



Premier Home Inspections  
519 Old Hwy 5 North  
Ellijay, GA 30540

# Home Inspection Report



123 Main St  
Anytown, GA

# Premier Home Inspections

10:26 December 31, 2022

Best client ever  
123 Main St  
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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 123 Main St

City Anytown State GA Zip

Contact Name

### Client Information

Client Name Best client ever

E-Mail Buyer@welovepremierhomeinspections.com

### Inspection Company

Inspector Name Chris Holt

Company Name Premier Home Inspections

Address 519 Old Hwy 5 North

City Ellijay State GA Zip 30540

Phone 706-669-0314

E-Mail chris@premierhomeinspections.org

Amount Received \$395

### Conditions

Others Present Buyer Property Occupied Only part time

Estimated Age 35 years Entrance Faces

Inspection Date 12-16-2022

Electric On ☒ Yes ☐ No ☐ Not Applicable

Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable

Water On ☒ Yes ☐ No ☐ Not Applicable

Temperature 43 degrees

Weather Clear Soil Conditions Damp

Space Below Grade Basement

Building Type Single family Garage Carport

Sewage Disposal Septic How Verified Multiple Listing Service

Water Source Well How Verified Multiple Listing Service



## Lots and Grounds

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Gravel
2. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Wood
3. ☒ ☐ ☒ ☐ ☐ Porch: Wood - Due to the low height of the front porch, some of the joists were not visible
4. ☐ ☐ ☐ ☒ ☐ Patio: Concrete - There has been some settlement at the patio. This settlement has resulted in a crack of about 1/4 inch with some slight displacement. This is likely resulted in some minor settlement of the deck support post. It is unknown if this patio will continue to settle. Recommend sealing crack and monitoring. Should condition continue to worsen then recommend consultation with a qualified contractor for further evaluation and repair.



5. ☒ ☐ ☐ ☐ ☐ Deck: Wood - Inspector unable to verify flashing at the deck, ledger boards. Flashing helps prevent water from penetrating behind the ledger board which could lead to deterioration. While it is possible there could be flashing behind the ledger board and not visible to inspector, flashing is usually visible when installed properly as it covers the ledger board.



6. ☒ ☐ ☐ ☐ ☐ Grading: Moderate slope
7. ☒ ☐ ☐ ☐ ☐ Vegetation: Trees, Shrubs
8. ☒ ☐ ☐ ☐ ☐ Retaining Walls: Stone



## Exterior

A NPNI M D

Exterior siding Exterior Surface

1. ☒ ☐ ☐ ☒ ☐ Type: Wood - There is some deterioration to the siding near the rear right retaining wall. It is possible this was the result of wood destroying organisms. Recommend consultation with a pest control company for further evaluation. Recommend any deteriorating siding be replaced.

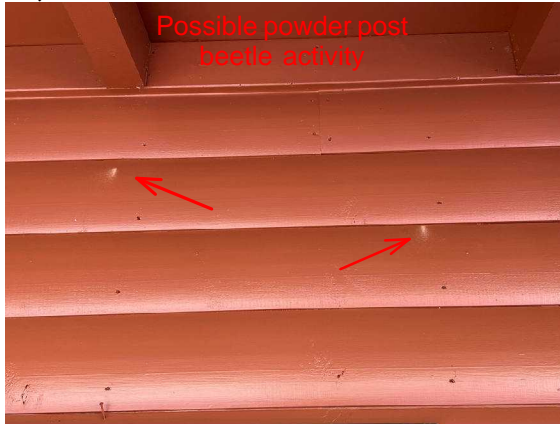
There is also evidence of suspected powder post beetles in the siding near the entrance to the crawlspace area and at front porch. Recommend consultation with a pest control company for further evaluation and treatment.





## Exterior (Continued)

Type: (continued)



2. ☒ ☐ ☐ ☒ ☐ Trim: Wood - There is some deterioration to the trim near ground left to the left of chimney. Recommend repair.



3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood  
4. ☒ ☐ ☐ ☐ ☐ Soffits: Wood  
5. ☒ ☐ ☐ ☐ ☐ Door Bell: Ring  
6. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mounted lamps front and rear - In some instances exterior lights have motion sensors or photo cell that keep the light from activating during the daylight hours. Inspector will make every effort to check exterior lights but in some cases a full inspection of the lights is not possible.  
7. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC GFCI  
8. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary  
9. ☒ ☐ ☐ ☐ ☐ Gas Meter: On propane tank  
10. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Propane tank



## Roof

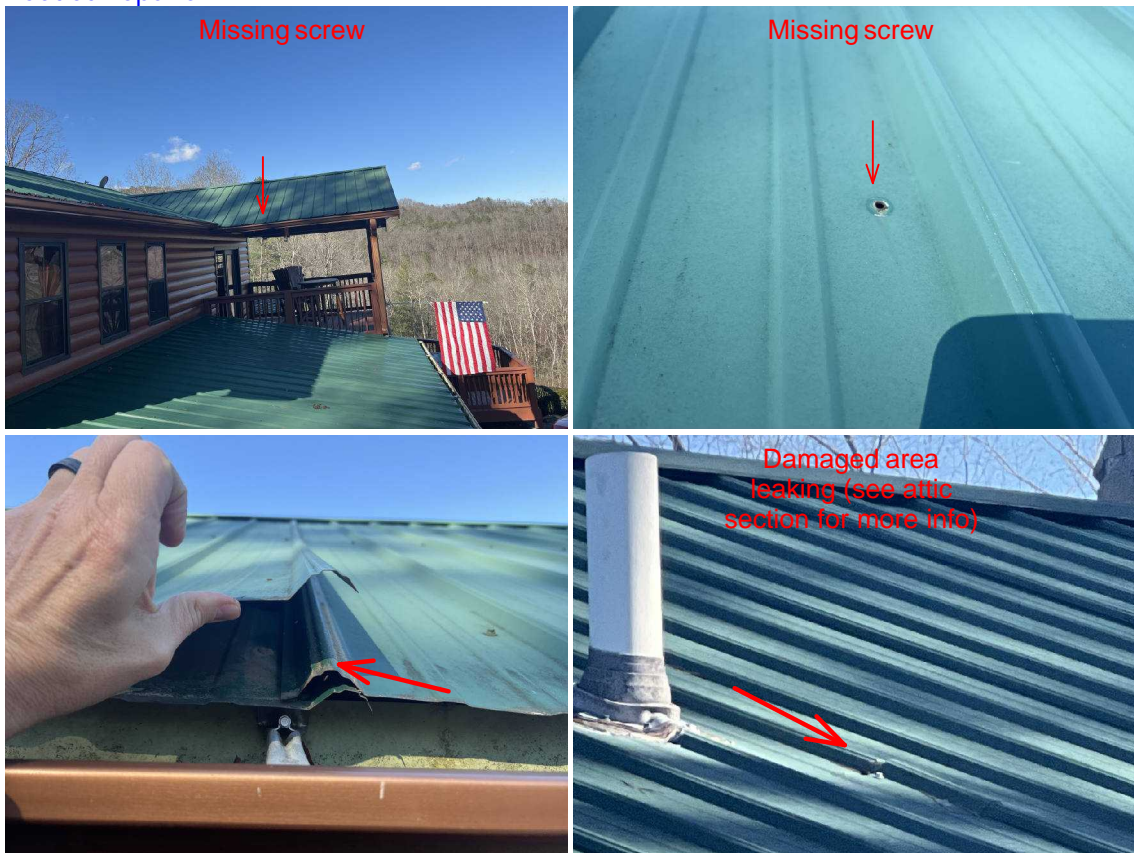
A NPNI M D

### Main Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☒ ☐ Material: Metal - There is a missing screw at the metal roof panel near the upper floor deck.  
The edge of this panel can easily be lifted by hand.

There is also a damaged area of metal roofing near the PVC event that is leaking. It appears this has been repaired with sealant, which will only be a temporary repair.

Recommend consultation with a roofer for further evaluation of the roof and to make any needed repairs.





## Roof (Continued)

Material: (continued)

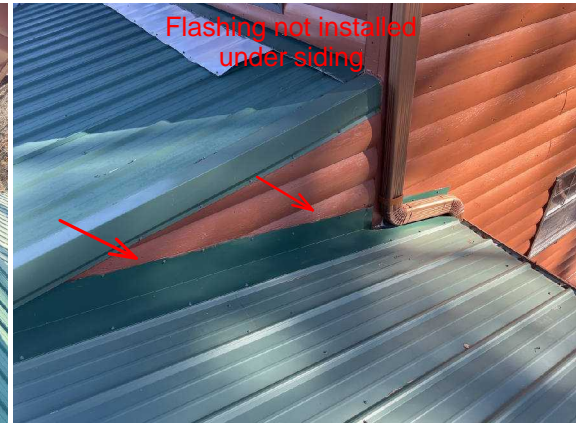


3. Type: Gable, Shed

4. Approximate Age: Unknown

5. ☒ ☐ ☐ ☐ ☐ Flashing: Metal - There is an unusually large piece of flashing on the side roof. Reason for such a large piece of flashing is unknown. Recommend asking sellers about this repair.

The flashing for the covered porch addition was not installed under the siding. Flashing should be installed under the siding to help prevent water from penetrating behind the flashing. If this flashing is not properly repaired by a roofer, then the top of the flashing will at least have to be kept sealed to help prevent moisture intrusion although this will have to be maintained over time so proper installation is suggested.



6. ☒ ☐ ☐ ☐ ☐ Valleys: Preformed metal

7. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: PVC

8. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Mast with tie back



## Roof (Continued)

9. ☒☐☐☒☐ Gutters: Aluminum - The gutters are clogged with leaves and then to be cleaned.



10. ☒☐☐☐☐ Downspouts: Aluminum

Main Chimney

11. ☒☐☐☐☐ Chimney: Stone covered - There appears to have been some repairs to the mortar of the chimney. Recommend asking sellers about any repairs that may have been completed.



12. ☒☐☐☐☐ Flue/Flue Cap: Metal

13. ☐☐☒☐☐ Chimney Flashing: While there was some flashing visible, much of the flashing was not visible and could not be inspected as it is covered by stone. This is the proper way to flash (under the stone), but it does prevent inspection.



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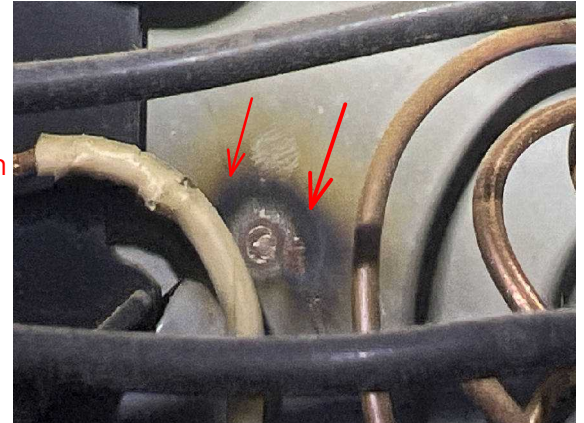


## Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 120-240 VAC
2. ☒☐☐☐☐ Service: Copper - Service provider and meter number
3. ☒☐☐☒☐ 120 VAC Branch Circuits: Copper - There is some evidence of some POSSIBLE arcing add the neutral wire in the panel. It is unknown if this is a current issue or occurred in the past. No arcing detected at time of inspection further evaluation by an electrician is suggested.
4. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper
5. ☐☒☐☐☐ Aluminum Wiring:
6. ☒☐☐☐☐ Conductor Type: Romex
7. ☒☐☐☐☐ Ground: Rod in ground only

Bedroom Electric Panel





## Electrical (Continued)

8. ☒☐☐☐☐ Manufacturer: Square D - There were no elevated heat levels per infrared photography. Although there may be yellow/orange present, the temperature indicator on left of photo indicates that none of these levels are elevated.



9. Maximum Capacity: 200 Amps

10. ☒☐☐☐☐ Main Breaker Size: 200 Amps

11. ☒☐☐☒☐ Breakers: Copper - Recommend the open breaker slot be covered with a filler plate. Also recommend all breakers be labeled. At the time of inspection only some of the breaker were labeled.



12. ☒☐☐☐☐ GFCI: At GFCI receptacles only  
Basement sub panel Electric Panel



## Electrical (Continued)

13. ☒☐☐☒☐ Manufacturer: Square D - The grounds and neutrals should be separated in a sub panel. They are not separated in this sub panel. Recommend consultation with electrician for further evaluation.

FLIR infrared indicates no elevated heat levels.



14. Maximum Capacity: 125 Amps  
15. ☒☐☐☐☐ Main Breaker Size: 100 Amps  
16. ☒☐☐☐☐ Breakers: Copper



## Structure

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☒ ☒ ☐ Foundation: Block - A large section of the foundation wall is not visible as inspectors view was blocked by a vapor barrier that is covering the wall. Consequently, this wall could not be observed.

However, there was a hole knocked in the foundation wall for the package HVAC unit ductwork. This is not uncommon. However, this is the same area that supports one of the support beams. Recommend consultation with a qualified contractor for further evaluation and to install additional support.





## Structure (Continued)

3. ☐ ☐ ☐ ☒ Beams: Solid wood - There is damage to several support beams under the laundry and bedroom areas of the main floor. This damage appears to be from moisture and also possible wood destroying organisms. There is also deterioration to the pieces of wood on top of block support posts that support the beam.

There has been a package heating and air unit installed, and a large hole was cut in the foundation wall. This is not unusual, however, a main support beam rest on the wall that was removed.

There has been a significant amount of repair work done in the crawlspace, however, some of these newer joists were attached to a beam that appears to be deteriorating.

This damage is possibly the cause of the sloping floors mentioned later in the report.

Recommend consultation with a qualified contractor for further evaluation and for repair recommendations and cost.





## Structure (Continued)

Beams: (continued)



4. ☐ ☐ ☐ ☒ ☐ Joists/Trusses: 2x8 - There is evidence of powder post beetles on numerous joists and beams.

There is a cracked joist under the laundry room area that will need to be repaired.

Some of the newer joists have been attached the a deteriorating beam (see photos above).

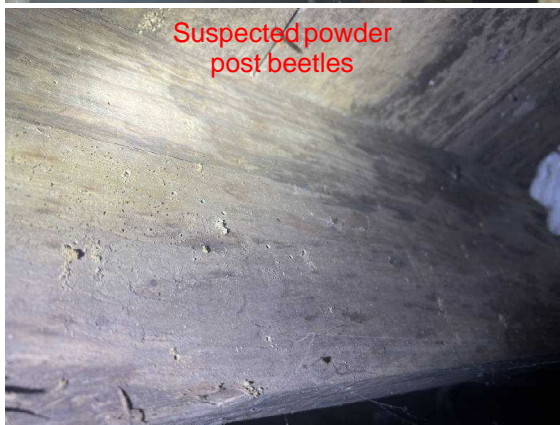
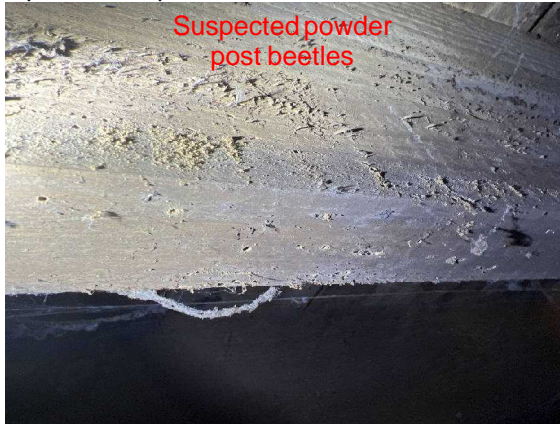
Recommend further evaluation and repair by a qualified contractor. Also recommend consultation with a pest control company for treatment options.





## Structure (Continued)

Joists/Trusses: (continued)



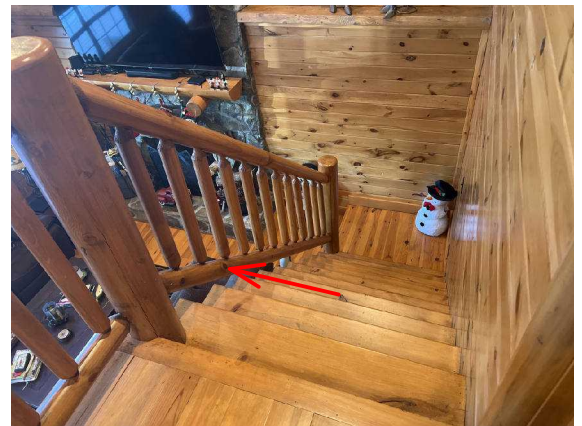


## Structure (Continued)

5. ☒☐☐☒☐ Piers/Posts: Wood - The wood support post near the fireplace area is no longer touching the footer. Recommend repair.



6. ☒☐☐☒☐ Stairs/Handrails: Wood stairs with wood handrails - The handrail on the steps leading to the upper floor is loose. Recommend tightening.



7. ☐☐☐☒☐ Subfloor: Dimensional wood - The sub floor appears to have been replaced in some areas.

However, in some areas of the original sub floor, there is suspected mold growth as well as powder post beetles.

This mold will need to be cleaned. Inspector is certified to do air quality testing and can return to do the testing for an additional charge of \$350 as there are equipment and lab fees involved.

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## Structure (Continued)

Subfloor: (continued)



## Attic

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Main Attic

1. Method of Inspection: In the attic
2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x8 rafters
3. ☒ ☐ ☐ ☐ ☐ Sheathing: Strand board



## Attic (Continued)

4. ☐ ☒ ☐ ☒ ☐ Ventilation: There was no ventilation in the attic. Any soffit vents are blocked by insulation and the decking for the ridge vent was not properly cut to allow for air to escape. Recommend consultation with the roofer for further evaluation and to install proper ventilation.



5. ☒ ☐ ☐ ☒ ☐ Insulation: Fiberglass - There were some signs of rodents in the attic. That was tunneling in the insulation and evidence of rodent traffic around the condensate line. It is unknown if this is a current problem or occurred in the past. Expanding foam insulation has been installed in an apparent attempt to keep the rodents out of the attic. However, rodents can chewed through foam insulation. Recommend consultation with a pest control company for further evaluation and recommendations (there may already be a contract on the house as there are commercial rodent bait stations on exterior-recommend asking seller).

There are also a few areas of missing insulation. Energy efficiency can be increased if additional insulation is installed.



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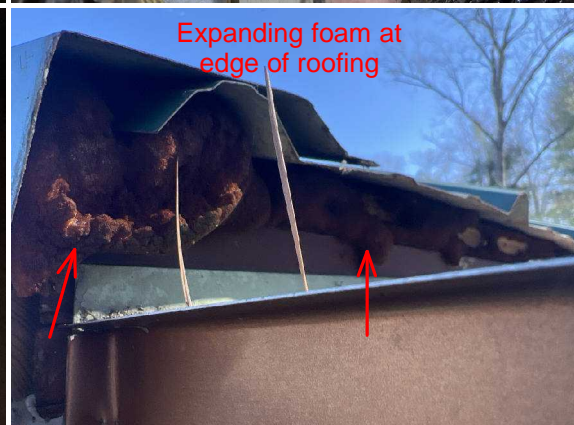
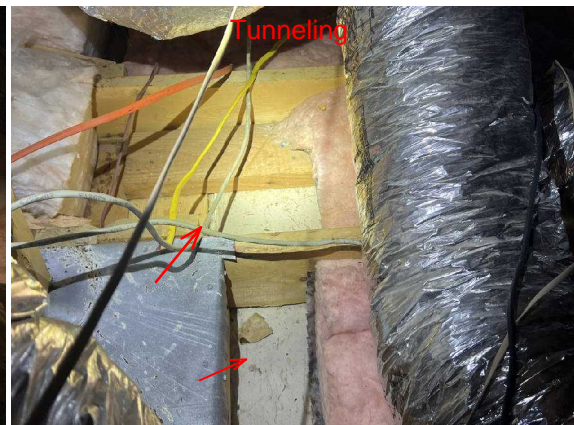
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## Attic (Continued)

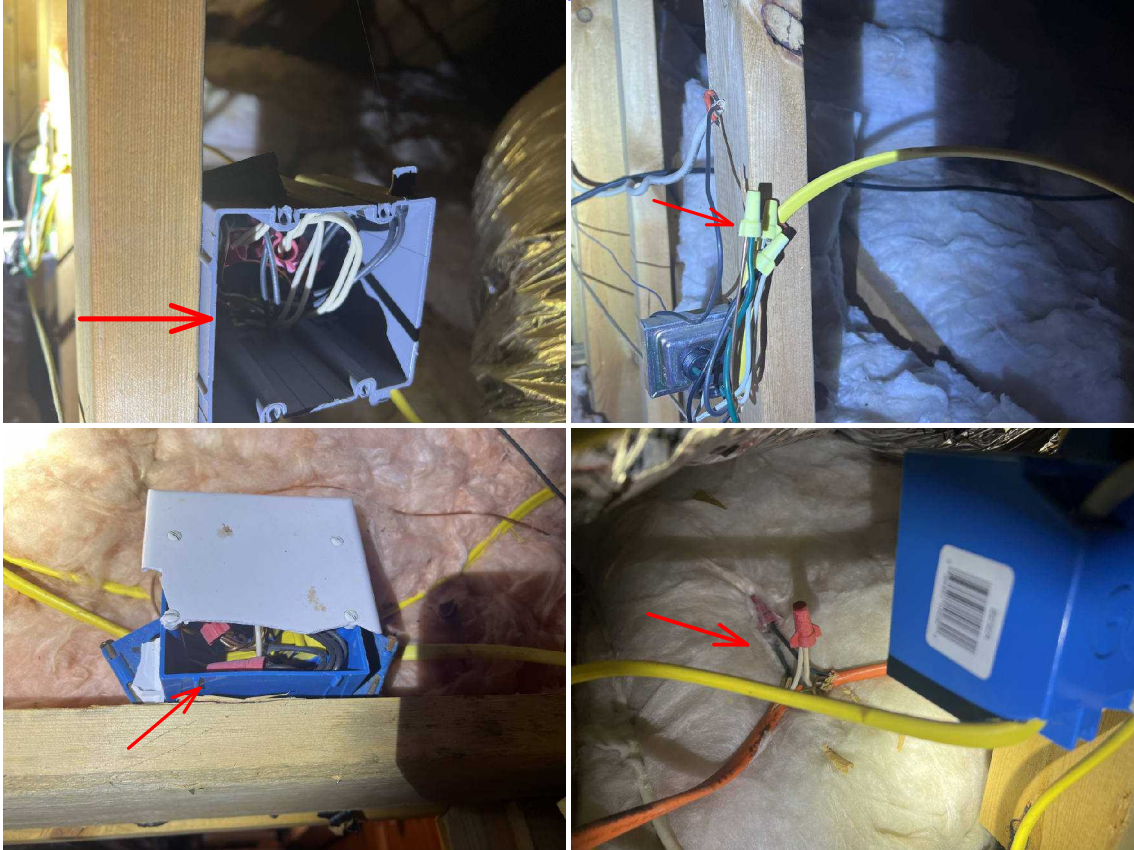
Insulation: (continued)





## Attic (Continued)

6. ☐☐☐☒ Wiring/Lighting: 110 VAC - Recommend all junction boxes have covers installed. Also, recommend the electrical splices near the opening to the attic be protected it a junction box.



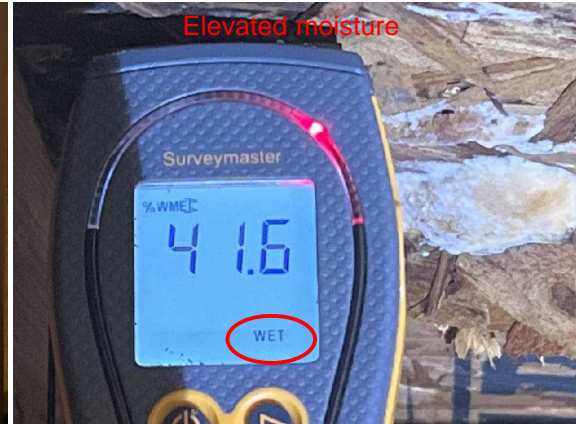
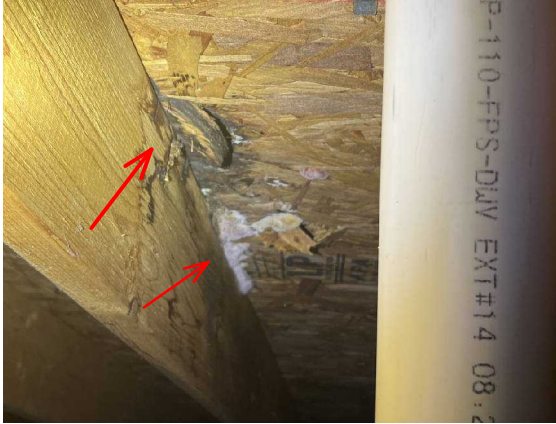
7. ☐☐☐☒ Moisture Penetration: Ongoing water penetration noted - There is an active roof leak above the second floor bathroom area. This area tested with elevated moisture levels per moisture meter and is likely the result of the staining in the ceiling in that bathroom mentioned later in the report. There is also some staining near the soffit. However, inspector is unable to reach this area due to lack of access to check to see if it is active per moisture meter.

Recommend consultation with a roofer for further evaluation of the roof and to make any needed repairs.



## Attic (Continued)

Moisture Penetration: (continued)



## Basement

A NPNI M D

Main Basement

1. ☒ ☐ ☐ ☒ ☐ Ceiling: Wood - The tongue and groove ceiling in basement is pulling away in a few areas and needs to be re-secured.



## Basement (Continued)

Ceiling: (continued)



2. ☒ ☐ ☐ ☐ ☐ Walls: Concrete, Wood
3. ☒ ☐ ☐ ☐ ☐ Floor: Poured
4. ☒ ☐ ☐ ☐ ☐ Doors: Metal
5. ☒ ☐ ☐ ☐ ☐ Windows: Metal frame insulated
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
7. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating and Cooling system register
9. ☒ ☐ ☐ ☐ ☐ Ventilation: Windows
10. ☒ ☐ ☐ ☒ ☐ Moisture Location: At foundation - There are some signs of moisture intrusion in the corner of the basement area.

This area test is slightly elevated with moisture contact. No obvious reasons noted, but possibly caused by clogged gutters (mentioned earlier in the report) causing water to overflow and fall at base of foundation. This is only a hypothesis and cannot be guaranteed.





## Basement (Continued)

Moisture Location: (continued)



## Crawl Space

A NPNI M D

### Main Crawl Space

1. Method of Inspection: In the crawl space
2. ☒ ☐ ☐ ☐ ☐ Access: Door
3. ☐ ☒ ☐ ☐ ☐ Moisture Penetration:
4. ☐ ☒ ☐ ☐ ☐ Ventilation:
5. ☐ ☒ ☐ ☒ ☐ Insulation: Fiberglass - There is no insulation under the bedrooms and laundry room on the main floor.

However, there is insulation in the other (repaired areas with newer wood) areas of the crawlspace. However, this insulation is falling in numerous areas due to rodent activity.

There is evidence of rodent bait stations as well as hardware cloth that has been installed to help keep rodents away. It is unknown if this is a current problem or occurred in the past. Recommend asking seller about any rodent control they have in place and if a professional pest control company is servicing this house.

Recommend any falling insulation be replaced. The falling insulation did block view of some areas of crawlspace.



## Crawl Space (Continued)

Insulation: (continued)



6. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Partial - There is only a partial vapor barrier in the crawlspace. Recommend a vapor barrier be installed over the entire crawlspace floor to help keep humidity levels down.



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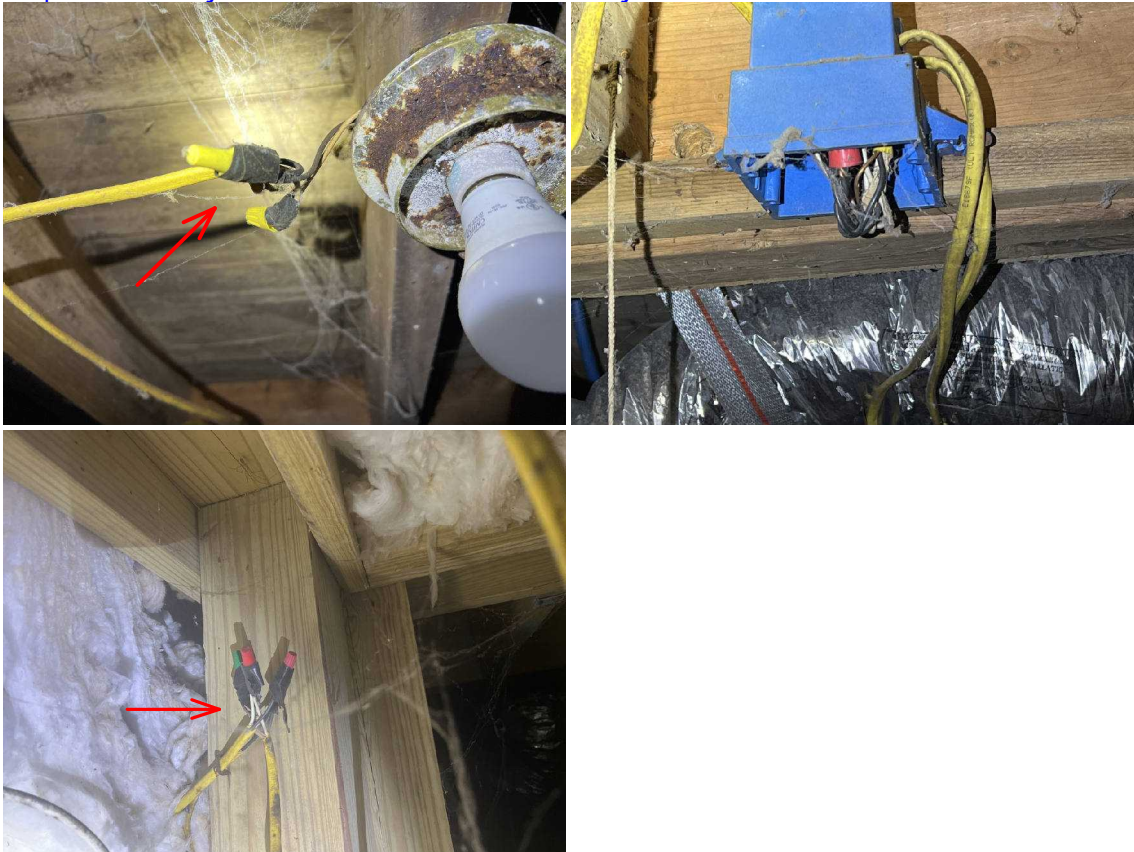
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## Crawl Space (Continued)

7. ☐☐☐☒☐ Electrical: 110 VAC/220 VAC - There are several electrical splices in the crawlspace that need to be protected in junction boxes. Recommend all junction boxes have covers installed



## Air Conditioning

A NPNI M D

Main AC System



## Air Conditioning (Continued)

1. ☒☐☐☐☐ A/C System Operation: Not inspected - Due to an exterior temperature below 60 degrees, and to avoid damage to the unit, the AC could not be operated. This AC system is 2 years old.

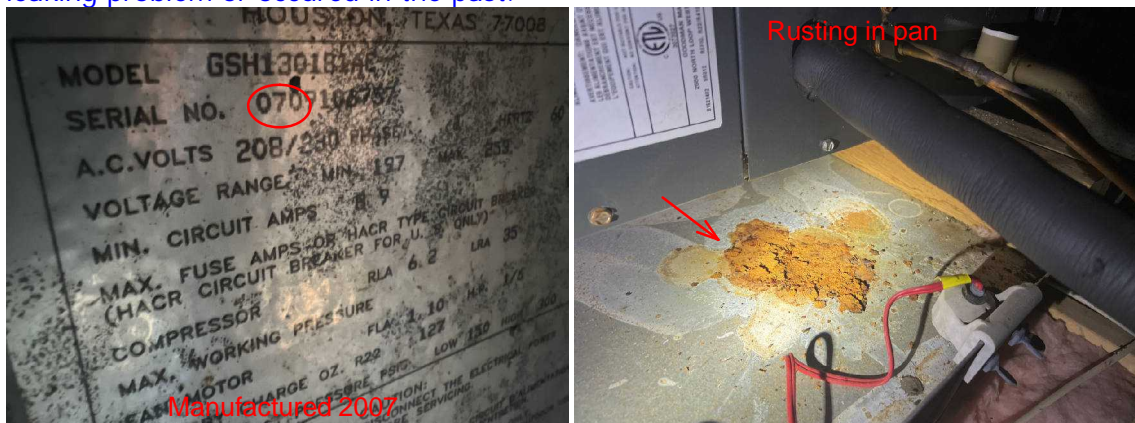


2. ☒☐☐☐☐ Condensate Removal: PVC  
 3. ☒☐☐☐☐ Exterior Unit: Package unit  
 4. Manufacturer: Rheem  
 5. Model Number: RQPM-A030JK000 Serial Number: W442024661  
 6. Area Served: 1st floor Approximate Age: 2 years  
 7. Fuel Type: 220 VAC Temperature Differential: NA  
 8. Type: Heat pump Capacity: 2.5 Ton  
 9. ☒☐☐☐☐ Electrical Disconnect: Breaker disconnect

### Second floor AC System

10. ☒☐☐☒☐ A/C System Operation: Not inspected - Due to an exterior temperature below 60 degrees, and to avoid damage to the unit, the AC could not be operated. However, this AC system is 15 years old and nearing end of expected life.

Due to the age, and the rusting on the drip pan in the attic at the condensate line, recommend service by an HVAC company. Since AC could not be operated it is unknown if this is a current leaking problem or occurred in the past.





## Air Conditioning (Continued)

- 11. ☐☐☒☐☐ Condensate Removal: PVC
- 12. ☒☐☐☐☐ Exterior Unit: Pad mounted
- 13. Manufacturer: Goodman
- 14. Model Number: GSH1301814A Serial Number: 0709106737
- 15. Area Served: 2nd floor only Approximate Age: 15 years
- 16. Fuel Type: 220 VAC Temperature Differential: NA
- 17. Type: Heat pump Capacity: 1.5 Ton
- 18. ☒☐☐☐☐ Refrigerant Lines: Serviceable condition
- 19. ☒☐☐☐☐ Electrical Disconnect: Breaker disconnect
- 20. ☒☐☐☐☐ Exposed Ductwork: Insulated flex
- 21. ☒☐☐☐☐ Blower Fan/Filters: Direct drive with disposable filter
- 22. ☒☐☐☐☐ Thermostats: Individual

## Fireplace/Wood Stove

A NPNI M D

### Living Room Fireplace

- 1. ☒☐☐☐☐ Fireplace Construction: Stone
- 2. Type: Wood burning
- 3. ☒☐☒☐☐ Flue: Masonry - This inspection is limited to visual areas only. Most of the time, all of the fireplace components, including the flue, are not completely visible to a home inspector.

Because of that, a full Level 2 inspection by a chimney sweep is always recommended with the sale of the property.

- 4. ☐☐☐☒☐ Damper: Metal - The damper is no longer properly attached. Recommend consultation with a qualified contractor for repair so that the damper works properly.



- 5. ☒☐☐☐☐ Hearth: Raised Stone

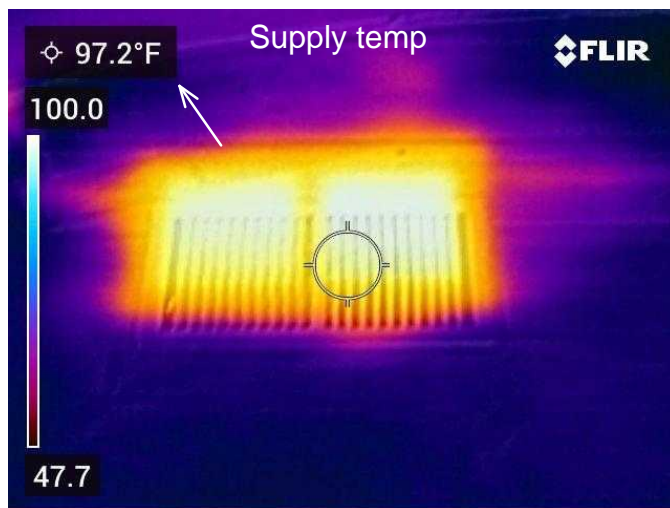
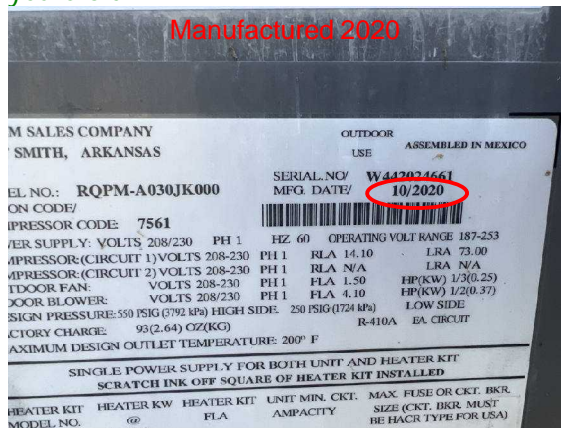


## Heating System

A NPNI M D

### Main Heating System

1. ☒ ☐ ☐ ☐ Heating System Operation: Functional - The heat pump system is working properly and is 2 years old.



2. Manufacturer: Rheem
3. Model Number: RQMPA030JK000 Serial Number: W442024661
4. Type: Heat Pump Capacity: 30,000 BTU HR
5. Area Served: 1st floor Approximate Age: 2 years
6. Fuel Type: Electric
7. ☒ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with disposable filter



## Heating System (Continued)

8. ☐☐☐☒☐ Distribution: Insulflex duct - There is some damage to the supply line duct in a few areas the crawlspace, allowing heated air to be vented into the crawlspace. There is also some damage to the ductwork likely caused by workers in the crawlspace. This duct has been flattened.

Recommend consultation with an HVAC contractor for repair.

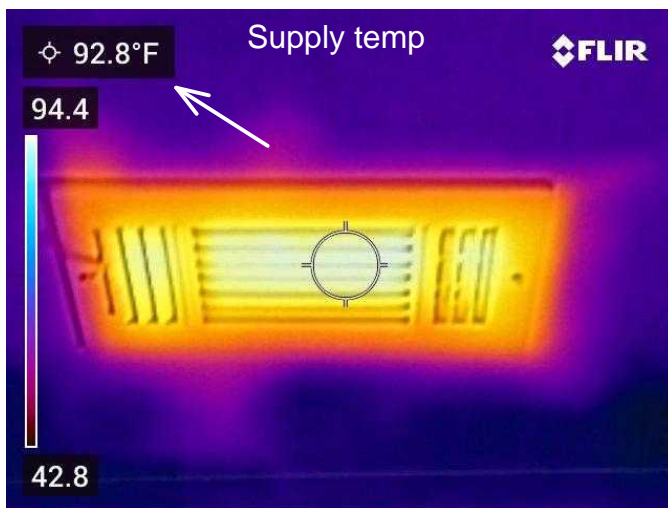


9. ☒☐☐☐☐ Circulator: Pump  
Attic Heating System



## Heating System (Continued)

10. ☒☐☐☒☐ Heating System Operation: Functional - The attic heat pump system was working properly. However, this unit is 15 years old and nearing the end of its expected life.



11. Manufacturer: Goodman  
12. Model Number: ARUF182416AA Serial Number: 0707516834  
13. Type: Heat Pump Capacity: 24,000 BTU  
14. Area Served: 2nd floor only Approximate Age: 15 years  
15. Fuel Type: Electric  
16. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter  
17. ☐☐☐☒☐ Distribution: Insulflex duct  
18. ☒☐☐☐☐ Circulator: Pump  
19. ☒☐☐☐☐ Thermostats: Individual  
20. Suspected Asbestos: No

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## Plumbing

A NPNI M D

1. ☒☐☐☐☐ Main Water Shutoff: CrawlSpace - The main water shut off is located in the crawlspace but is not easily accessible from entrance.

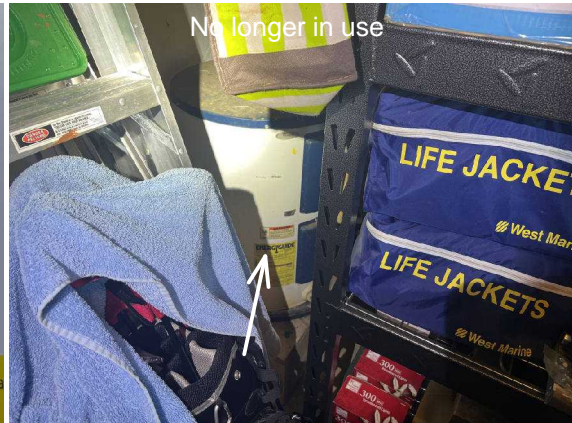


2. ☒☐☐☐☐ Water Lines: Pex  
3. ☒☐☐☐☐ Drain Pipes: PVC  
4. ☒☐☐☐☐ Vent Pipes: PVC  
5. ☒☐☐☐☐ Gas Service Lines: Copper

Basement Water Heater

6. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection - The water heater is functional at time of inspection and is 6 years old.

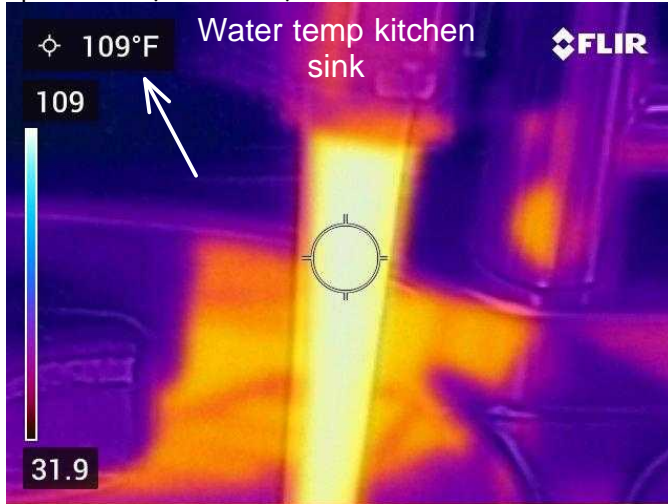
The older water heater is no longer in use.





## Plumbing (Continued)

Water Heater Operation: (continued)



- 7. Manufacturer: Navien
- 8. Model Number: NPE 15082 (NG) Serial Number: 2075Z2161461132
- 9. Type: Propane Capacity: Tankless
- 10. Approximate Age: 6 years Area Served: Whole building
- 11. ☒ ☐ ☐ ☐ ☐ Flue Pipe: PVC
- 12. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: CPVC

## Bathroom

A NPNI M D

1st floor half bath Bathroom

- 1. ☒ ☐ ☐ ☐ ☐ Closet:
- 2. ☒ ☐ ☐ ☐ ☐ Ceiling: Wood
- 3. ☒ ☐ ☐ ☐ ☐ Walls: Wood
- 4. ☒ ☐ ☐ ☒ ☐ Floor: Wood - There is some minor damage to the floor around the toilet. This area tested slightly elevated with moisture. This toilet is loose and this may be resulting in some minor leak. Recommend this toilet have a new wax ring installed and the toilet reset and properly secured.



## Bathroom (Continued)

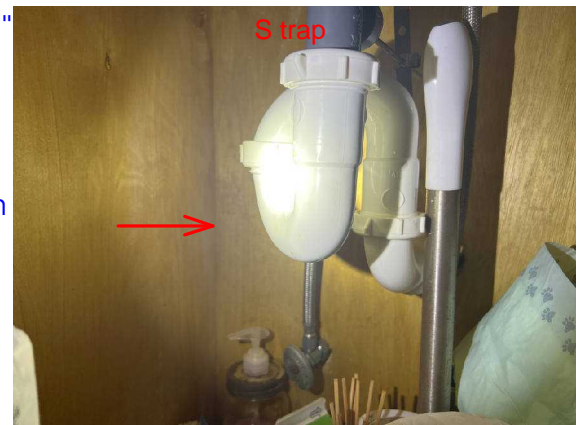
Floor: (continued)



5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☒ ☐ Windows: Metal frame insulated - This window will not open with normal pressure. Inspector does not force windows for fear of breaking them. Recommend window be made to be operable.



7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Tile and wood
9. ☒ ☐ ☐ ☒ ☐ Sink/Basin: Molded single bowl - This sink has an "S" trap. These types of traps are no longer used in new construction due to problems with siphoning. Recommend either replacing with P traps, or being diligent in making sure S traps are not dry and there is always water in the trap to stop sewer gasses from entering the home.



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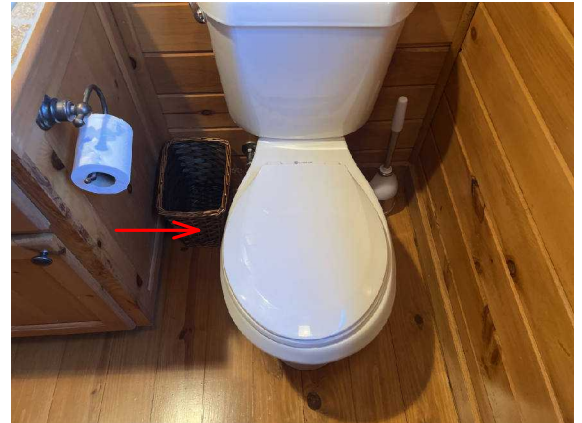
123 Main St

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## Bathroom (Continued)

10. ☒☐☐☒☐ Toilets: Glacier Bay - The toilet is loose and possibly leaking slightly. Recommend a new wax ring be installed and the toilet properly secured



11. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register  
12. ☒☐☐☐☐ Ventilation: Electric ventilation fan  
1st floor bedroom bath Bathroom  
13. ☐☒☐☐☐ Closet:  
14. ☒☐☐☐☐ Ceiling: Painted drywall  
15. ☒☐☐☐☐ Walls: Wood, Painted drywall  
16. ☒☐☐☐☐ Floor: Wood  
17. ☒☐☐☐☐ Doors: Wood  
18. ☐☒☐☐☐ Windows:  
19. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI  
20. ☒☐☐☐☐ Counter/Cabinet: Tile and wood  
21. ☒☐☐☐☐ Sink/Basin: Molded single bowl  
22. ☒☐☐☐☐ Tub/Surround: Fiberglass tub and fiberglass surround  
23. ☒☐☐☐☐ Shower/Surround: Fiberglass pan and fiberglass surround  
24. ☒☐☐☐☐ Toilets: Glacier Bay  
25. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register  
26. ☒☐☐☐☐ Ventilation: Electric ventilation fan

## 1st floor rear right bedroom bath Bathroom

27. ☐☒☐☐☐ Closet:  
28. ☒☐☐☐☐ Ceiling: Painted drywall  
29. ☒☐☐☐☐ Walls: Wood, Painted drywall  
30. ☒☐☐☐☐ Floor: Wood  
31. ☒☐☐☐☐ Doors: Wood  
32. ☐☒☐☐☐ Windows:  
33. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI  
34. ☒☐☐☐☐ Counter/Cabinet: Tile and wood  
35. ☒☐☐☐☐ Sink/Basin: Molded single bowl  
36. ☒☐☐☐☐ Tub/Surround: Fiberglass tub and fiberglass surround  
37. ☒☐☐☐☐ Shower/Surround: Fiberglass pan and fiberglass surround  
38. ☒☐☐☐☐ Toilets: Glacier Bay



## Bathroom (Continued)

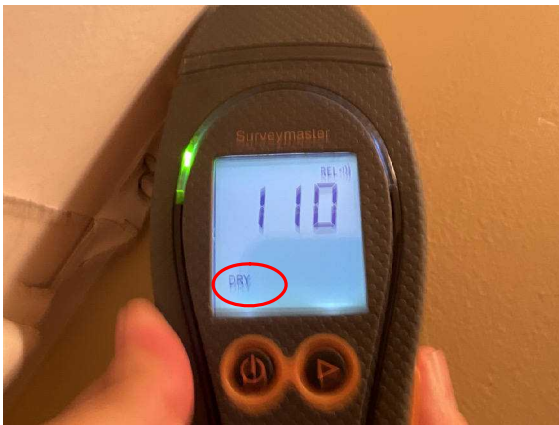
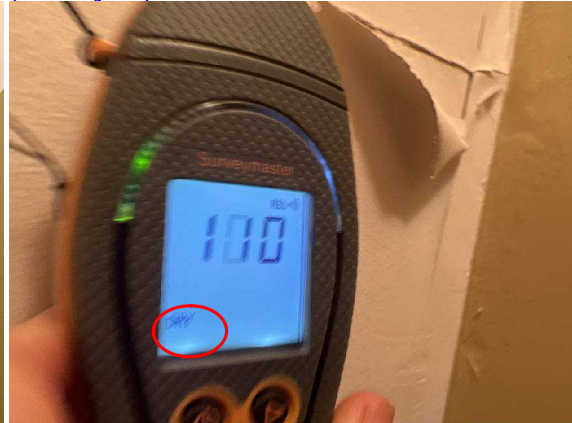
39. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register

40. ☒☐☐☐☐ Ventilation: Electric ventilation fan

2nd floor rear left bedroom bath Bathroom

41. ☐☒☐☐☐ Closet:

42. ☐☐☐☒☐ Ceiling: Painted drywall - There is some staining and separation at the drywall seam in the ceiling. This is likely the result of the leak in attic mentioned earlier in the report. This area tested within normal limits of the moisture meter, but the leak is still active and this staining may have occurred before the leak was temporarily repaired.



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## Bathroom (Continued)

43. ☒☐☐☒☐ Walls: Painted drywall - Recommend caulking the crack at the drywall at the top of the shower. This will help prevent water intrusion. This possibly the result of some settlement due to structural issues mentioned earlier in the report.



44. ☒☐☐☐☐ Floor: Tile  
45. ☒☐☐☐☐ Doors: Wood  
46. ☐☒☐☐☐ Windows:  
47. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI  
48. ☒☐☐☐☐ Counter/Cabinet: Tile and wood  
49. ☒☐☐☐☐ Sink/Basin: Molded single bowl  
50. ☒☐☐☐☐ Tub/Surround: Fiberglass tub and fiberglass surround  
51. ☒☐☐☐☐ Shower/Surround: Fiberglass pan and fiberglass surround  
52. ☒☐☐☐☐ Toilets: Glacier Bay  
53. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register  
54. ☒☐☐☐☐ Ventilation: Electric ventilation fan

### Master Bathroom

55. ☐☒☐☐☐ Closet:  
56. ☒☐☐☐☐ Ceiling: Painted drywall  
57. ☒☐☐☐☐ Walls: Painted drywall  
58. ☒☐☐☐☐ Floor: Tile  
59. ☒☐☐☒☐ Doors: Wood - The door into the master bathroom will not shut properly and rubs the frame. There is cracking in the drywall at this store, which indicates some possible minor settlement. Possibly the result of the problems mentioned earlier in the report. Recommend the door be adjusted.



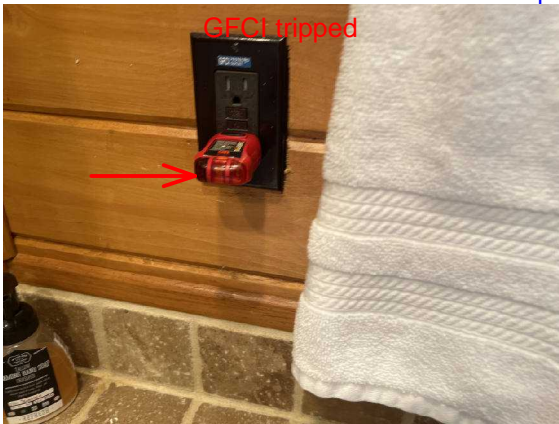
## Bathroom (Continued)

Doors: (continued)



60. ☒ ☐ ☐ ☐ ☐ Windows: Metal frame insulated

61. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI - The GFCI receptacle in the master bathroom is tripped and will not reset. This is likely the reason that the lights in the shower also do not work. Recommend repair.



62. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Tile and wood

63. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl

64. ☐ ☐ ☐ ☒ ☐ Shower/Surround: Tile - There is evidence that additional sealant has been installed at the shower, floor and wall. It is suspected that this may be the result of settlement mentioned in the report. This type of sealant is only a temporary repair, and any leaking could result in damage to sub floor and ceiling below. Recommend consultation with a qualified contractor for further evaluation, and to make a more permanent repair.



## Bathroom (Continued)

Shower/Surround: (continued)



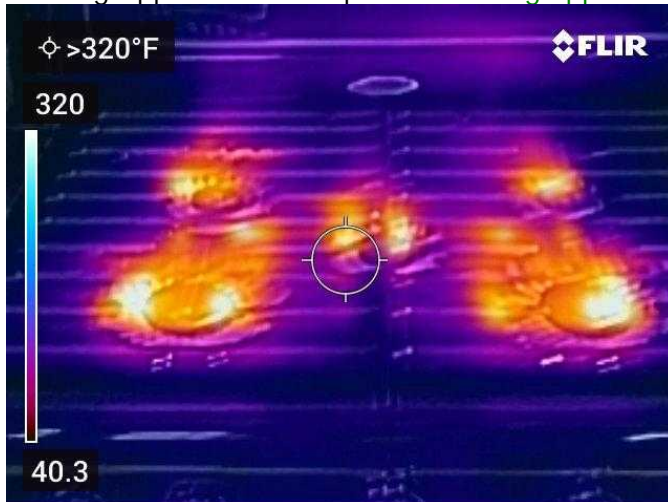
- 65. ☒ ☐ ☐ ☐ ☐ Toilets: Glacier Bay
- 66. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating and Cooling system register
- 67. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

## Kitchen

A NPNI M D

1st Floor Kitchen

- 1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Whirlpool - Cooking appliance working properly





## Kitchen (Continued)

Cooking Appliances: (continued)



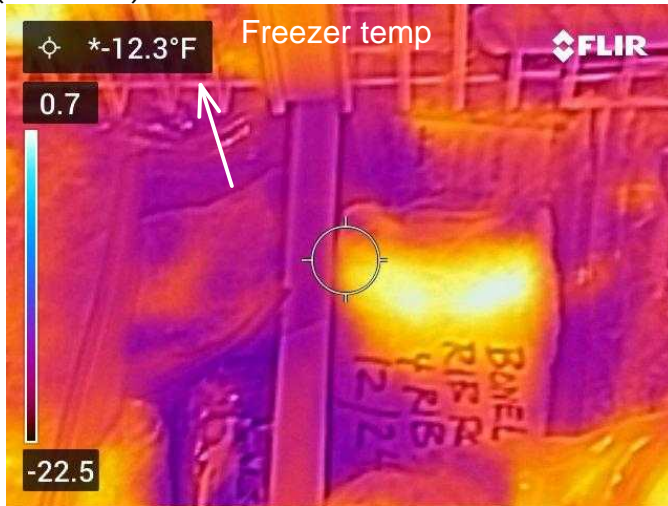
- 2. ☒ ☐ ☐ ☐ ☐ Ventilator: Incorporated into microwave
- 3. ☒ ☐ ☐ ☐ ☐ Disposal: In-Sinkerator
- 4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Whirlpool
- 5. ☐ ☒ ☐ ☐ ☐ Trash Compactor:
- 6. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool - Refrigerator working properly





## Kitchen (Continued)

Refrigerator: (continued)



7. ☒ ☐ ☐ ☐ ☐ Microwave: Whirlpool
8. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
9. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits - The receptacles are non-GFCI protected. Although this was not a requirement when this home was constructed, installation of GFCI protected receptacles can increase safety and this is recommended.



10. ☒ ☐ ☐ ☐ ☐ Counter Tops: Tile
11. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood - It appears that the cabinets may have been installed using drywall screws. While it is sometimes difficult to determine the exact type of screws use after they have been installed, drywall screws are not designed to hold the weight a cabinet can sometimes experience. Installation of screws designed for cabinet use would be an easy way to ensure these cabinets can hold a substantial amount of weight.

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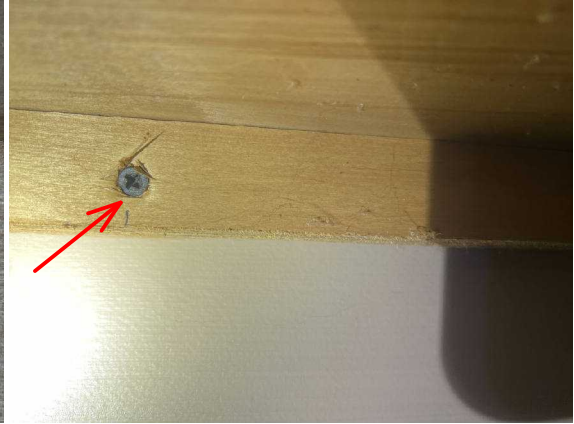
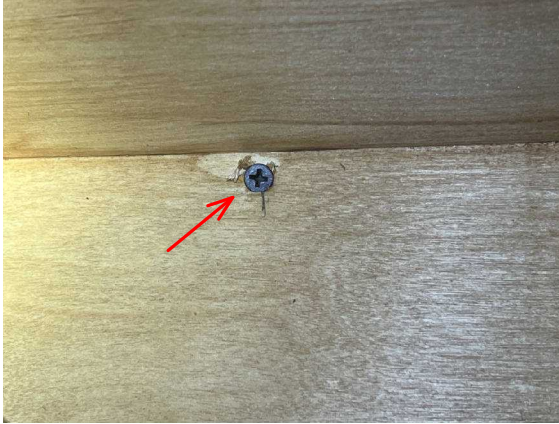
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## Kitchen (Continued)

Cabinets: (continued)



12. ☐ ☒ ☐ ☐ ☐ Pantry:  
13. ☒ ☐ ☐ ☐ ☐ Ceiling: Wood  
14. ☒ ☐ ☐ ☐ ☐ Walls: Painted drywall  
15. ☒ ☐ ☐ ☐ ☐ Floor: Wood  
16. ☒ ☐ ☐ ☐ ☐ Doors: Metal  
17. ☒ ☐ ☐ ☒ ☐ Windows: Metal frame insulated - Fogging between panes of glass likely the result of a failing seal. Not uncommon over time in insulated windows



18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating and Cooling system register

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## Bedroom

A NPNI M D

1st Floor rear left Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Wood
3. ☒ ☐ ☐ ☐ ☐ Walls: Wood
4. ☒ ☐ ☐ ☐ ☐ Floor: Wood
5. ☒ ☐ ☐ ☒ ☐ Doors: Wood, Metal - The door into this bedroom will not close properly and will need to be adjusted.

The door leading to the exterior rubs the door frame opening one operated. Recommend door be adjusted.

These issues may be the result of the structural issues mentioned earlier in the report.



6. ☒ ☐ ☐ ☐ ☐ Windows: Metal frame insulated
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating and Cooling system register
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

1st Floor Rear Right Bedroom

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## Bedroom (Continued)

10. ☐☐☒☐☐ Closet: Single - The closet could not be properly inspected due to personal property.



11. ☒☐☐☐☐ Ceiling: Wood  
12. ☒☐☐☐☐ Walls: Wood  
13. ☒☐☐☐☐ Floor: Wood  
14. ☒☐☐☐☐ Doors: Wood, Metal  
15. ☒☐☐☐☐ Windows: Metal frame insulated  
16. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits  
17. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register  
18. ☐☒☐☐☐ Smoke Detector:

### 2nd Floor rear left Bedroom

19. ☒☐☐☐☐ Closet: Single  
20. ☒☐☐☐☐ Ceiling: Wood  
21. ☒☐☐☒☐ Walls: Wood - The corner trim is no longer properly secured. This is possibly the result of some minor settlement. Recommend is trim piece be adjusted and reinstalled.



22. ☒☐☐☐☐ Floor: Wood

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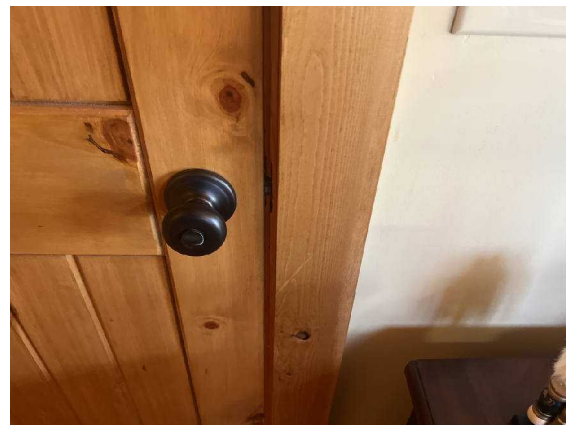
123 Main St

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## Bedroom (Continued)

23. ☒☐☐☒☐ Doors: Wood - Lockset(s) not latching-requires adjustment

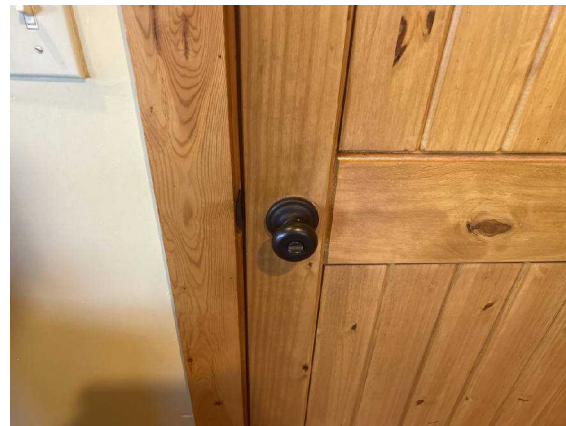


24. ☒☐☐☐☐ Windows: Metal frame insulated  
25. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits  
26. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register  
27. ☐☒☐☐☐ Smoke Detector:

### 2nd Floor Master Bedroom

---

28. ☒☐☐☐☐ Closet: Single  
29. ☒☐☐☐☐ Ceiling: Wood  
30. ☒☐☐☐☐ Walls: Wood, Painted drywall  
31. ☒☐☐☐☐ Floor: Wood  
32. ☒☐☐☐☐ Doors: Wood - Lockset(s) not functioning-requires adjustment.



33. ☒☐☐☐☐ Windows: Metal frame insulated



## Bedroom (Continued)

34. ☐☐☐☒☐ Electrical: 110 VAC outlets and lighting circuits -  
Recommend either a light fixture be installed or the  
exposed electrical conductor be capped and protected  
inside a junction box.



35. ☒☐☐☐☐ HVAC Source: Heating and Cooling system register  
36. ☐☒☐☐☐ Smoke Detector:

## Living Space

A NPNI M D

### Living Room Living Space

1. ☐☒☐☐☐ Closet:  
2. ☒☐☐☐☐ Ceiling: Wood  
3. ☒☐☐☐☐ Walls: Wood, Painted drywall - there is some  
darkening on one piece of the tongue and groove  
wall near the chimney. However, infrared  
photography does not indicate any abnormalities. It  
is possible based on the location of this stain that it is  
actually the wood color. A chimney penetration is one  
of the number one areas where leaking will occur so  
it is recommended this area be periodically  
monitored.





## Living Space (Continued)

4. ☐☐☐☒☐ Floor: Wood - There is a downward slope to the floor near the entrance to the bedroom and laundry room areas. The door into the bedroom will not shut properly. This is likely the result of the structural issues mentioned earlier in the report.



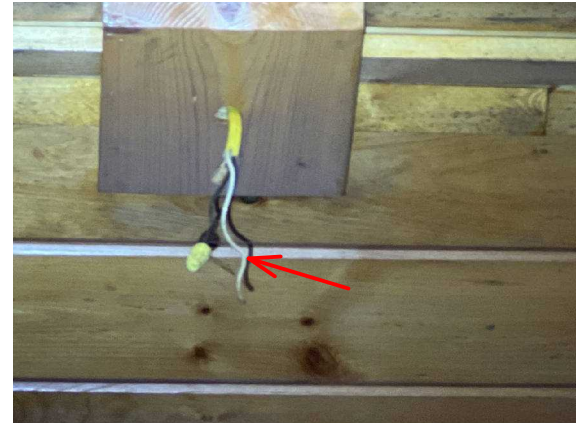
5. ☒☐☐☐☐ Doors: Wood  
6. ☒☐☐☒☐ Windows: Metal frame insulated - There is some minor fogging between the panes of glass on a few of the windows. This is not unusual over time with insulated windows.





## Living Space (Continued)

7. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC outlets and lighting circuits -  
Recommend either a light fixture be installed in the  
living room ceiling or this conductor capped and  
protected inside a junction box.



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating and Cooling system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Hard wired - Sometimes smoke detector manufacture dates are not available.  
Smoke detectors should be replaced every 10 years. It is a good practice to replace smoke  
detectors with smoke and carbon monoxide detectors upon taking possession of home.

## Laundry Room/Area

A NPNI M D

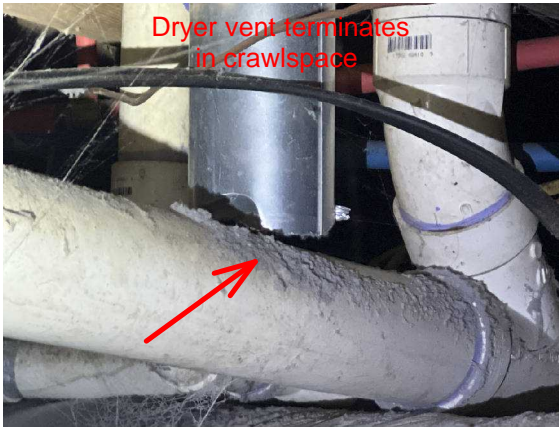
### 1st Floor Laundry Room/Area

1. ☐ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Wood
3. ☒ ☐ ☐ ☐ ☐ Walls: Wood
4. ☒ ☐ ☐ ☐ ☐ Floor: Wood
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☐ ☒ ☐ ☐ ☐ Windows:
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
8. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
9. ☐ ☒ ☐ ☐ ☐ HVAC Source:
10. ☐ ☒ ☐ ☐ ☐ Laundry Tub:
11. ☐ ☒ ☐ ☐ ☐ Laundry Tub Drain:
12. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Gate valves



## Laundry Room/Area (Continued)

13. ☐☐☐☐☒ Dryer Vent: Rigid metal - The dryer vent terminates in the crawlspace. This has resulted in lint and moisture being blown into the crawlspace. This can lead to increase chances of mold and wood destroying organisms. Recommend this dryer vent be extended to the exterior and any lint cleaned as lint is flammable.



14. ☒☐☐☐☐ Dryer Gas Line: Cast iron  
15. ☒☐☐☐☐ Washer Drain: Wall mounted drain  
16. ☐☒☐☐☐ Floor Drain:

## Final Comments

This home has several issues that need to be addressed. This report has detailed these items. Please find a summary of areas of concern on the following pages.

Please feel free to contact me with questions or concerns.

Thank you for trusting Premier Home Inspections.

Sincerely,

Chris Holt  
AIS Certification Number 74811202  
Environmental Solutions Certified Mold Inspector  
519 Old Hwy 5 North  
Ellijay GA 30540  
706-635-HOME  
Cell-706-669-0314  
[chris@premierhomeinspections.org](mailto:chris@premierhomeinspections.org)



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Patio: Concrete - There has been some settlement at the patio. This settlement has resulted in a crack of about 1/4 inch with some slight displacement. This is likely resulted in some minor settlement of the deck support post. It is unknown if this patio will continue to settle. Recommend sealing crack and monitoring. Should condition continue to worsen then recommend consultation with a qualified contractor for further evaluation and repair.



### Exterior

2. Exterior siding Exterior Surface Type: Wood - There is some deterioration to the siding near the rear right retaining wall. It is possible this was the result of wood destroying organisms. Recommend consultation with a pest control company for further evaluation. Recommend any deteriorating siding be replaced.

There is also evidence of suspected powder post beetles in the siding near the entrance to the crawlspace area and at front porch. Recommend consultation with a pest control company for further evaluation and treatment.





## Exterior (Continued)

Type: (continued)



3. Trim: Wood - There is some deterioration to the trim near ground left to the left of chimney. Recommend repair.



## Roof

4. Main Roof Surface Material: Metal - There is a missing screw at the metal roof panel near the upper floor deck. The edge of this panel can easily be lifted by hand.

There is also a damaged area of metal roofing near the PVC event that is leaking. It appears this has been



## Marginal Summary (Continued)

Material: (continued)

repaired with sealant, which will only be a temporary repair.

Recommend consultation with a roofer for further evaluation of the roof and to make any needed repairs.





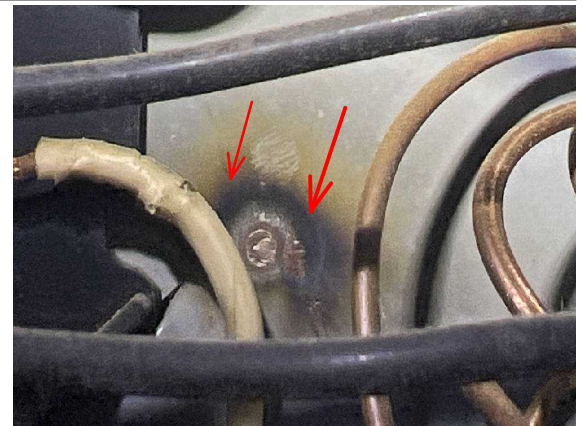
## Marginal Summary (Continued)

5. Gutters: Aluminum - The gutters are clogged with leaves and then to be cleaned.



## Electrical

6. 120 VAC Branch Circuits: Copper - There is some evidence of some POSSIBLE arcing add the neutral wire in the panel. It is unknown if this is a current issue or occurred in the past. No arcing detected at time of inspection further evaluation by an electrician is suggested.



7. Bedroom Electric Panel Breakers: Copper - Recommend the open breaker slot be covered with a filler plate. Also recommend all breakers be labeled. At the time of inspection only some of the breaker were labeled.

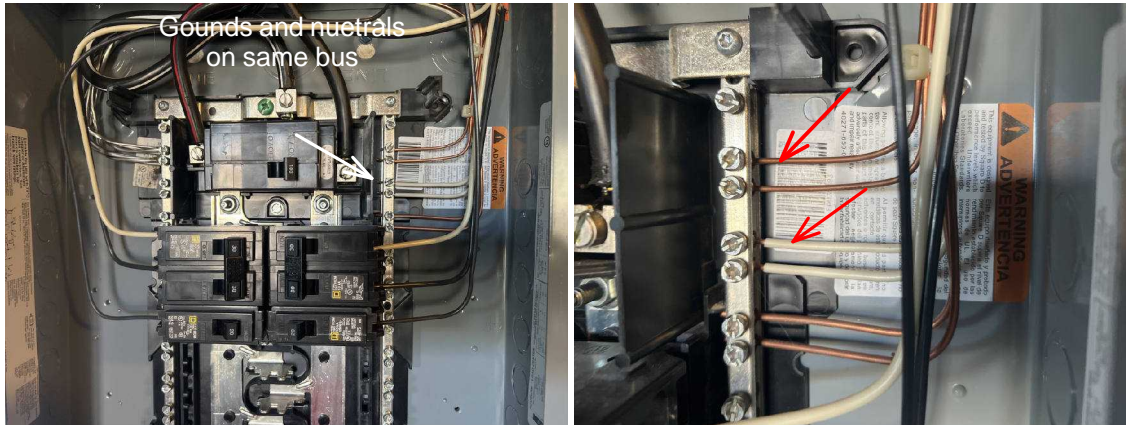




## Marginal Summary (Continued)

8. Basement sub panel Electric Panel Manufacturer: Square D - The grounds and neutrals should be separated in a sub panel. They are not separated in this sub panel. Recommend consultation with electrician for further evaluation.

FLIR infrared indicates no elevated heat levels.



## Structure

9. Foundation: Block - A large section of the foundation wall is not visible as inspectors view was blocked by a vapor barrier that is covering the wall. Consequently, this wall could not be observed.

However, there was a hole knocked in the foundation wall for the package HVAC unit ductwork. This is not uncommon. However, this is the same area that supports one of the support beams. Recommend consultation with a qualified contractor for further evaluation and to install additional support.



## Structure (Continued)

### Foundation: (continued)



10. Joists/Trusses: 2x8 - There is evidence of powder post beetles on numerous joists and beams.

There is a cracked joist under the laundry room area that will need to be repaired.

Some of the newer joists have been attached the a deteriorating beam (see photos above).

Recommend further evaluation and repair by a qualified contractor. Also recommend consultation with a pest control company for treatment options.



## Structure (Continued)

### Joists/Trusses: (continued)



Suspected powder  
post beetles



Suspected powder  
post beetles



Suspected powder  
post beetles



Suspected mold



Damaged joist has  
been repaired but new  
joist attaches to  
deteriorating beam



Much of the  
crawlspace has much  
newer joists and sub  
floor



## Structure (Continued)

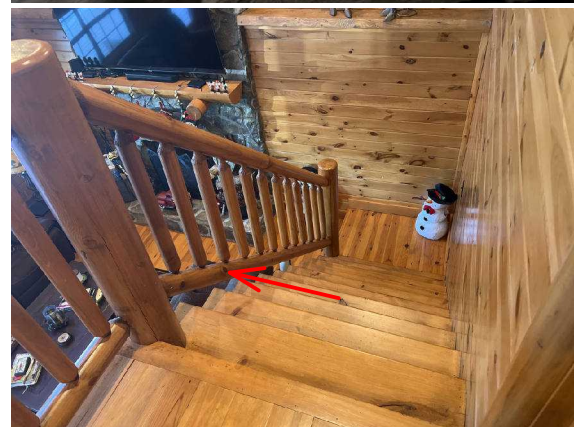
### Joists/Trusses: (continued)



11. Piers/Posts: Wood - The wood support post near the fireplace area is no longer touching the footer. Recommend repair.



12. Stairs/Handrails: Wood stairs with wood handrails - The handrail on the steps leading to the upper floor is loose. Recommend tightening.



13. Subfloor: Dimensional wood - The sub floor appears to have been replaced in some areas.

However, in some areas of the original sub floor, there is suspected mold growth as well as powder post beetles.



## Marginal Summary (Continued)

### Subfloor: (continued)

This mold will need to be cleaned. Inspector is certified to do air quality testing and can return to do the testing for an additional charge of \$350 as there are equipment and lab fees involved.



Attic

14. Main Attic Ventilation: There was no ventilation in the attic. Any soffit vents are blocked by insulation and the decking for the ridge vent was not properly cut to allow for air to escape. Recommend consultation with the roofer for further evaluation and to install proper ventilation.

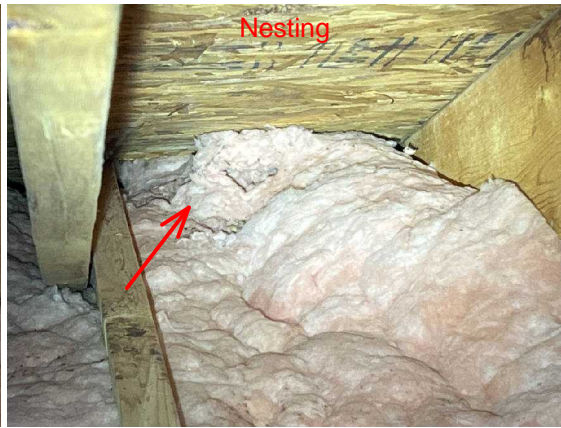
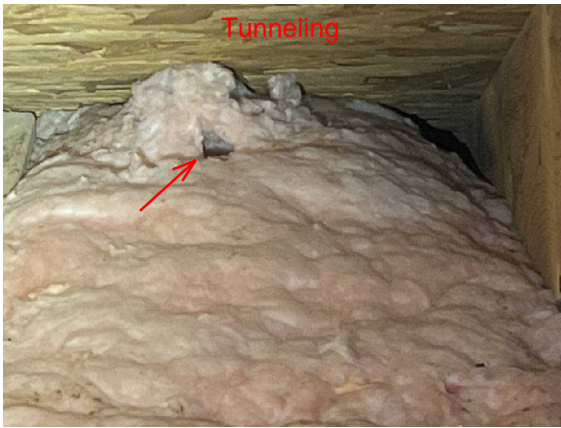




## Marginal Summary (Continued)

15. Main Attic Insulation: Fiberglass - There were some signs of rodents in the attic. That was tunneling in the insulation and evidence of rodent traffic around the condensate line. It is unknown if this is a current problem or occurred in the past. Expanding foam insulation has been installed in an apparent attempt to keep the rodents out of the attic. However, rodents can chewed through foam insulation. Recommend consultation with a pest control company for further evaluation and recommendations (there may already be a contract on the house as there are commercial rodent bait stations on exterior-recommend asking seller).

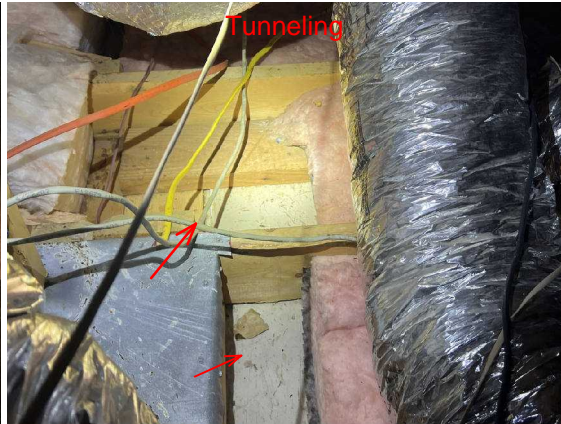
There are also a few areas of missing insulation. Energy efficiency can be increased if additional insulation is installed.



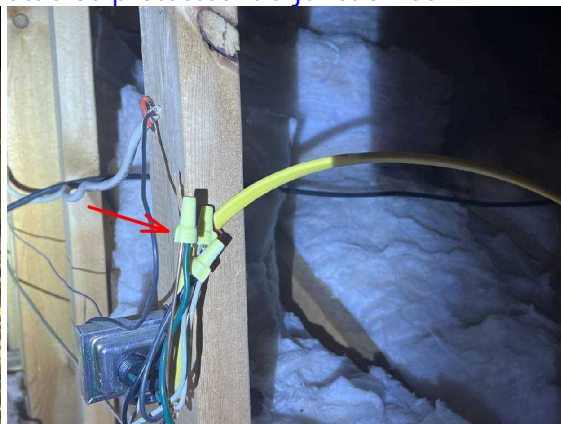


## Attic (Continued)

### Insulation: (continued)



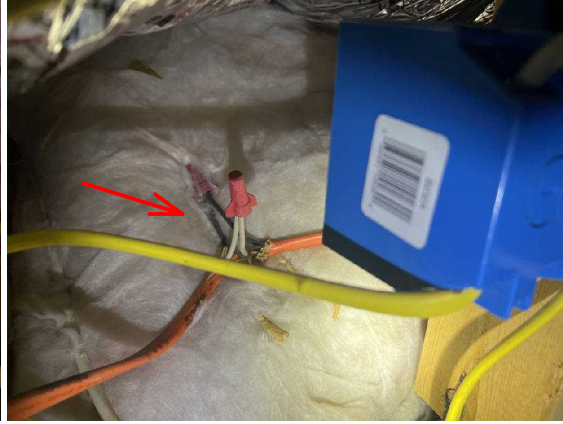
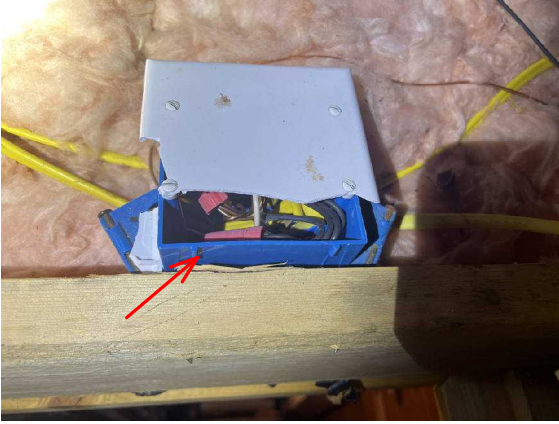
16. Main Attic Wiring/Lighting: 110 VAC - Recommend all junction boxes have covers installed. Also, recommend the electrical splices near the opening to the attic be protected it a junction box.





## Attic (Continued)

Wiring/Lighting: (continued)



## Basement

17. Main Basement Ceiling: Wood - The tongue and groove ceiling in basement is pulling away in a few areas and needs to be re-secured.



18. Main Basement Moisture Location: At foundation - There are some signs of moisture intrusion in the corner of the basement area.

This area test is slightly elevated with moisture contact. No obvious reasons noted, but possibly caused by clogged gutters (mentioned earlier in the report) causing water to overflow and fall at base of foundation. This is only a hypothesis and cannot be guaranteed.



## Basement (Continued)

Moisture Location: (continued)



## Crawl Space

19. Main Crawl Space Insulation: Fiberglass - [There is no insulation under the bedrooms and laundry room on the main floor.](#)

[However, there is insulation in the other \(repaired areas with newer wood\) areas of the crawlspace. However, this insulation is falling in numerous areas due to rodent activity.](#)

[There is evidence of rodent bait stations as well as hardware cloth that has been installed to help keep rodents away. It is unknown if this is a current problem or occurred in the past. Recommend asking seller about any rodent control they have in place and if a professional pest control company is servicing this house.](#)

[Recommend any falling insulation be replaced. The falling insulation did block view of some areas of crawlspace.](#)

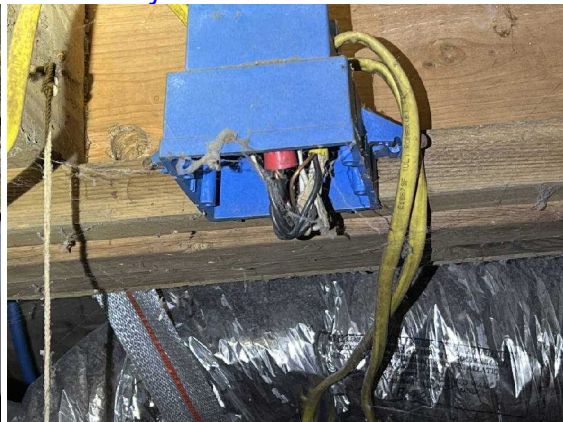
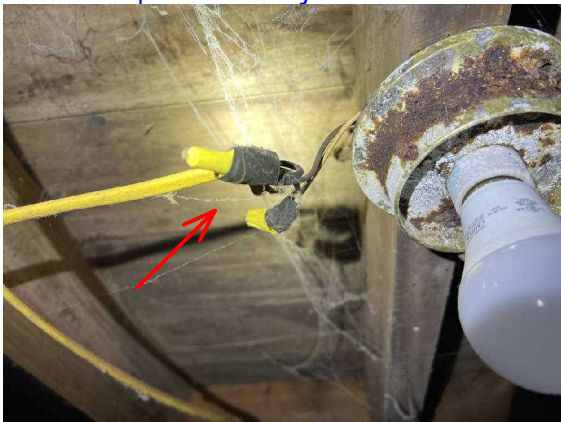


## Crawl Space (Continued)

Insulation: (continued)



20. Main Crawl Space Electrical: 110 VAC/220 VAC - There are several electrical splices in the crawlspace that need to be protected in junction boxes. Recommend all junction boxes have covers installed





## Crawl Space (Continued)

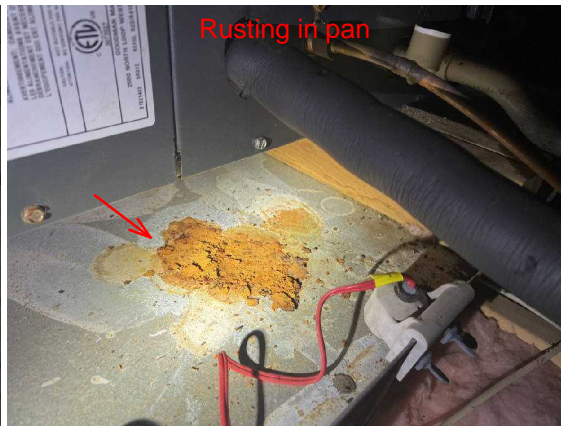
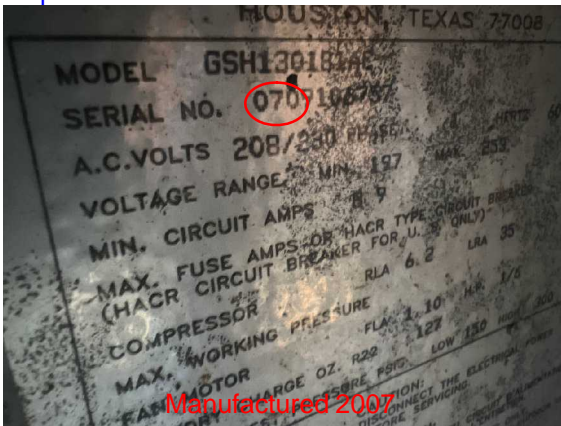
Electrical: (continued)



## Air Conditioning

21. Second floor AC System A/C System Operation: Not inspected - Due to an exterior temperature below 60 degrees, and to avoid damage to the unit, the AC could not be operated. However, this AC system is 15 years old and nearing end of expected life.

Due to the age, and the rusting on the drip pan in the attic at the condensate line, recommend service by an HVAC company. Since AC could not be operated it is unknown if this is a current leaking problem or occurred in the past.





## Marginal Summary (Continued)

### Fireplace/Wood Stove

22. Living Room Fireplace Damper: Metal - The damper is no longer properly attached. Recommend consultation with a qualified contractor for repair so that the damper works properly.



### Heating System

23. Main Heating System Distribution: Insulflex duct - There is some damage to the supply line duct in a few areas the crawlspace, allowing heated air to be vented into the crawlspace. There is also some damage to the ductwork likely caused by workers in the crawlspace. This duct has been flattened.

Recommend consultation with an HVAC contractor for repair.



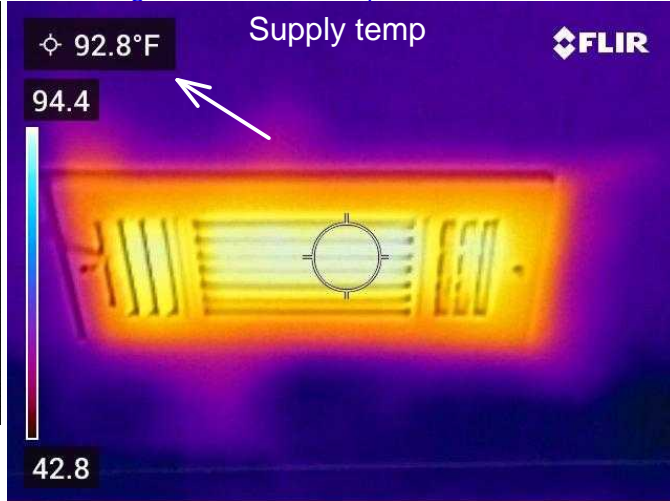
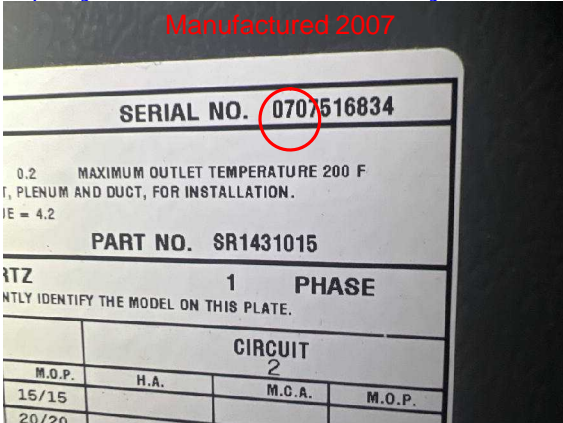


## Heating System (Continued)

Distribution: (continued)



24. Attic Heating System Heating System Operation: Functional - The attic heat pump system was working properly. However, this unit is 15 years old and nearing the end of its expected life.



25. Attic Heating System Distribution: Insulflex duct

Bathroom

26. 1st floor half bath Bathroom Floor: Wood - There is some minor damage to the floor around the toilet. This area tested slightly elevated with moisture. This toilet is loose and this may be resulting in some minor leak. Recommend this toilet have a new wax ring installed and the toilet reset and properly secured.



## Bathroom (Continued)

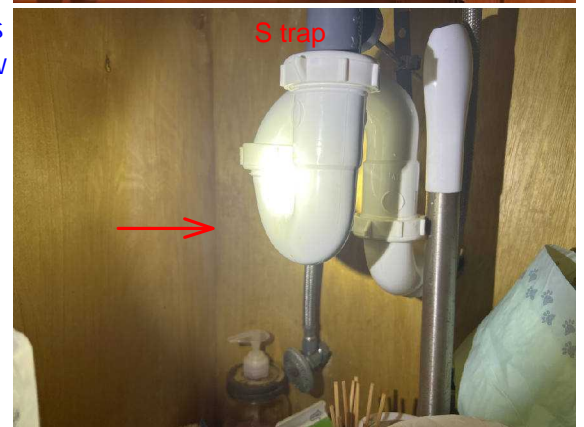
Floor: (continued)



27. 1st floor half bath Bathroom Windows: Metal frame insulated - This window will not open with normal pressure. Inspector does not force windows for fear of breaking them. Recommend window be made to be operable.



28. 1st floor half bath Bathroom Sink/Basin: Molded single bowl - This sink has an "S" trap. These types of traps are no longer used in new construction due to problems with siphoning. Recommend either replacing with P traps, or being diligent in making sure S traps are not dry and there is always water in the trap to stop sewer gasses from entering the home.



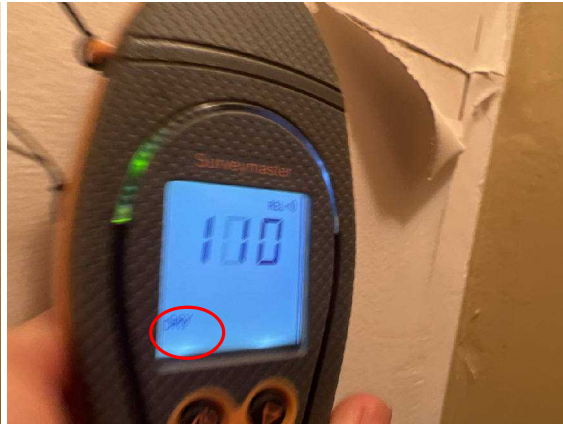


## Marginal Summary (Continued)

29. 1st floor half bath Bathroom Toilets: Glacier Bay - The toilet is loose and possibly leaking slightly. Recommend a new wax ring be installed and the toilet properly secured



30. 2nd floor rear left bedroom bath Bathroom Ceiling: Painted drywall - There is some staining and separation at the drywall seam in the ceiling. This is likely the result of the leak in attic mentioned earlier in the report. This area tested within normal limits of the moisture meter, but the leak is still active and this staining may have occurred before the leak was temporarily repaired.





## Marginal Summary (Continued)

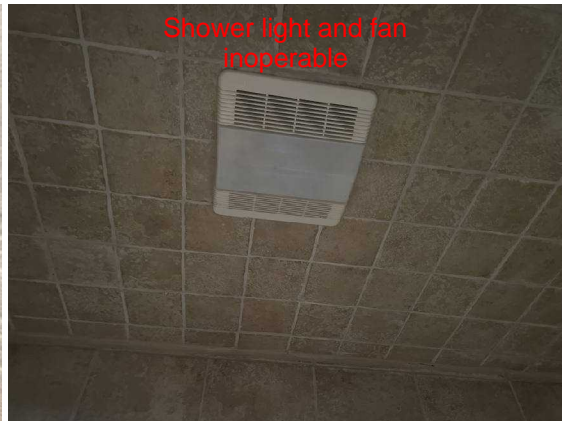
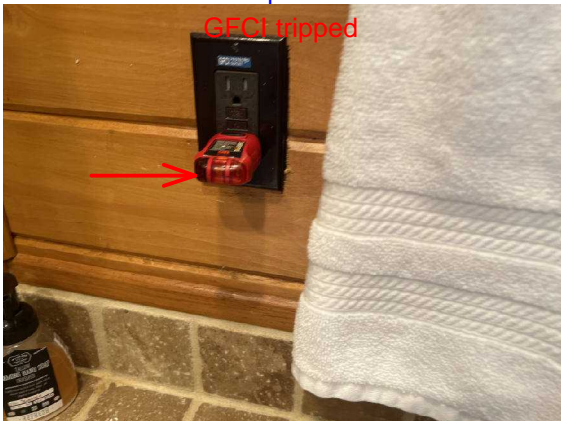
31. 2nd floor rear left bedroom bath Bathroom Walls: Painted drywall - Recommend caulking the crack at the drywall at the top of the shower. This will help prevent water intrusion. This possibly the result of some settlement due to structural issues mentioned earlier in the report.



32. Master Bathroom Doors: Wood - The door into the master bathroom will not shut properly and rubs the frame. There is cracking in the drywall at this store, which indicates some possible minor settlement. Possibly the result of the problems mentioned earlier in the report. Recommend the door be adjusted.



33. Master Bathroom Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI - The GFCI receptacle in the master bathroom is tripped and will not reset. This is likely the reason that the lights in the shower also do not work. Recommend repair.





## Marginal Summary (Continued)

34. Master Bathroom Shower/Surround: Tile - There is evidence that additional sealant has been installed at the shower, floor and wall. It is suspected that this may be the result of settlement mentioned in the report. This type of sealant is only a temporary repair, and any leaking could result in damage to sub floor and ceiling below. Recommend consultation with a qualified contractor for further evaluation, and to make a more permanent repair.



## Kitchen

35. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - The receptacles are non-GFCI protected. Although this was not a requirement when this home was constructed, installation of GFCI protected receptacles can increase safety and this is recommended.



36. 1st Floor Kitchen Windows: Metal frame insulated - Fogging between panes of glass likely the result of a failing seal. Not uncommon over time in insulated windows





## Marginal Summary (Continued)

### Bedroom

37. 1st Floor rear left Bedroom Doors: Wood, Metal - The door into this bedroom will not close properly and will need to be adjusted.

The door leading to the exterior rubs the door frame opening one operated. Recommend door be adjusted.

These issues may be the result of the structural issues mentioned earlier in the report.



38. 2nd Floor rear left Bedroom Walls: Wood - The corner trim is no longer properly secured. This is possibly the result of some minor settlement. Recommend is trim piece be adjusted and reinstalled.





## Marginal Summary (Continued)

39. 2nd Floor rear left Bedroom Doors: Wood - Lockset(s) not latching-requires adjustment



40. 2nd Floor Master Bedroom Electrical: 110 VAC outlets and lighting circuits - Recommend either a light fixture be installed or the exposed electrical conductor be capped and protected inside a junction box.



## Living Space

41. Living Room Living Space Floor: Wood - There is a downward slope to the floor near the entrance to the bedroom and laundry room areas. The door into the bedroom will not shut properly. This is likely the result of the structural issues mentioned earlier in the report.





## Living Space (Continued)

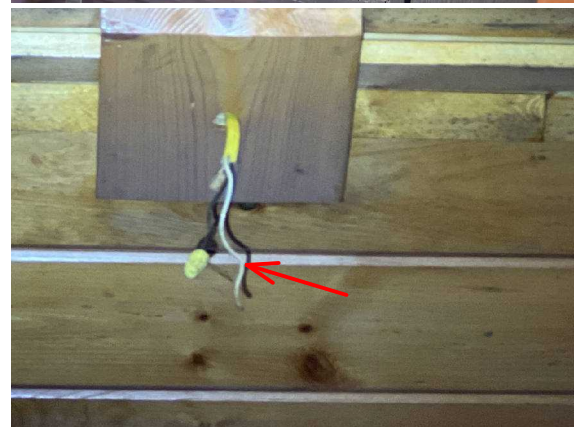
Floor: (continued)



42. Living Room Living Space Windows: Metal frame insulated - There is some minor fogging between the panes of glass on a few of the windows. This is not unusual over time with insulated windows.



43. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits - Recommend either a light fixture be installed in the living room ceiling or this conductor capped and protected inside a junction box.





## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Structure

1. Beams: Solid wood - There is damage to several support beams under the laundry and bedroom areas of the main floor. This damage appears to be from moisture and also possible wood destroying organisms. There is also deterioration to the pieces of wood on top of block support posts that support the beam.

There has been a package heating and air unit installed, and a large hole was cut in the foundation wall. This is not unusual, however, a main support beam rest on the wall that was removed.

There has been a significant amount of repair work done in the crawlspace, however, some of these newer joists were attached to a beam that appears to be deteriorating.

This damage is possibly the cause of the sloping floors mentioned later in the report.

Recommend consultation with a qualified contractor for further evaluation and for repair recommendations and cost.





## Structure (Continued)

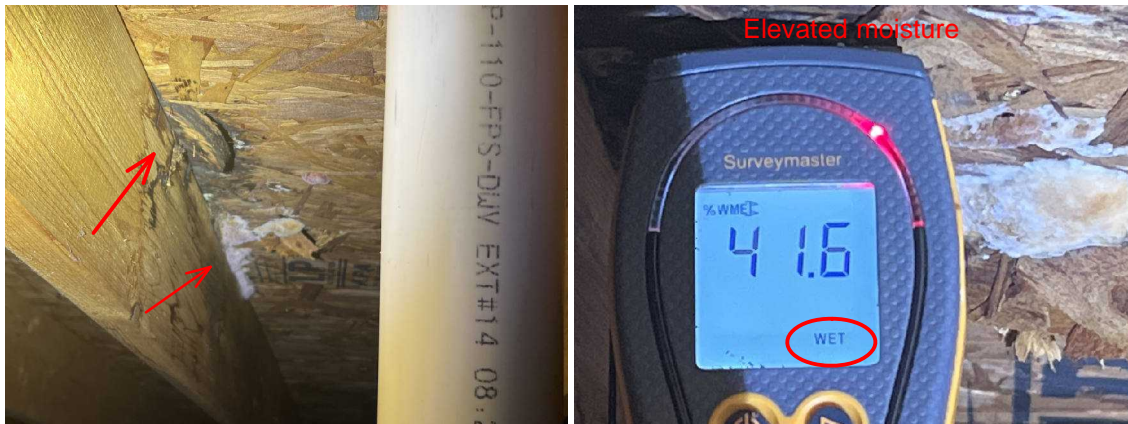
### Beams: (continued)



### Attic

2. Main Attic Moisture Penetration: Ongoing water penetration noted - There is an active roof leak above the second floor bathroom area. This area tested with elevated moisture levels per moisture meter and is likely the result of the staining in the ceiling in that bathroom mentioned later in the report. There is also some staining near the soffit. However, inspector is unable to reach this area due to lack of access to check to see if it is active per moisture meter.

Recommend consultation with a roofer for further evaluation of the roof and to make any needed repairs.





## Attic (Continued)

Moisture Penetration: (continued)



## Laundry Room/Area

3. 1st Floor Laundry Room/Area Dryer Vent: Rigid metal - The dryer vent terminates in the crawlspace. This has resulted in lint and moisture being blown into the crawlspace. This can lead to increase chances of mold and wood destroying organisms. Recommend this dryer vent be extended to the exterior and any lint cleaned as lint is flammable.

