



Home Inspection Report Overview

309 E 7th St. Unit B West Point, Georgia

Inspection Date:

10/07/2021.

Prepared For:

Rachel Friday.

Prepared By:

Complete Home Inspectors

P.O. Box 1104

Smiths Station, Alabama 36877

Phone:

Toll Free: 1-877-319-0645

Auburn & Opelika (334) 319-0645

Columbus & Phenix City (334) 468-0430

Report Number:

21-10-07-03

Inspectors:

Chris Moore; License AL HI-4474



Report Overview

THE HOUSE IN PERSPECTIVE

The repairs, maintenance, and improvements recommended in this report are common for a home of this age and type. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Repairs Recommended: *denotes a system or component which is missing, damaged or which needs corrective action to assure proper and reliable function.*

EXTERIOR - FOUNDATION - BASEMENT

1. Damaged siding was observed at, Rot observed at the exterior siding.
2. Damage noted to exterior trim of the home; At right rear of home.

ROOF SYSTEM

3. Stains are noted. Active leak was observed at the time of inspection.
4. No insulation is provided. Recommend adding insulation in the attic area.
5. 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.
6. Active leakage is noted-around waste vent at roof.



PLUMBING

7. Inoperative.

8. 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.

GROUNDS

9. Evidence of poor drainage.

10. 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.

HEATING - AIR CONDITIONING

11. Suggest cleaning/changing filter,

ELECTRICAL SYSTEM

12. 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.

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

INTERIOR

14. 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.

15. Floor Damage/deterioration is noted, Kitchen.

BATHROOM

16. Damage and Deterioration is noted.



Upgrade: *denotes improvements to systems or components which are recommended but not required.*

ROOF SYSTEM

1. Consider installing gutters and downspouts to help with site drainage.

GROUND

2. Trees are touching or overhanging the roof. Damage is possible.

KITCHEN - APPLIANCES - LAUNDRY

3. No fan/hood present. We recommend to install an exhaust fan for the kitchen.

BATHROOM

4. Consider installing an exhaust fan to provide additional ventilation.

THE SCOPE OF THE INSPECTION

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 service agreement for a full explanation of the scope of the inspection.