

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 21-10-07-03.

DATE OF INSPECTION: 10/07/2021.

TIME OF INSPECTION: 9:00 AM.

CLIENT NAME: Rachel Friday.

INSPECTION SITE: 309 E 7th St.

**INSPECTION SITE
CITY/STATE/ZIP:** West Point, Georgia.

CLIMATIC CONDITIONS:

WEATHER: Rain.

SOIL CONDITIONS: Wet.

**APPROXIMATE OUTSIDE
TEMPERATURE in F:** 70-80.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 1958.

BUILDING TYPE: Duplex.

STORIES: 2

APPROXIMATE SQUARE FEET: 900.

OF BEDROOMS 1 Bedroom.

BATHS 1 Bath.

OTHER ROOMS: Living Room.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: Yes.

BUYERS AGENT: Georgina Hill.

REALTY OFFICE: Berkshire Hathaway HomeServices Georgia Properties.

INSPECTOR(S): Chris Moore; License AL HI-4474.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the

inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL: Masonite Siding.

CONDITION: Damaged siding was observed at, Rot observed at the exterior siding.

TRIM:

MATERIAL: Wood.

CONDITION: Damage noted to exterior trim of the home; At right rear of home.

SOFFITS Wood, The soffits are generally in good condition.

FASCIA: Wood, The fascia is generally in good condition.

SLAB ON GRADE:

CONDITION: Typical cracks are noted.

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

ROOF SYSTEM

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is full size, Viewing was limited, Viewing was limited, to observing from hatch areas only. Access is restricted by low headroom, stored goods and/or limited attic flooring.
Stains are noted. Active leak was observed at the time of inspection.

INSULATION TYPE AND CONDITION:

No insulation is provided. Recommend adding insulation in the attic area.



VENTILATION:

Gable Vents.

ROOF:

STYLE:

Gable.

TYPE: Composition shingles.

ROOF ACCESS: Unable to fully access due to weather.

ROOF COVERING STATUS: Typical maintenance recommended to roof covering. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. Patching was observed on roof covering or at flashings, this indicates possible previous water entry location. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Active leakage is noted-around waste vent at roof.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION: None. Consider installing gutters and downspouts to help with site drainage.

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

PLUMBING

MAIN LINE:

METER LOCATION Water meter is located, at the left side of the house.

MAIN VALVE(S) At Water Meter.

SUPPLY LINES:

MATERIAL: The plumbing supply lines are plastic material (PEX). Usually, the hot water lines are red in color and the cold water lines are blue in color. There are some manufactures produce a white or clear product.

CONDITION: The plumbing system is in generally good condition.

WASTE LINES:

MATERIAL: Cast Iron, Plastic.

CONDITION: Appears to be in good condition. Lines not fully visible.

HOSE FAUCETS:

OPERATION: **Inoperative.** Right side of house.

WATER HEATER:

TYPE: Electric.

MANUFACTURE: Rheem.

SIZE: 19.9.

DATE OF MANF: 2020.

LOCATION: Kitchen.

CONDITION: The water heater responded properly during the inspection. **Pressure relief valve drain line for water heater is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location. The drain line run to the pan which is okay IF the pan drains to the exterior of the house, but it does not.**



As we have discussed and as described in your inspection agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or

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a separate report.

Please also refer to the pre-inspection agreement for a detailed explanation of the scope of this inspection.

GROUNDS

DRIVEWAY:

CONDITION: Gravel.

LANDSCAPING:

CONDITION: Trees are touching or overhanging the roof. Damage is possible.

GRADING:

SITE: Gentle slope, Evidence of poor drainage.

PATIO/PORCH COVER:

TYPE: Same as structure with screens.

CONDITION: The patio/porch cover is in satisfactory condition.

EXTERIOR STAIRS/STOOPS:

CONDITION: The gap in the handrails is a safety issue and needs to be addressed. Handrails should have gaps no larger than 6 inches of space between railing and threads. There should be no more than 4 inches of space between spindles, although these exterior stairs are not equipped with spindles. NO more than 4 inches of height at open threads. Recommend repairs by qualified professional.

FENCES & GATES:

TYPE: Wood, Chain link.

CONDITION: Appears to be in generally good condition.

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE: Heat pump. The heat pump serves to air-condition or cool the home and also provide heat during cooler weather conditions.

NUMBER OF SYSTEMS 1

MANUFACTURE: CARRIER.

FUEL TYPE AND NOTES: Electric.

DATE OF MANF: 2020.



HEATING SYSTEM CONDITION:

PRIMARY UNIT: Responded properly to operational controls.

PUMP/BLOWER FAN: Responded properly.

AIR PLENUM: Appears to be in satisfactory condition.

AIR FILTERS: **Suggest cleaning/changing filter,** SIZE: 14 X 14.

NORMAL CONTROLS: Responded to operational controls.

TEMP FROM REGISTERS Upon testing in the heating mode, a normal temperature from the air registers was observed. This suggests that the system is operating properly.

AIR CONDITIONING:

MANUFACTURE: Carrier.

TYPE: Heat Pump.

NUMBER OF SYSTEMS 1

POWER SOURCE: Electrical disconnect present.

DATE OF MANUFACTURE: 2020.

SIZE OF UNIT 1.5 ton.

TEMP FROM REGISTERS Upon testing in the air conditioning mode, a normal temperature from the air registers was observed. This suggests that the system is operating properly.

SYSTEM CONDITION: The system responded properly to operating controls.

CONDENSATE LINE: Condensate line installed, Alarm or shut off switch was installed at air handler drain pan.

NORMAL CONTROLS: Responded to operational controls.



DUCTWORK:

TYPE: Flexible Round.

DUCTS/AIR SUPPLY: Appears to be in satisfactory condition.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not

perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION: Overhead, The entrance cable to the house appears to be in good condition.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Exterior of house.



AMP RATING: 100 AMPS.

Inspector Notes: Circuit and wire sizing correct so far as visible, Grounding system is present.

MAIN DISCONNECT LOCATION: Exterior at Meter.

AMP RATING OF MAIN DISCONNECT: 100.

SUBPANEL #1 LOCATION: Kitchen.



Inspector Notes:

Circuit and wire sizing correct so far as visible, **Knock-outs missing at panel, The electrical panel does not have detailed labeling for the breakers required by current industry standards. Breakers should be labeled in detail as to the room, ie. Master Bedroom, Front Bedroom, Bonus Room, etc.**



CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING: Most of the wiring within the home is copper. This is a good quality electrical conductor. Aluminum (220 volt OK), The size of the electrical service is sufficient for typical single family needs.

SWITCHES & OUTLETS:

CONDITION: Some grounded type outlets did not appear to be properly grounded. Located in Kitchen behind washer, dryer.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

INTERIOR

DOORS:

MAIN ENTRY DOOR: Material Door Made of, Metal, Appears to be operating satisfactorily.

OTHER EXTERIOR DOORS: Appears to be operating satisfactorily.

INTERIOR DOORS: Doors appear to be operating satisfactorily.

WINDOWS:

TYPE & CONDITION: Aluminum, Single Pane, Single hung, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION: Paneling, General condition appears to be in average condition.

CEILINGS:

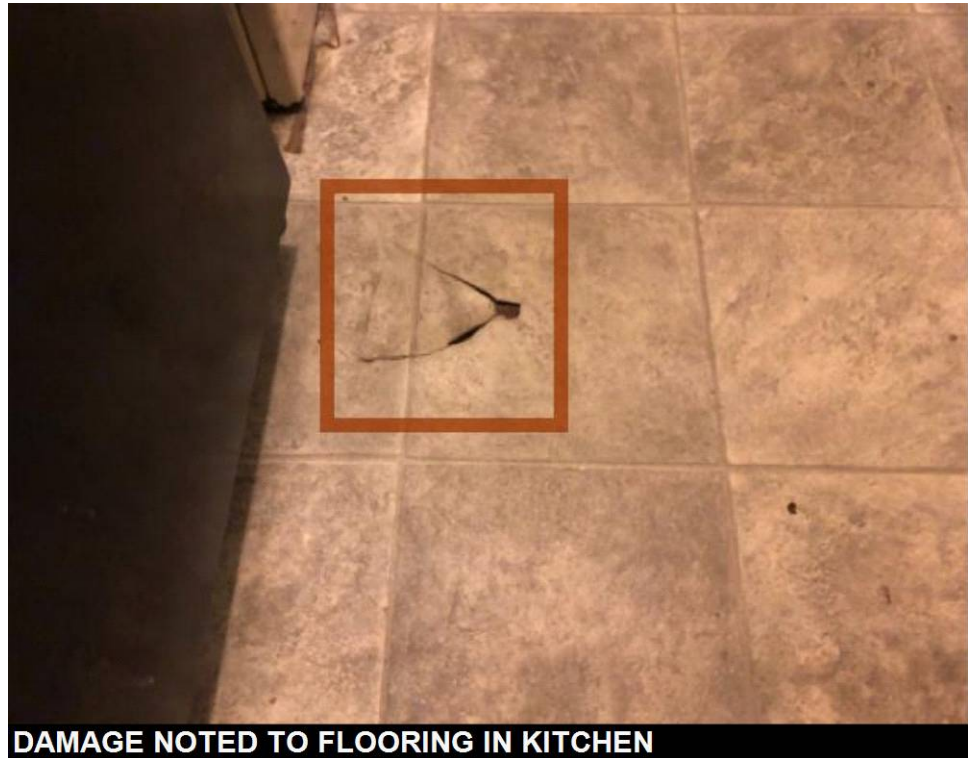
TYPE & CONDITION: Wood, Tile, **Ceiling Stains noted at bedroom, Unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks. Hole in the ceiling in living room needs to be patched. There is an active leak in the kitchen above the stove.**



FLOORS:

TYPE & CONDITION:

Carpet squares, Wood, Vinyl. **Floor Damage/deterioration is noted, Kitchen.**



DAMAGE NOTED TO FLOORING IN KITCHEN

SMOKE / FIRE DETECTOR:

COMMENTS:

Noted, but not tested.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Chimney fires can overheat the firebox and flue liners, sometimes resulting in internal damage.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Faucet is serviceable, Hand sprayer operated properly.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Free-standing, Responded to testing.

VENTILATION:

TYPE AND CONDITION: No fan/hood present. We recommend to install an exhaust fan for the kitchen.

REFRIGERATOR:

TYPE AND CONDITION: Appears to be operating satisfactorily.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate), Appear to be in average condition.

WALLS/CEILINGS/FLOORS: Walls and ceilings appear to be in satisfactory condition.

WINDOWS/DOORS: Operated properly.



LAUNDRY:

LOCATION: Kitchen.

CONDITION: Visible Plumbing appears to be in good condition. Electrical outlet is grounded. 220 Service-operational, Dryer venting is provided.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

BATHROOM

BATHROOM AREA:

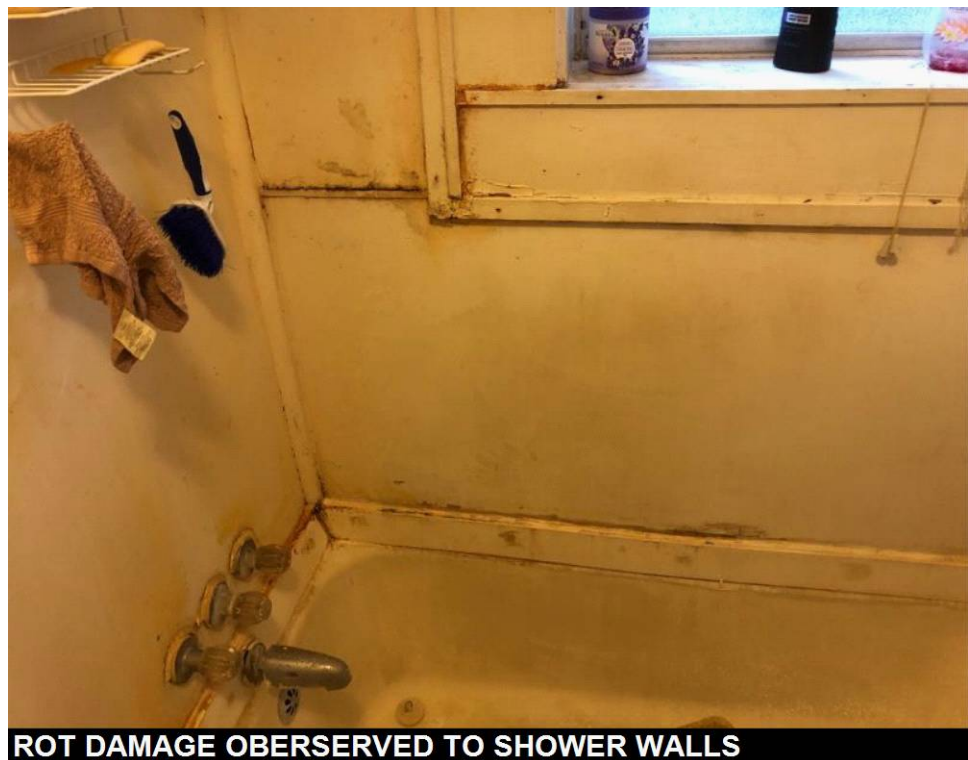
BATH LOCATION: Hall.

CONDITION OF SINK: Appears to be in satisfactory condition.

CONDITION OF TOILET: Operated properly.

TUB/SHOWER PLUMBING FIXTURES: Operated properly. Drain operated properly.

TUB/SHOWER AND WALLS: **Damage and Deterioration is noted.**



BATH VENTILATION: **Consider installing an exhaust fan to provide additional ventilation.**

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

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PHOTOS

Photo





OPEN GROUND IN KITCHEN



STAIN/LEAK AT WASTE VENT IN ATTIC

