



SUMMARY

1234 Main St. Winterville GA 30683

Buyer Name

11/28/2021 9:00AM

Javie Farmer
ASHI member
Alpha Home Inspections LLC
706-340-3366
alphahomeinspections79@gmail.com



Monitor Maintenance: notate not a major concern, but should be maintained or addressed in the near future.

Improvement: notate items that should be addressed/evaluated and repaired.

Safety: notate defects that pose a health or safety risk and should be addressed before use.



MONITOR/MAINTENANCE
ITEM



IMPROVEMENT ITEM

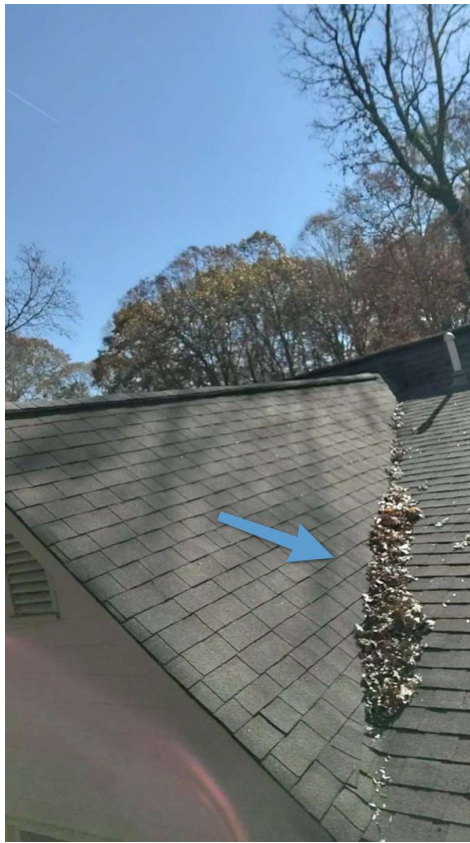
2.1.1 Coverings

LEAF BUILD-UP ON ROOF

NUMEROUS AREAS

Build-up of leaves in valleys of roof. Recommend removing any debris from roof to prevent deterioration of shingles as well as proper flow of rain water off the home structure.





2.1.2 Coverings

UNATTACHED SHINGLES

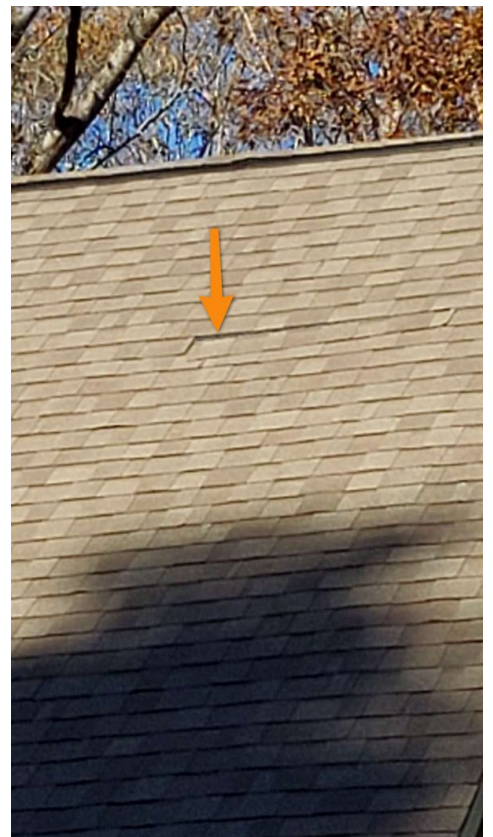
Row of shingles on the main area roof are unattached. Recommend evaluation and repair by qualified roofing professional to prevent any further damage to the roofing shingles and integrity of roof.

Recommendation

Contact a qualified roofing professional.



Improvement Item



2.2.1 Roof Drainage Systems

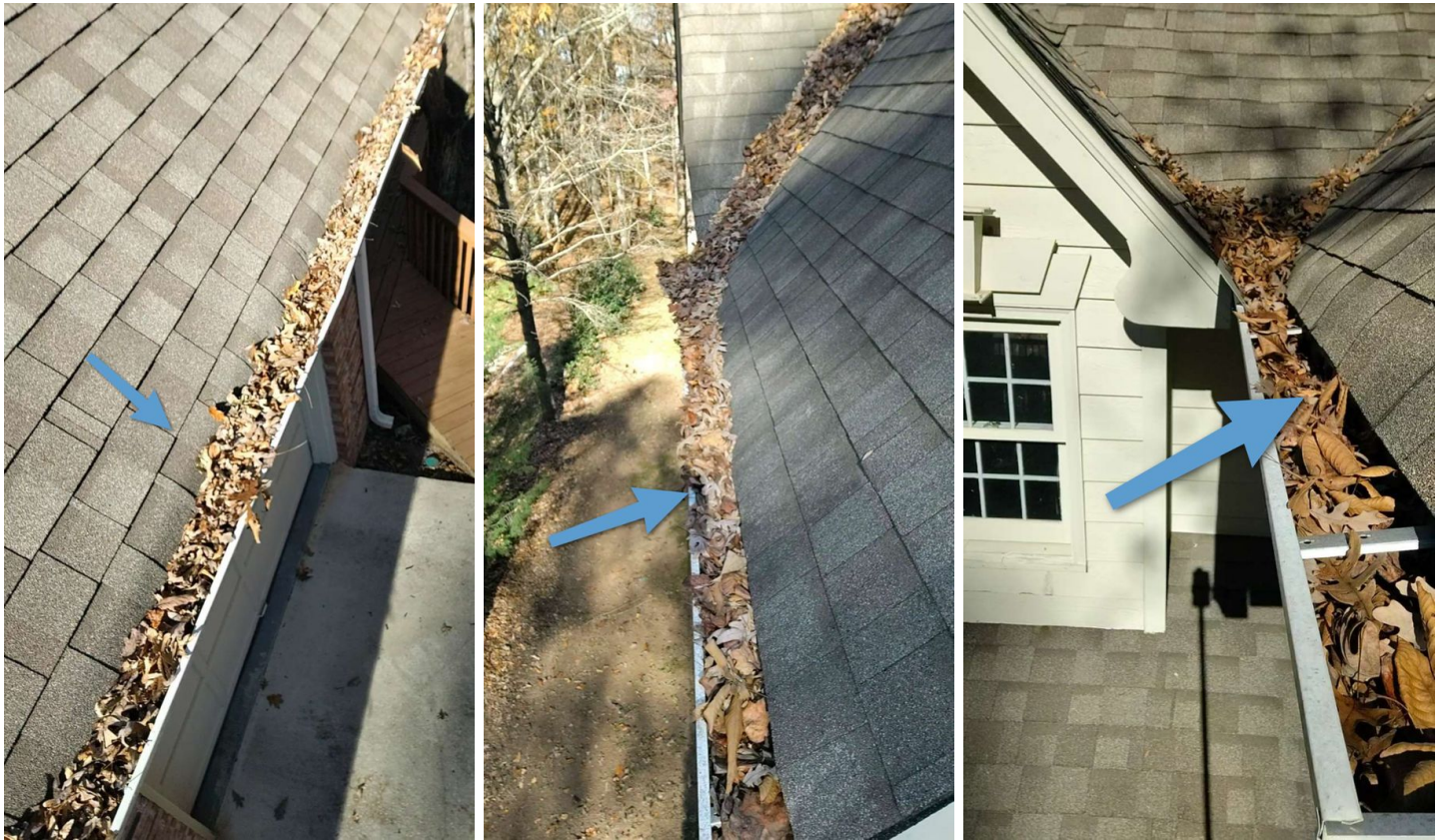
GUTTERS NEED CLEANING



Monitor/Maintenance Item

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.



3.1.1 Siding, Flashing & Trim

DAMAGED WOOD TRIM

SEE COMMENT

Wood trim is showing signs of damage. Recommend repair by qualified professional to prevent further deterioration and water intrusion.

Locations:

1. Small Gable on Right Side of Home above Garage
2. Corner on Right Side of Home above Front Porch
3. Window Sills on Front of Home (Main Level)

Recommendation

Contact a qualified professional.

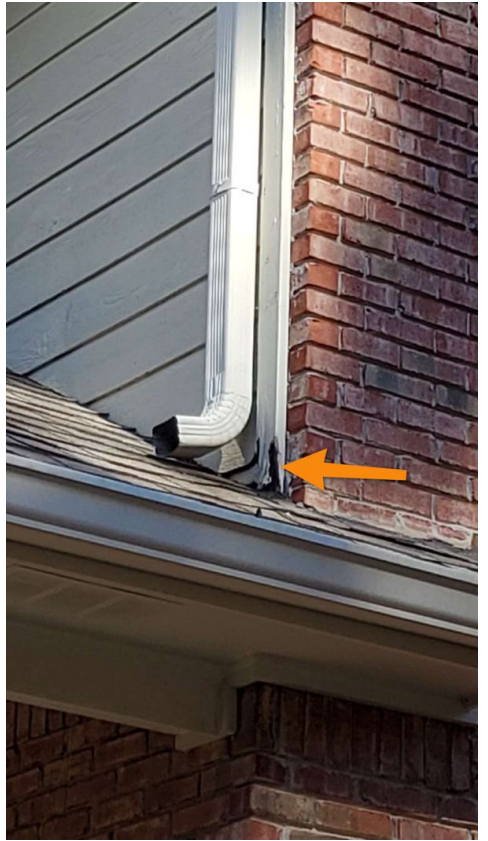




Gable above garage



Close up



Above front porch





3.1.2 Siding, Flashing & Trim
CAULKING NEEDED

REAR DECK WINDOWS

Recommend caulking around the exterior of the windows to prevent water penetration.

 Monitor/Maintenance Item



3.2.1 Exterior Doors
DAMAGE TO EXTERIOR DOORS
REAR OF HOME (MAIN LEVEL AND BASEMENT)

 Improvement Item

Water damage noted on the bottom of the wooden exterior French doors, both rear main level doors and rear basement doors.

Screen doors on the basement level, are damaged on the bottom of the wooden frame.

Screen is detaching from the wooden frame on the main level.

Recommend evaluation and repair/replacement by qualified professional of the damaged wooden and screen doors.

Recommendation

Contact a qualified professional.



Lower screen door



Lower door



Lower door



Upper deck door

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR



Monitor/Maintenance Item

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY PARKING PAD - HEAVING



Improvement Item

Settling & heaving observed. Further deterioration could result. Recommend concrete/driveway contractor evaluate & repair.

Recommendation

Contact a qualified driveway contractor.



3.3.3 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

BASEMENT PATIO

Normal settling & cracking observed. Recommend monitor and/or patch/seal.



Monitor/Maintenance Item



3.4.1 Decks, Balconies, Porches & Steps

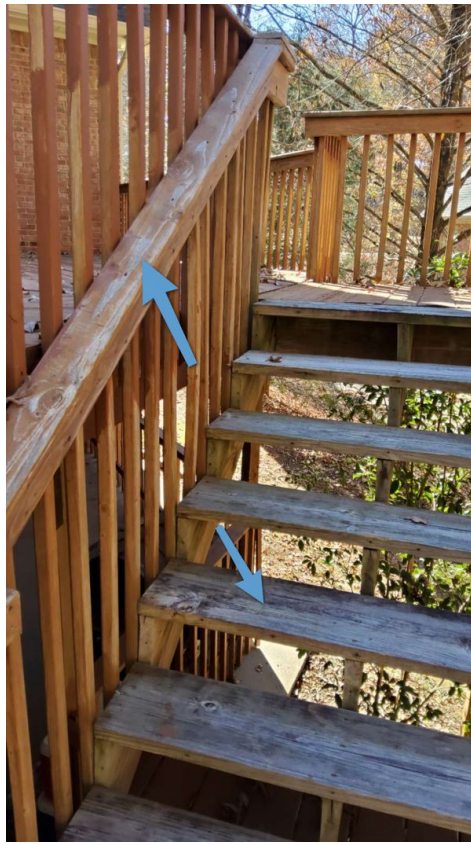
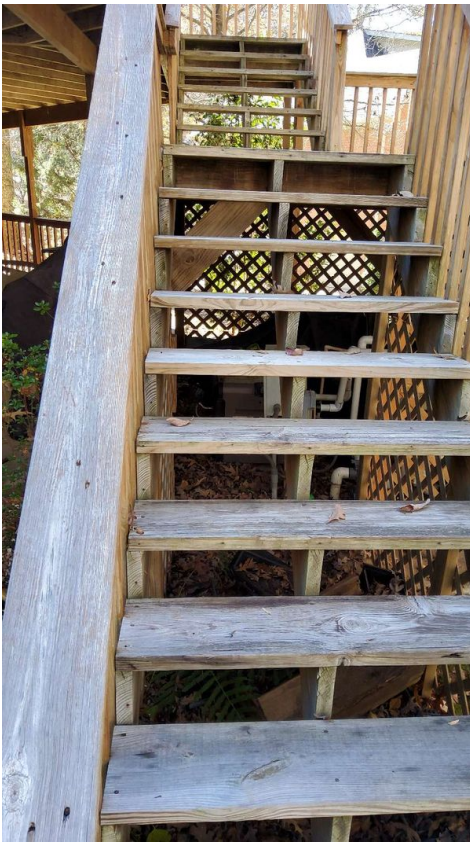
WATER SEALANT REQUIRED

Some areas of rear deck (steps, handrails, lower deck) is showing signs of weathering. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.



Monitor/Maintenance Item

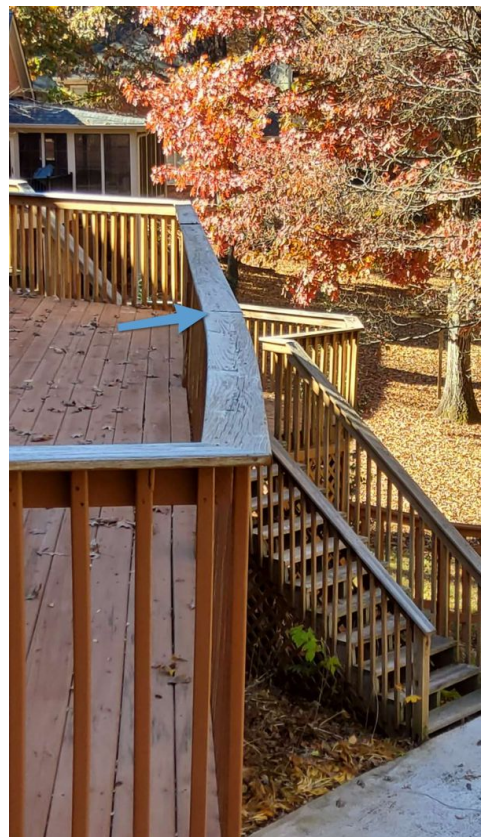


3.4.2 Decks, Balconies, Porches & Steps

DECK RAILING - SLIGHT CURVATURE

Slight curvature of exterior handrail on rear deck. The handrailing was secure and not loose at time of inspection. Recommend monitoring and if handrail loosens, securely attach for safety.

 Monitor/Maintenance Item



7.7.1 Comments

NO EXPANSION TANK

WHIRLPOOL WATER HEATER

 Improvement Item

No expansion tank was present for the Whirlpool water heater. Expansion tanks allow for the thermal expansion of water in the pipes. Consider adding an expansion tank to prevent excessive pressure in the system.

Recommendation

Contact a qualified plumbing contractor.

8.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

SEE COMMENT

Lights are not operating. New light bulb most likely needed.

Locations:

1. Front Porch Recessed Light
2. Basement Kitchen Light



Monitor/Maintenance Item

8.4.2 Lighting Fixtures, Switches & Receptacles

LOOSE RECEPTACLE

2ND LEVEL - LEFT BEDROOM

Receptacle is loose on the rear wall of the left bedroom.

Recommend properly securing by a qualified professional.

Recommendation

Contact a qualified professional.



Improvement Item



8.5.1 GFCI

GFCI - TEST/RESET BUTTON

RIGHT SIDE OF HOME ON DECK

GFCI test/reset button is stuck and inoperable, thus no power is coming to the receptacle. This receptacle also appears to protect the other exterior receptacles on the front porch and back deck that are not receiving any power. Recommend evaluation and repair by qualified electrician for proper function of the GFCI and other exterior receptacles.

Recommendation

Contact a qualified electrical contractor.



Improvement Item



10.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture build-up. Recommend a qualified professional properly install exhaust fan to terminate to the exterior.

*Appears to be the vent to the Jack-and-Jill bathroom

Recommendation

Contact a qualified professional.



Improvement Item



10.4.2 Exhaust Systems

EXHAUST FAN NOT FUNCTIONING

BASEMENT BATHROOM



Improvement Item

Exhaust fan is not functioning in basement level bathroom. Recommend evaluation and repair by qualified professional.

Recommendation

Contact a qualified professional.

10.4.3 Exhaust Systems

NOISY EXHAUST FAN



2ND LEVEL BATHROOM - LEFT SIDE OF HOME

Cleaning, adjusting, or lubricating the bathroom ceiling exhaust fan will usually fix the problem.



11.5.1 Ceilings

STAIN(S) ON CEILING



2ND LEVEL: JACK-AND-JILL BATHROOM

There is a stain on ceiling above shower that appears to be from a prior leak. The stain tested dry with moisture meter at time of inspection. Source of stain could not be determined at time of inspection. Recommend further evaluation by roofing professional to ensure no active leak.

Recommendation

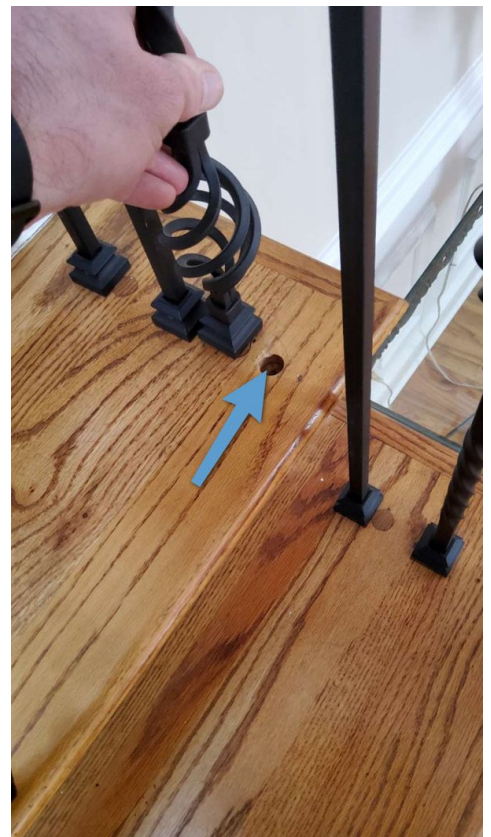
Contact a qualified roofing professional.




11.6.1 Steps, Stairways & Railings **BALUSTER UNATTACHED**

 Monitor/Maintenance Item

Bottom of baluster unattached to the stair. Recommend securing and attached for proper handrail security.



12.1.1 Dishwasher **DRAIN HOSE TAPED TO DRAIN**

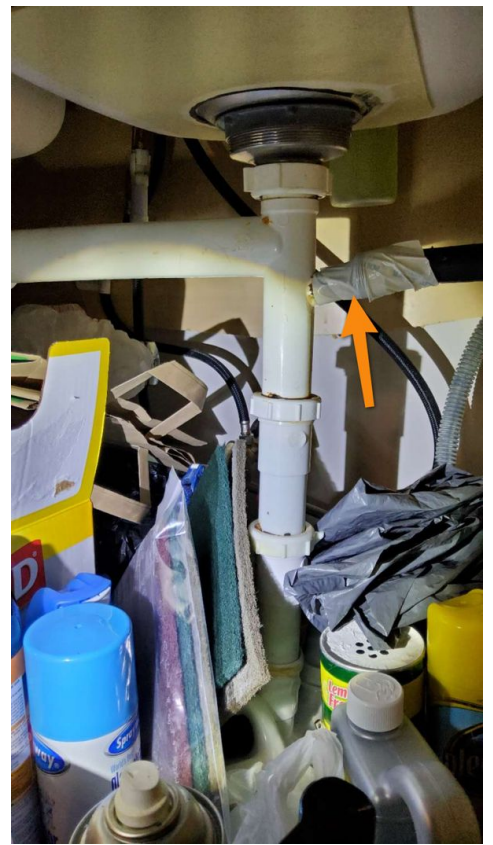
 Improvement Item

Basement dishwasher drain hose was taped to the drain pipe and drain hose appeared clogged/dirty. There was also a strong odor when the rinse cycle was ran. Recommend evaluation and repair by qualified professional (appliance repair/plumber).

Here is an informational article on some reasons a dishwasher may smell when ran. [Dishwasher Smell](#)

Recommendation

Contact a qualified professional.



12.2.1 Refrigerator

FREEZER DOOR FROZEN SHUT



Monitor/Maintenance Item

LAUNDRY ROOM

Laundry room freezer door was frozen shut at the time of inspection. A freezer door that's frozen shut could be due to a faulty door seal or because it hasn't been defrosted in a while. The freezer should be defrosted at least once a year to keep ice from building up on rails or around the interior of the compartment. Recommend defrosting the freezer and if that doesn't resolve the issue, have the door seal replaced by appliance professional.

