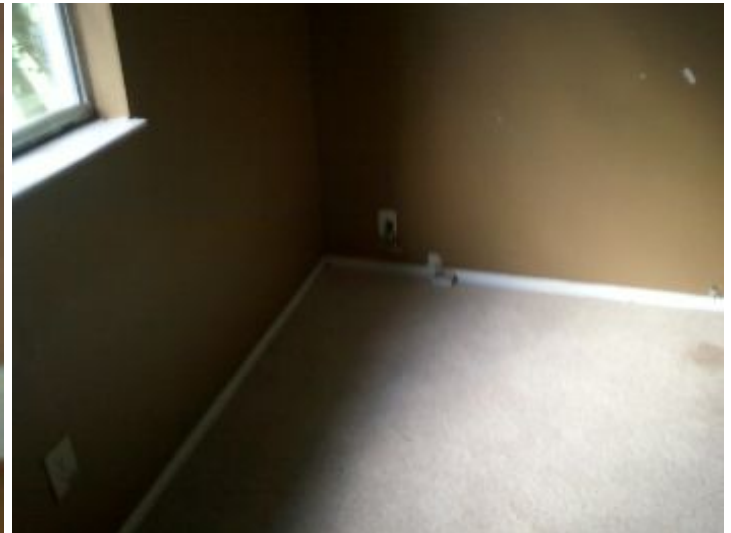
Good	Fair	Poor	N/A	None
	X			

4. Electrical

Good	Fair	Poor	N/A	None
	X			



Missing outlet cover



Exposed electrical wiring

5. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Flooring Types: Carpet is noted.

Observations:

- Stained and worn. Must replace.



All carpet is worn and stained

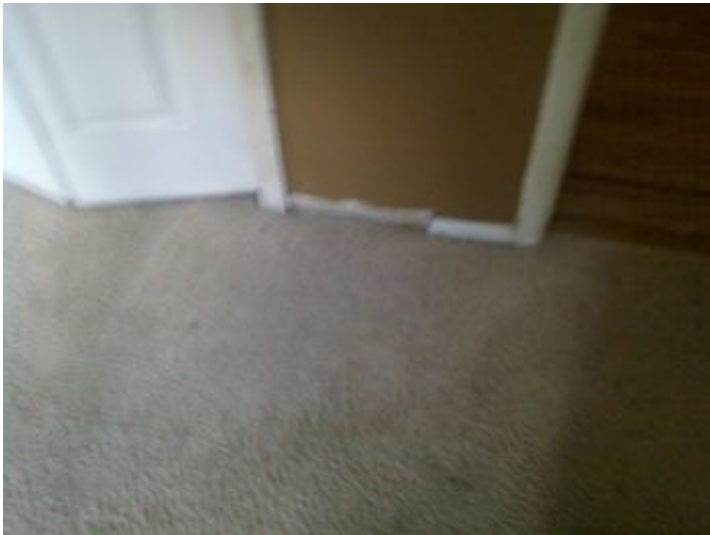
6. Wall Condition

Good	Fair	Poor	N/A	None
	X			

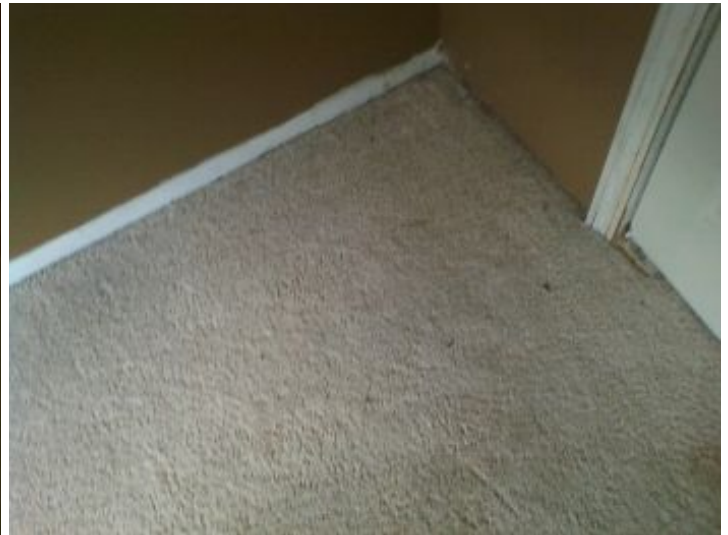
Materials: Drywall walls noted.

Observations:

- Must seal holes in drywall.



Baseboard is missing



Baseboard missing

7. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum framed double hung window noted.

Observations:

- Broken/cracked glass pane noted, repairs needed. Mold found on one window.



Several broken window panes

8. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Evidence of past leaking was noted.



Drywall damage



Ceiling damage- no vent cover



Sign of previous water leak

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main floor bath #2

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
	X			

5. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Door missing.



Door is missing

6. Electrical

Good	Fair	Poor	N/A	None
	X			



Light switch cover missing

7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.

Observations:

- A wall tile between the commode and the shower needs to be re-installed to prevent water damage.

10. Heating

Good	Fair	Poor	N/A	None
	X			

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
		X		

Observations:

- The bathroom is missing the medicine cabinet and a mirror.



Mirror and medicine cabinet missing

12. Plumbing

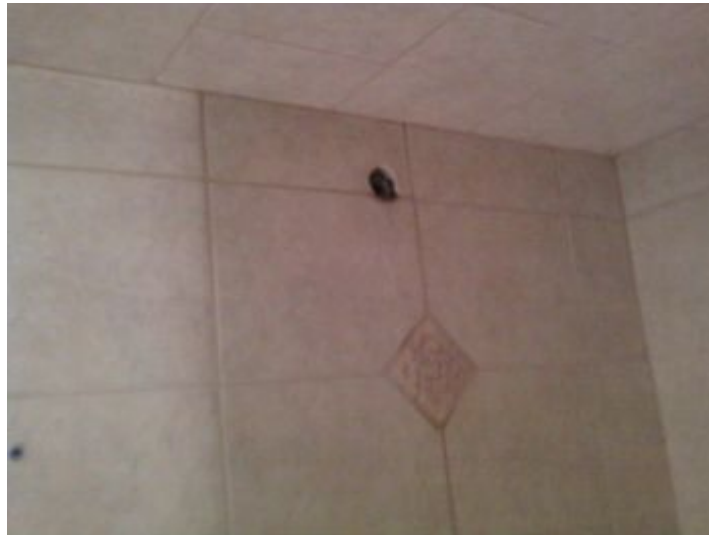
Good	Fair	Poor	N/A	None
	X			

13. Showers

Good	Fair	Poor	N/A	None
		X		

Observations:

- The shower head the the supply pipe for it are missing in the master bath.



Shower plumbing line and fixture missing

14. Shower Walls

Good	Fair	Poor	N/A	None
	X			

15. Bath Tubs

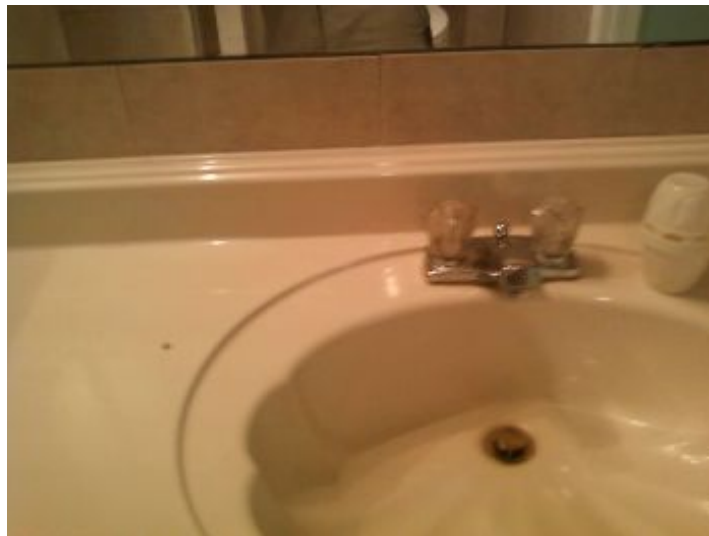
Good	Fair	Poor	N/A	None
	X			

Observations:
• Tub

16. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
• Faucet and shower in the master bath leaks- had to be shut off.



Faucet leaks

17. Toilets

Good	Fair	Poor	N/A	None
		X		

Observations:
• Toilet in master bath had to be shut off. Will not stop running.



Moldy toilet does not operate

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
		X		

Observations:

- Some cabinet drawers need hardware repair/adjustment (to stay shut). Repair as needed.
- Cabinet drawers missing, consult with seller on repair/ replacement options.
- Shelving missing or damaged.



Drawer is missing



Mold on and around cabinets



Shelves missing from cabinets

2. Counters

Good	Fair	Poor	N/A	None
		X		

Observations:

- Plastic laminate tops noted.
- The counter tops appear to be worn and may have reached the end of their useful life.
- The counter tops are noted as being chipped.



Laminate counter top is damaged.

3. Dishwasher

Good	Fair	Poor	N/A	None
		X		

Observations:

- The dishwasher did not operate when tested, consult with the seller about servicing the unit.



Does not operate

4. Doors

Good	Fair	Poor	N/A	None
	X			

5. Garbage Disposal

Good	Fair	Poor	N/A	None
		X		

Observations:

- Disposal did not operate.



Disposal does not operate

6. Sinks

Good	Fair	Poor	N/A	None
		X		

Observations:

- Sink is clogged.



Sink is clogged

7. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

Observations:

- Recommend cleaning filter regularly for fire safety.
- Vent fan light is inoperable.

8. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed double hung window noted.

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.

10. Plumbing

Good	Fair	Poor	N/A	None
	X			

11. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

12. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.

13. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI in place and operational

14. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: see kitchen area

2. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations:

- The dryer vent pipe is damaged.

3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.

4. Plumbing

Good	Fair	Poor	N/A	None
	X			

5. Wall Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Drywall walls noted.

Observations:

- Black mold was found in the laundry closet.



Black mold in laundry closet

6. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

7. Doors

Good	Fair	Poor	N/A	None
	X			

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The furnace is located in the hall closet
Materials: Gas fired forced hot air

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- **IMPROVE:** The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

4. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Metal single wall chimney vent pipe noted.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
	X			

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
	X			

10. Filters

Good	Fair	Poor	N/A	None
		X		

Location: Located inside a filter grill in the hall wall.

Observations:

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

11. Thermostats

Good	Fair	Poor	N/A	None
	X			

Observations:

- Digital - programmable type.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
		X		

Observations:

- The water heater enclosure is dirty and rusted. We recommend cleaning the enclosure.

3. Combustion

Good	Fair	Poor	N/A	None
		X		

Observations:

- Water heater was not functional at the time of the inspection.

4. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Minimum water heater single-wall vent pipe clearance from combustible material is 6".

5. Water Heater Condition

Good	Fair	Poor	N/A	None
		X		

Heater Type: gas

Location: The heater is located in the hall closet.

6. TPRV

Good	Fair	Poor	N/A	None
		X		

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe - tagged by the gas company for the TPR drain line.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
	X			

Observations:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: copper

10. Overflow Condition

Good	Fair	Poor	N/A	None
	X			

Materials: copper

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Disconnect in panel box located in kitchen.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 150 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

- When utility company wires coming into the service mast are sagging, frayed, strung through trees, or otherwise appear improper, the client is advised to contact the utility company prior to closing to correct the condition or verify its safety.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

- **Roof is near the end of its useful life.**

2. Flashing

Good	Fair	Poor	N/A	None
	X			

3. Chimney

Good	Fair	Poor	N/A	None
	X			

4. Spark Arrestor

Good	Fair	Poor	N/A	None
	X			

5. Vent Caps

Good	Fair	Poor	N/A	None
	X			

6. Gutter

Good	Fair	Poor	N/A	None
		X		

Observations:

- Gutters missing, contributing to deterioration of finish on siding.
- Downspouts missing; recommend installation.



Downspout missing section



Gutters are missing on rear of house



Downspout missing

Attic

1. Access

Good	Fair	Poor	N/A	None
		X		

Observations:

- Scuttle Hole located in: Hallway. Hatch cover is missing.



Missing scuttle hole cover

2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Inspected from access hole only, limited space in attic prevented entry.

3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Under eave soffit inlet vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
	X			

6. Electrical

Good	Fair	Poor	N/A	None
	X			

7. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

8. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

9. Chimney

Good	Fair	Poor	N/A	None
	X			

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- **The doors to the outbuilding are damaged and missing hardware.**

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Broken glazing observed, suggest re-glazing as necessary.
- Metal frame windows are subject to frost and condensation and require regular maintenance for proper operation.
- Suggest caulking around doors and windows as necessary.
- **Some window screens missing and some damaged.**
- **Window glass cracked.**
- **Window glass broken.**



Window needs caulking

3. Siding Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Aluminum, hardi plank and stone siding.

Observations:

- **Damaged aluminum siding. At least nine panels should be replaced.**



Aluminum siding is damaged in several places

4. Eaves & Facia

Good	Fair	Poor	N/A	None
		X		

Observations:

- Moisture damage, wood rot, observed. Some fascia boards are missing. Recommend review for repair as necessary.



Fascia is missing- wood is damaged

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest caulking around doors and windows as necessary.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Common cracks noted.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
		X		

Observations:

- Cracks and deterioration observed in rear of foundation.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • No sidewalk noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Chain link

5. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- The main dwelling electrical is functional, but the outbuilding electrical has a bad GFCI outlet and some non-functional lighting.

6. GFCI

Good	Fair	Poor	N/A	None
	X			

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Left side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

8. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted.

9. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- 80

10. Pressure Regulator

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Pressure regulator noted.

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of structure
 Observations:
 • Appears Functional.

12. Patio

Good	Fair	Poor	N/A	None
	X			

13. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

14. Fence Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Chain link
 Observations:
 • Two sections of fencing are missing.



Gate and section of fence missing



Section of fence missing

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 1 Item: 1	Closets	• The closet door does not fit into the frame.
Page 2 Item: 4	Electrical	• Outlet cover plates missing. • Switch cover plates missing.
Page 3 Item: 5	Smoke Detectors	• Missing in hallway.
Page 3 Item: 7	Ceiling Condition	• Some drywall repair to the ceiling is necessary.
Page 3 Item: 8	Wall Condition	• Many small holes to seal.
Bedrooms		
Page 4 Item: 2	Closets	• The closet doors are missing handles. The MBR closet door in not installed.
Page 5 Item: 5	Floor Condition	• Stained and worn. Must replace.
Page 6 Item: 6	Wall Condition	• Must seal holes in drywall.
Page 6 Item: 7	Window Condition	• Broken/cracked glass pane noted, repairs needed. Mold found on one window.
Page 7 Item: 8	Ceiling Condition	• Evidence of past leaking was noted.
Bathroom		
Page 8 Item: 5	Doors	• Door missing.
Page 9 Item: 9	Floor Condition	• A wall tile between the commode and the shower needs to be re-installed to prevent water damage.
Page 9 Item: 11	Mirrors	• The bathroom is missing the medicine cabinet and a mirror.
Page 10 Item: 13	Showers	• The shower head the the supply pipe for it are missing in the master bath.
Page 10 Item: 16	Sinks	• Faucet and shower in the master bath leaks- had to be shut off.
Page 11 Item: 17	Toilets	• Toilet in master bath had to be shut off. Will not stop running.
Kitchen		
Page 12 Item: 1	Cabinets	• Some cabinet drawers need hardware repair/adjustment (to stay shut). Repair as needed. • Cabinet drawers missing, consult with seller on repair/ replacement options. • Shelving missing or damaged.
Page 12 Item: 2	Counters	• The counter tops appear to be worn and may have reached the end of their useful life. • The counter tops are noted as being chipped.
Page 13 Item: 3	Dishwasher	• The dishwasher did not operate when tested, consult with the seller about servicing the unit.
Page 13 Item: 5	Garbage Disposal	• Disposal did not operate.
Page 14 Item: 6	Sinks	• Sink is clogged.

Page 14 Item: 7	Vent Condition	<ul style="list-style-type: none"> • Recommend cleaning filter regularly for fire safety. • Vent fan light is inoperable.
Laundry		
Page 15 Item: 2	Dryer Vent	<ul style="list-style-type: none"> • The dryer vent pipe is damaged.
Page 15 Item: 5	Wall Condition	<ul style="list-style-type: none"> • Black mold was found in the laundry closet.
Heat/AC		
Page 17 Item: 10	Filters	<ul style="list-style-type: none"> • The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
Water Heater		
Page 17 Item: 2	Heater Enclosure	<ul style="list-style-type: none"> • The water heater enclosure is dirty and rusted. We recommend cleaning the enclosure.
Page 17 Item: 3	Combusion	<ul style="list-style-type: none"> • Water heater was not functional at the time of the inspection.
Page 17 Item: 6	TPRV	<ul style="list-style-type: none"> • Temperature Pressure Release (TPR) valve and discharge pipe - tagged by the gas company for the TPR drain line.
Roof		
Page 18 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Roof is near the end of its useful life.
Page 20 Item: 6	Gutter	<ul style="list-style-type: none"> • Gutters missing, contributing to deterioration of finish on siding. • Downspouts missing; recommend installation.
Attic		
Page 20 Item: 1	Access	<ul style="list-style-type: none"> • Scuttle Hole located in: Hallway. Hatch cover is missing.
Page 20 Item: 2	Structure	<ul style="list-style-type: none"> • Inspected from access hole only, limited space in attic prevented entry.
Exterior Areas		
Page 21 Item: 1	Doors	<ul style="list-style-type: none"> • The doors to the outbuilding are damaged and missing hardware.
Page 21 Item: 2	Window Condition	<ul style="list-style-type: none"> • Some window screens missing and some damaged. • Window glass cracked. • Window glass broken.
Page 22 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Damaged aluminum siding. At least nine panels should be replaced.
Page 22 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> • Moisture damage, wood rot, observed. Some fascia boards are missing. Recommend review for repair as necessary.
Foundation		
Page 23 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> • Cracks and deterioration observed in rear of foundation.
Grounds		
Page 23 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. • Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
Page 23 Item: 5	Grounds Electrical	<ul style="list-style-type: none"> • The main dwelling electrical is functional, but the outbuilding electrical has a bad GFCI outlet and some non-functional lighting.

Page 24 Item: 14	Fence Condition	• Two sections of fencing are missing.
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