



# *Home Inspection Report Overview*

**309 E 7th St. Unit A West Point, Georgia**

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**Inspection Date:**

10/07/2021.

**Prepared For:**

Rachel Friday.

**Prepared By:**

Complete Home Inspectors

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**Report Number:**

21-10-7-01

**Inspectors:**

Chris Moore: License AL HI-4474



# Report Overview

## THE HOUSE IN PERSPECTIVE

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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

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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. Localized rot in areas around the exterior on all sides.
2. Damage noted to exterior trim of the home; Rot observed at right rear corner.

### ROOF SYSTEM

3. No insulation is provided. Recommend adding insulation in the attic area.
4. 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.
5. The potential for water entry is present at waste vent at the roof.

### PLUMBING

6. Inoperative at time of inspection;



## **GROUND**

7. Evidence of poor drainage. Water runoff from roof has no where to go but around the perimeter of the house.

8. 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 no equipped with spindles. NO more than 4 inches of height at open threads. Recommend repairs by qualified professional.

## **HEATING - AIR CONDITIONING**

9. Suggest cleaning/changing filter.

## **ELECTRICAL SYSTEM**

10. Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. 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.

## **INTERIOR**

11. Adjustments needed to interior door(s) at, Bathroom door. Bedroom door needs adjustments, wont close properly. Bedroom door frame is pulling apart and needs repair.

12. Walls in cabinet to the right of the sink need to be sealed up to keep pests out. Stains observed in bathroom most likely cause by poor bathroom ventilation.

13. Ceiling Stains noted, Hall Bath likely caused by poor ventilation.

## **KITCHEN - APPLIANCES - LAUNDRY**

14. The hot and cold water selection is reversed on the kitchen sink fixture.

15. Range burner is inoperative, The Right Front burner did not operate properly.

## **BATHROOM**

16. The following problems were noted at the drain: Stopper did not operate properly.

17. The following problems were noted at the toilet: Toilet is loose at floor.

18. Damage and Deterioration is noted at shower walls.



**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. 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**

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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.