



Premier Home Inspections  
519 Old Hwy 5 N  
Elijay, GA 30540

# Home Inspection Report



90 Camber Ct  
Elijay, Georgia 30540

## Definitions

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

<b>A</b>	<b>Acceptable</b>	Functional with no obvious signs of defect.
<b>NP</b>	<b>Not Present</b>	Item not present or not found.
<b>NI</b>	<b>Not Inspected</b>	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
<b>M</b>	<b>Marginal</b>	Item is not fully functional and requires repair or servicing.
<b>D</b>	<b>Defective</b>	Item needs immediate repair or replacement. It is unable to perform its intended function.
<b>AAI</b>	<b>Acceptable with additional info</b>	When circumstances exist that need to be expanded on, although the component may be functioning as intended.

## General Information

### Property Information

**Property Address** 123 Any Street  
**City** Ellijay **State** Georgia **Zip** 30540

### Client Information

**Client Name** Amy Homeowner  
**Client Address** 123 Any Street  
**City** Ellijay **State** Georgia **Zip** 30540  
**Phone** 706-555-4444 **Fax** NA  
**E-Mail** homehasproblems@yahoo.com

### Inspection Company

**Inspector Name** Chris Holt  
**Company Name** Premier Home Inspections  
**Company Address** 519 Old Hwy 5 N  
**City** Ellijay **State** GA **Zip** 30540  
**Phone** 706-635-4663 **Fax**  
**E-Mail** chrisnholt@hotmail.com  
**Amount Received** \$285

### Conditions

**Others Present** Buyer **Property Occupied** Occupied  
**Estimated Age** 1-2 years old **Entrance Faces** Not Obtained  
**Inspection Date** 07/31/2009  
**Start Time** 2:00 **End Time** 6:00 pm  
**Electric On**  Yes  No  Not Applicable  
**Gas/Oil On**  Yes  No  Not Applicable  
**Water On**  Yes  No  Not Applicable  
**Temperature** 74°  
**Weather** Cloudy **Soil Conditions** Wet  
**Space Below Grade** Basement  
**Building Type** Single family **Garage** None  
**Sewage Disposal** Septic **How Verified** Multiple Listing Service  
**Water Source** County **How Verified** Visual Inspection

## Lots and Grounds

A NP NI M D AAI

1.       **Driveway:** Gravel Gravel and dirt washing down driveway and accumulating at porch steps and is almost to the point of washing onto front porch.

2.       **Steps/Stoops:** Wood Driveway gravel and dirt levels are at or above stair level. This is being caused by gravel and dirt washing down driveway and accumulating at base of porch. If this continues, gravel and dirt will eventually start to wash over porch areas. Wood to earth contact also prematurely deteriorates wood.



3.       **Porch:** Wood

4.       **Deck:** Treated wood

5.       **Vegetation:** Trees

6.       **Retaining Walls:** Wood A retaining wall has been constructed beneath the front porch using treated 2x6 lumber. This wall is holding back the bottom portion of the driveway, as well as the additional dirt and gravel washing down the driveway accumulating near the front porch floor. Wooden retaining walls are usually made from 4x4 material or railroad ties. A 2x6 type of wall exposed to this type of pressure and moisture will most likely fail a significant amount of time before a comparable 4x4 or cross tie wall. The 2x6s are already bowing in slightly in a few places. Wood to earth contact prematurely rots wood. Some of the wood's face on the foundation side of the retaining wall near the steps of the front porch is visibly wet from the runoff from driveway. It is recommended that a grading contractor being contacted about the best course of action for this area.

## Lots and Grounds (Continued)

### Retaining Walls: (continued)



## Lots and Grounds (Continued)

### Retaining Walls: (continued)



## Exterior Surface and Components

A	NP	NI	M	D	AAI	
<b>Exterior siding</b>						<b>Exterior Surface</b>
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Type:</b> Wood
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Trim:</b> Wood
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fascia:</b> Wood
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Soffits:</b> Wood
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Entry Doors:</b> Metal
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Windows:</b> Wood double hung
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Window Screens:</b> Metal, None
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Exterior Lighting:</b> Flood lights and lights at exterior doors
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Exterior Electric Outlets:</b> 110 VAC GFCI
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Hose Bibs:</b> Ball
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Gas Meter:</b> On propane tank
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Main Gas Valve:</b> Located at propane tank

## Roof

A NP NI M D AAI

### Main Roof Surface

- 1. **Method of Inspection:** On roof
- 2.       **Material:** Asphalt shingle
- 3. **Type:** Intersecting Gable
- 4. **Approximate Age:** 2 Years
- 5.       **Flashing:** Aluminum
- 6.       **Plumbing Vents:** PVC
- 7.       **Electrical Mast:** Underground utilities
- 8.       **Gutters:** None Recommend installation of gutters to prevent erosion of area around foundation. Also will prevent water from running off roof onto upper porch area and then down to lower front porch area.



- 9.       **Downspouts:**
- 10.       **Leader/Extension:**

<b>Roof (Continued)</b>
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NA Chimney

<b>Electrical</b>
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A NP NI M D AAI

1. **Service Size Amps:** 200 Amp **Volts:** 110-240 VAC
2.       **Service:** Aluminum
3.       **120 VAC Branch Circuits:** Copper
4.       **240 VAC Branch Circuits:** Copper
5.       **Aluminum Wiring:** Not present other than main service
6.       **Conductor Type:** Romex
7.       **Ground:** Rod in ground only
8.       **Smoke Detectors:** Hard wired

<b>Basement Electric Panel</b>
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9.       **Manufacturer:** Cutler-Hammer
10. **Maximum Capacity:** 200 Amps
11.       **Main Breaker Size:** On exterior meter
12.       **Breakers:** Copper
13.       **Fuses:**
14.       **AFCI:** 110 volt
15.       **GFCI:** Outlets
16. **Is the panel bonded?**  Yes  No

<b>Structure</b>
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A NP NI M D AAI

1.       **Structure Type:** Wood frame
2.       **Foundation:** Poured
3.       **Differential Movement:** No movement or displacement noted
4.       **Beams:** Solid wood
5.       **Floor/Slab:** Poured slab
6.       **Stairs/Handrails:** Wood stairs with wood handrails
7.       **Subfloor:** OSB

## Attic

Hot temperatures limit the amount of time the inspector can spend in the attic. The inspector will use his judgement as to how much time in the attic is safe. If the attic temperature is above 150 degrees (F), the inspector will view the attic entrance, or at the very most, from no further than 5 feet from the entrance.

A NP NI M D AAI

### Main Attic

1. **Method of Inspection:** From the attic access
2.       **Roof Framing:** 2x6 Rafter
3.       **Sheathing:** Strand board
4.       **Insulation:** Fiberglass
5.       **Insulation Depth:** 6"
6.       **Wiring/Lighting:**
7.       **Moisture Penetration:** None
8.       **Bathroom Fan Venting:** Electric fan

## Basement

A NP NI M D AAI

### Main Basement

1.       **Ceiling:** Exposed framing Part of sub floor and rim joist under first floor bathroom has mold growth. Recommend area be treated by mold remediation company when mold problems in walls of bathroom are treated.





## Basement (Continued)

Ceiling: (continued)



- |   |   |
|---|---|
| 2. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Walls:</b> Concrete and wood framing   |
| 3. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Floor:</b> Concrete  |
| 4. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Floor Drain:</b> Surface drain   |
| 5. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Doors:</b> Metal door leading to exterior  |
| 6. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Windows:</b> Wood double hung  |
| 7. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Electrical:</b> 110 VAC outlets and lighting circuits  |
| 8. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>Smoke Detector:</b> Hard wired   |
| 9. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>             | <b>HVAC Source:</b> Air and heat supply duct  |
| 10. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <b>Insulation:</b> Fiberglass <span style="color: blue;">Area of insulation under first floor bathroom is missing and needs replacement.</span> |
| 11. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | <b>Ventilation:</b> Windows   |
| 12. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>            | <b>Basement Stairs/Railings:</b> Wood stairs with wood handrails  |

## Air Conditioning

A NP NI M D AAI

Main AC System

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>A/C System Operation:</b> Functional                           |
| 2. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Condensate Removal:</b> Electric pump                          |
| 3. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Exterior Unit:</b> Pad mounted                                 |
| 4. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Manufacturer:</b> Goodman                                      |
| 5. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Model Number:</b> GSH130301AB <b>Serial Number:</b> 0702101589 |
| 6. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Area Served:</b> Whole house <b>Approximate Age:</b> 2 years   |
| 7. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Type:</b> Heat pump <b>Capacity:</b> Not listed                |
| 8. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Refrigerant Lines:</b> Serviceable condition                   |
| 9. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  | <b>Electrical Disconnect:</b> Breaker disconnect                  |
| 10. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <b>Exposed Ductwork:</b> Insulated flex                           |
| 11. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <b>Blower Fan/Filters:</b> Direct drive with disposable filter    |
| 12. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <b>Thermostats:</b> Individual                                    |

## Fireplace/Wood Stove

A NP NI M D AAI

### Living Room Fireplace

1.       **Fireplace Construction:** Stone
2. **Type:** Gas log
3.       **Fireplace Insert:** Standard
4.       **Hearth:** Raised

## Heating System

A NP NI M D AAI

### Basement Heating System

1.       **Heating System Operation:** Adequate
2. **Manufacturer:** Goodman
3. **Model Number:** ARUF303026AA **Serial Number:** 0708743000
4. **Type:** Heat Pump **Capacity:** Not available
5. **Area Served:** Whole house **Approximate Age:** 2 Years
6. **Fuel Type:** Electric
7.       **Blower Fan/Filter:** Direct drive with disposable filter HVAC filters need to be replaced-Dirty



8.       **Distribution:** Insulflex duct
9.       **Circulator:** Pump
10.       **Thermostats:** Individual
11.       **Fuel Tank:** Propane tank
12. **Tank Location:** -Side of house
13. **Suspected Asbestos:** No

## Plumbing

	A	NP	NI	M	D	AAI
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Service Line:** PVC

**Main Water Shutoff:** Basement

**Water Lines:** PVC

**Drain Pipes:** PVC Homeowner reported overflow in the first flow bathroom from waste in tub backing up. Also reported the waste line had been snaked and a clog pushed on through the line. Main waste line does not slope properly at the top of the run where waste line enters slab in basement. Small run of pipe at 90 degree bend appears to be about 1/2" higher than the next run of pipe, creating an uphill run. All waste piping needs to maintain a downward slope.



## Plumbing (Continued)

5.       **Service Caps:** Accessible  
 Minor leak at clean out service cap under first floor bathroom.



6.       **Vent Pipes:** PVC  
 7.       **Gas Service Lines:** Copper

### Basement Water Heater

8.       **Water Heater Operation:** Adequate-129 degrees (F)  
 9. **Manufacturer:** Rheem  
 10. **Model Number:** 82V52-2 **Serial Number:** RH 0607206573  
 11. **Type:** Electric **Capacity:** 50 Gal.  
 12. **Approximate Age:** 2 years **Area Served:** Whole house  
 13.       **TPRV and Drain Tube:** PVC

## Bathroom

A NP NI M D AAI

### 2nd floor main Bathroom

1.       **Closet:** Single  
 2.       **Ceiling:** Textured  
 3.       **Walls:**  
 4.       **Floor:** Ceramic tile  
 5.       **Doors:** Solid wood  
 6.       **Windows:**  
 7.       **Electrical:** 110 VAC GFCI  
 8.       **Counter/Cabinet:** Laminate  
 9.       **Sink/Basin:** Molded single bowl

**Bathroom (Continued)**

- 10.       **Tub/Surround:** Fiberglass tub and fiberglass surround Tub faucet leaking around shower wall area. If water is allowed to enter wall cavity, drywall can be damaged over time.



- 11.       **Shower/Surround:** Fiberglass pan and fiberglass surround
- 12.       **Toilets:** Mansfield
- 13.       **HVAC Source:** Heating & cooling system register
- 14.       **Ventilation:** Electric ventilation fan Fan cover does not completely cover hole in ceiling



**1st floor main Bathroom**

- 15.
- 16.       **Ceiling:** Textured

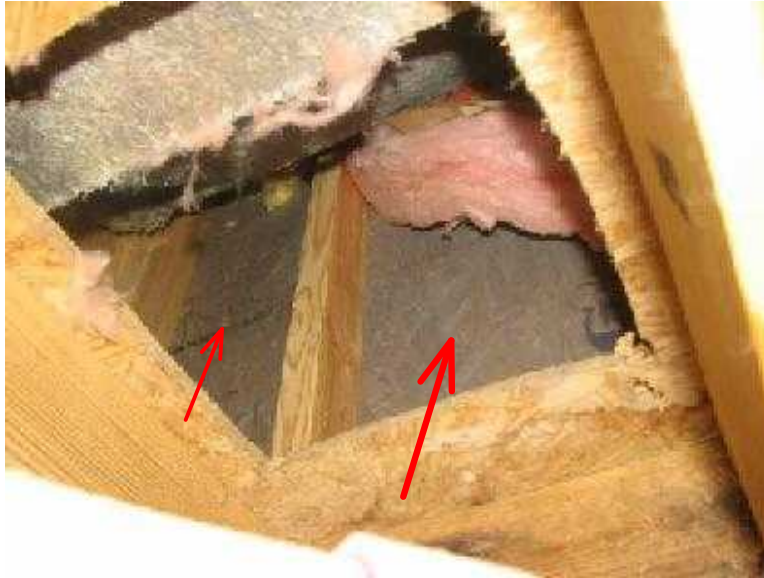
**Bathroom (Continued)**

17.      **Walls:** Painted drywall Drywall near the toilet has been removed so the interior of the wall could be accessed to check for mold due to a reported overflow of waste water out of the tub. This water overflow has caused mold growth on the interior of the wall cavity. It is recommended that a mold remediation company be consulted to treat and/or remove the mold. Removal and replacement of drywall and tile should be done at the direction of the remediation company. Mold was also found behind the tub/shower unit.



## Bathroom (Continued)

Walls: (continued)



- |     |                                     |                          |                          |                          |                          |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Floor:</b> Ceramic tile                                       |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Doors:</b> Solid wood   |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Windows:</b> Wood double hung                                 |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Electrical:</b> 110 VAC outlets and lighting circuits         |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Counter/Cabinet:</b> Laminate                                 |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Sink/Basin:</b> Molded single bowl                            |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Tub/Surround:</b> Fiberglass tub and fiberglass surround      |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Shower/Surround:</b> Fiberglass pan and ceramic tile surround |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Toilets:</b> American Standard                                |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>HVAC Source:</b> Heating & cooling system register            |
| 28. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Ventilation:</b> Electric ventilation fan                     |

## Kitchen

A NP NI M D AAI

1st Floor Kitchen

- |    |                                     |                                     |                          |                          |                          |                          |                                       |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Cooking Appliances:</b> Frigidaire |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Ventilator:</b> Frigidaire         |
| 3. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Disposal:</b>                      |

**Kitchen (Continued)**

4.       **Dishwasher:** Frigidaire Dishwasher drain line is leaking onto basement floor.



5. Air Gap Present?  Yes  No

6.       **Trash Compactor:**

7.       **Refrigerator:** Whirlpool



## Kitchen (Continued)

8.       **Microwave:** Frigidaire  
Microwave door broken



9.       **Sink:** Stainless Steel  
Vegetable sprayer flange loose



10.       **Electrical:** 110 VAC GFCI  
11.       **Plumbing/Fixtures:** PVC  
12.       **Counter Tops:** Laminate  
13.       **Cabinets:** Wood  
14.       **Pantry:** Single  
15.       **Ceiling:** Textured  
16.       **Walls:** Painted drywall  
17.       **Floor:** Hardwood  
18.       **Doors:** Metal  
19.       **Windows:** Wood double hung

## Kitchen (Continued)

20.       **HVAC Source:** Heating & cooling system register  
 Kitchen HVAC register is partially covered by cabinet unit. This can cause condensation on the bottom of the cabinet unit



## Bedroom

A NP NI M D AAI

### 2nd Floor Bedroom

- |    |                                     |                          |                          |                          |                          |                          |  |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Closet:</b> Single                                    |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Ceiling:</b> Textured                                 |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Walls:</b> Painted drywall                            |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Floor:</b> Carpet                                     |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Doors:</b> Solid wood                                 |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Windows:</b> Wood double hung                         |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Electrical:</b> 110 VAC outlets and lighting circuits |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>HVAC Source:</b> Heating & cooling system register    |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Smoke Detector:</b> Hard wired                        |

### First Floor Bedroom

- |     |                                     |                          |                          |                          |                          |                          |  |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Closet:</b> Single                                    |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Ceiling:</b> Textured                                 |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Walls:</b> Painted drywall                            |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Floor:</b> Hardwood                                   |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Doors:</b> Solid wood                                 |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Windows:</b> Wood double hung                         |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Electrical:</b> 110 VAC outlets and lighting circuits |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>HVAC Source:</b> Heating & cooling system register    |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Smoke Detector:</b> Hard wired                        |

## Living Space

**A NP NI M D AAI**

**Living Room Living Space**

- |    |                                     |                                     |                          |                          |                          |                          |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Closet:</b>   |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Ceiling:</b> Wood   |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Walls:</b> Painted drywall                                    |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Floor:</b> Hardwood   |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Doors:</b> Metal  |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Windows:</b> Wood double hung                                 |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Electrical:</b> 110 VAC outlets and lighting circuits         |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>HVAC Source:</b> Heating & cooling system register, Fireplace |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Smoke Detector:</b> Hard wired                                |

**Upstairs loft Living Space**

- |     |                                     |                                     |                          |                                     |                          |                          |  |
|-----|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 10. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>Closet:</b>   |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>Ceiling:</b> Wood                                     |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>Walls:</b> Painted drywall                            |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>Floor:</b> Hardwood                                   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>Doors:</b>  |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>Windows:</b> Wood double hung                         |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Electrical:</b> 110 VAC outlets and lighting circuits |

Ceiling fan light is inoperable. It appears the light housing part of the fan is not properly attached to the main body of fan, possibly causing wiring inside to pull loose.



- |     |                                     |                          |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>HVAC Source:</b> Heating & cooling system register |
| 18. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Smoke Detector:</b> Hard wired                     |

<b>Laundry Room/Area</b>
--------------------------

	A	NP	NI	M	D	AAI	
<b>1st Floor Laundry Room/Area</b>							
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Closet:</b> Single
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Ceiling:</b> Textured
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Walls:</b> Painted drywall
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Floor:</b> Hardwood
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Doors:</b> Bi-fold
6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Windows:</b>
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Electrical:</b> 110 VAC outlets and lighting circuits
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Smoke Detector:</b>
9.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>HVAC Source:</b>
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Washer Hose Bib:</b> Ball valves
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Washer and Dryer Electrical:</b> 110-240 VAC
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Dryer Vent:</b> Metal flex
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Washer Drain:</b> Wall mounted drain

<b>Final Comments</b>
-----------------------

This home appears to be well constructed overall. However, there are a few items that need attention. This report has detailed these items. A summary of problem areas, including photos, is included on the following pages.

Thank you for trusting Premier Home Inspections with the inspection of your new home. Should you have any questions or concerns, today or next year, please do not hesitate to call.

Sincerely,

Chris Holt  
Premier Home Inspections  
706-635-HOME (4663)  
American Inspectors Society Certification #74811202  
AIS Member # 1202-21685

## 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. **Driveway:** Gravel Gravel and dirt washing down driveway and accumulating at porch steps and is almost to the point of washing onto front porch.

2. **Steps/Stoops:** Wood Driveway gravel and dirt levels are at or above stair level. This is being caused by gravel and dirt washing down driveway and accumulating at base of porch. If this continues, gravel and dirt will eventually start to wash over porch areas. Wood to earth contact also prematurely deteriorates wood.



3. **Retaining Walls:** Wood A retaining wall has been constructed beneath the front porch using treated 2x6 lumber. This wall is holding back the bottom portion of the driveway, as well as the additional dirt and gravel washing down the driveway accumulating near the front porch floor. Wooden retaining walls are usually made from 4x4 material or railroad ties. A 2x6 type of wall exposed to this type of pressure and moisture will most likely fail a significant amount of time before a comparable 4x4 or cross tie wall. The 2x6s are already bowing in slightly in a few places. Wood to earth contact prematurely rots wood. Some of the wood's face on the foundation side of the retaining wall near the steps of the front porch is visibly wet from the runoff from driveway. It is recommended that a grading contractor being contacted about the best course of action for this area.

## Lots and Grounds (Continued)

Retaining Walls: (continued)



## Lots and Grounds (Continued)

Retaining Walls: (continued)



Roof

4. **Gutters:** None Recommend installation of gutters to prevent erosion of area around foundation. Also will prevent water from running off roof onto upper porch area and then down to lower front porch area.



## Roof (Continued)

Gutters: (continued)



## Basement

5. **Main Basement Ceiling:** Exposed framing Part of sub floor and rim joist under first floor bathroom has mold growth. Recommend area be treated by mold remediation company when mold problems in walls of bathroom are treated.





## Basement (Continued)

### Ceiling: (continued)



6. **Main Basement Insulation:** Fiberglass Area of insulation under first floor bathroom is missing and needs replacement.

### Heating System

7. **Basement Heating System Blower Fan/Filter:** Direct drive with disposable filter HVAC filters need to be replaced-Dirty



### Plumbing

8. **Drain Pipes:** PVC Homeowner reported overflow in the first floor bathroom from waste in tub backing up. Also reported the waste line had been snaked and a clog pushed on through the line. Main waste line does not slope properly at the top of the run where waste line enters slab in basement. Small run of pipe at 90 degree bend appears to be about 1/2" higher than the next run of pipe, creating an uphill run. All waste piping needs to maintain a downward slope.

## Plumbing (Continued)

### Drain Pipes: (continued)



## Marginal Summary (Continued)

9. **Service Caps:** Accessible [Minor leak at clean out service cap under first floor bathroom.](#)



## Bathroom

10. **2nd floor main Bathroom Tub/Surround:**  
Fiberglass tub and fiberglass surround  
Tub faucet leaking around shower wall  
area. If water is allowed to enter wall  
cavity, drywall can be damaged over  
time.



## Marginal Summary (Continued)

11. 2nd floor main Bathroom Ventilation: Electric ventilation fan Fan cover does not completely cover hole in ceiling



## Kitchen

12. 1st Floor Kitchen Dishwasher: Frigidaire Dishwasher drain line is leaking onto basement floor.



## Kitchen (Continued)

Dishwasher: (continued)



13. 1st Floor Kitchen Sink: Stainless Steel  
Vegetable sprayer flange loose



## Marginal Summary (Continued)

14. **1st Floor Kitchen HVAC Source:** Heating & cooling system register **Kitchen HVAC register is partially covered by cabinet unit.** This can cause condensation on the bottom of the cabinet unit



## Living Space

15. **Upstairs loft Living Space Electrical:** 110 VAC outlets and lighting circuits **Ceiling fan light is inoperable.** It appears the light housing part of the fan is not properly attached to the main body of fan, possibly causing wiring inside to pull loose.



## 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.

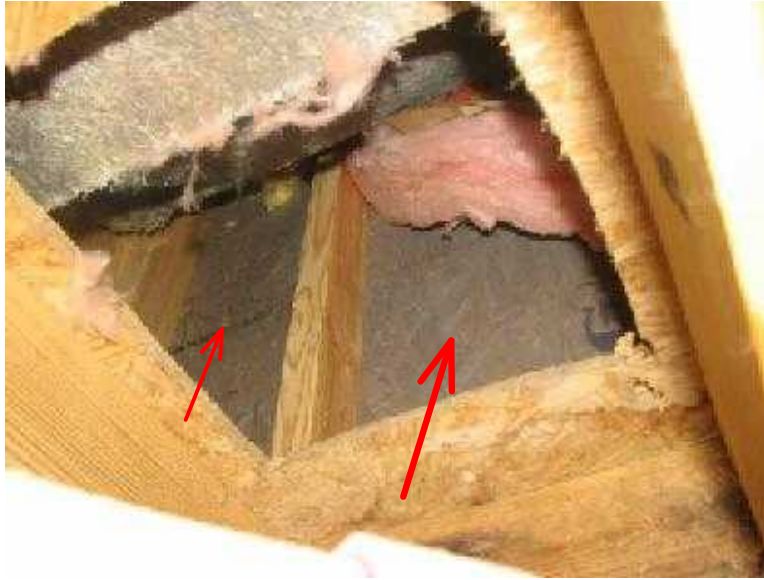
### Bathroom

- 1st floor main Bathroom Walls:** Painted drywall Drywall near the toilet has been removed so the interior of the wall could be accessed to check for mold due to a reported overflow of waste water out of the tub. This water overflow has caused mold growth on the interior of the wall cavity. It is recommended that a mold remediation company be consulted to treat and/or remove the mold. Removal and replacement of drywall and tile should be done at the direction of the remediation company. Mold was also found behind the tub/shower unit.



## Bathroom (Continued)

Walls: (continued)



Kitchen

2. 1st Floor Kitchen Microwave: Frigidaire  
Microwave door broken

