

Home Inspection Services By Jove inc
Property Inspection Report



168 Rivoli Ridge Dr, Macon , GA
Inspection prepared for: Ben Hudson
Date of Inspection: 8/9/2024
Age of Home: 1985 Size: 3461 Sq'

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INSPECTION DATA

1. Disclaimer

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2. Resident Type/Style

- Single Family - 2 story

3. Foundation Type

- Crawlspace

4. Utility Connections

- Water Service - ON
- Electric Service - ON

5. Dwelling Occupancy

- Occupied -Many areas, including electrical outlets, windows, wall/floor surfaces were not evaluated/inspected due to lack of proper access from stored/personal items. These areas have been excluded from the inspection.

6. Weather Conditions

- Weather Condition at start of inspection - Overcast
- Outside Temperature at start of inspection approximately: degrees - 92

7. Individuals Present

- Homeowner(s)

GROUNDS

1. Driveway Condition

Location:

- Right side

Material:

- Asphalt

Observations:

- 1.1. Driveway(s) appeared in serviceable condition with typical cracks at the time of the inspection.

2. Patio Condition

Location:

- Rear

Material:

- Flag stone

3. Grading Condition

Slope of Property:

- Moderate front of lot
- Steep at rear of lot

EXTERIOR

1. Exterior Stairs Condition

Location:

- Front
- Rear

Material:

- Wood

Observations:

- 1.1. The loose / flimsy railing to the bonus room, should be reinforced and secured.



The loose / flimsy railing to the bonus room, should be reinforced and secured.

2. Exterior Doors Condition

Observations:

- 2.1. Front & rear sliding glass doors are not functional

- 2.2. Adjust the rear left exterior door so has to latch properly

- 2.3. Repair the water damaged door jambs at the rear left exterior door opening and I recommend installing a storm door to prevent future water damage to the jamb & sub-floor below.



Repair the water damaged door jambs at the rear left exterior door opening and I recommend installing a storm door to prevent future water damage to the jamb & sub-floor below.

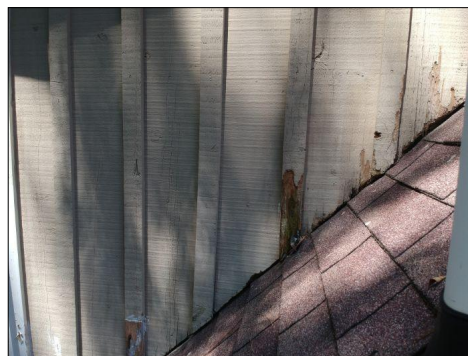
3. Exterior Siding Condition

Observations:

- 3.1. Minor water damage noted to the siding where setting on the roof at the rear left area repair as necessary



The sub-fascia board & possibly roof decking rot was observed as well as siding rot at the roof level on the upper rear bonus room outset area, replace all as needed.



Minor water damage noted to the siding where setting on the roof at the rear left area repair as necessary.

4. Exterior Windows Condition

Observations:

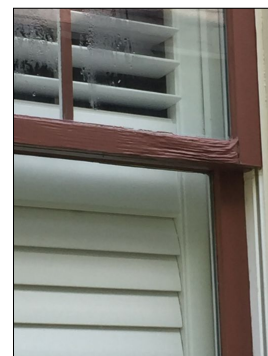
- 4.1. Replace the rotted window sill, sash and mulls at the rear left den triple window unit.
- 4.2. Replace water damaged sashes and window sills on the right side windows of the front middle bedroom.
- 4.3. Replace rotted window sills at the front right 1/4 round windows to the left and right of the chimney.



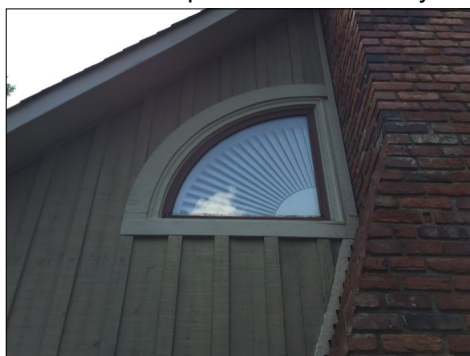
Replace the rotted window sill, sash and mulls at the rear left den triple window unit.



The window sill, sashes and mull are rotted at the upper left side, lower left side and front left side living room window units replace all damaged window componets as necessary.



Replace water damaged sashes and window sills on the right side windows of the front middle bedroom.



Replace rotted window sills at the front right 1/4 round windows to the left and right of the chimney.

5. Exterior Trim Condition

Observations:

- 5.1. Replace all rotted wood components on the left upper arched window unit
- 5.2. Replace rotted fascia board at the upper right side eve, rear eve as well as the left side upper eve

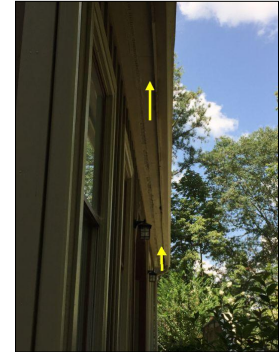
- 5.3. Replace the rotted window sash and seal on the rear breakfast area window unit
- 5.4. Replace the rotted window sill on the left side, lower living room window
- 5.5. Replace the rotted trim at the rear sloped area of the chimney where siding meets the brick.
- 5.6. Replace the rotted fascia boards on the front & rear bonus room eaves.
- 5.7. Replace all water damaged soffit and fascia boards as necessary across the front eave.
- 5.8. Replace water damaged fascia and soffit at the front left side of the master bedroom
- 5.9. Replace the rotted window sill & mull at the front upper bonus room window.



Replace the rotted fascia boards on the front & rear bonus room eaves.



Replace the wood rot at the upper right side & rear eaves.



Replace all water damaged soffit and fascia boards as necessary across the front eave.



Replace water damaged fascia and soffit at the front left side of the master bedroom



Replace the rotted window sill & mull at the front upper bonus room window.

6. Exterior Electrical Condition

Observations:

- 6.1. Provide **GFCI** protection for the exterior electric outlets.
- 6.2. Replace all spent bulbs at the exterior light fixtures and re-test fixtures for proper function.

GARAGE/CARPORT

1. Garage/Carport Condition

Garage Type:

- Garage detached

2. Garage Vehicle Door Condition

Materials:

- Wood

Observations:

- 2.1. The right garage overhead door safety beam bracket is bent call for repair

3. Garage Electrical Condition

Observations:

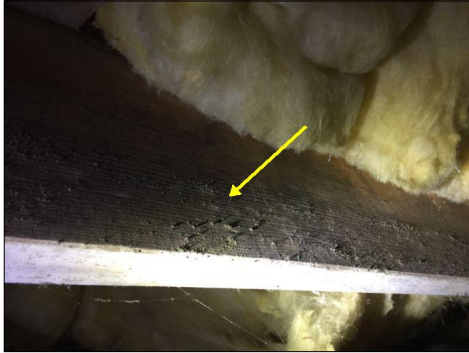
- 3.1. Provide GFCI protection for the garage and exterior electric outlets

FOUNDATION

1. Crawlspace Condition

Observations:

1.1. Areas of wood fungus growth were noted through out the crawl space, from periodic water intrusion during rain fall, extend the down spouts as far from the base of the home as possible and monitor for the need of taking further steps to mitigate moisture level in the crawl space, such as closing off the foundation vents and installing 2 dehumidifiers in the main and master suite crawl space areas.



Areas of wood fungus growth were noted through out the crawl space, from periodic water intrusion during rain fall, extend the down spouts as far from the base of the home as possible and monitor for the need of taking further steps to mitigate moisture level in the crawl space, such as closing off the foundation vents and installing 2 dehumidifiers in the main and master suite crawl space areas.



Minor to marginal wood fungus growth noted on the floor system in the crawl space.

2. Crawlspace Under Floor Support System Condition

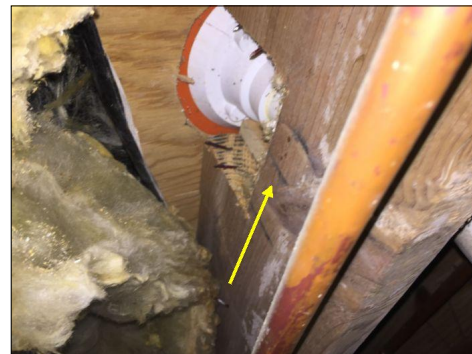
Observations:

2.1. It should be noted that all of the floor structure bridging was left un-nailed since construction, I recommend having all of the loose bridging properly secured to the floor joists to strengthen the floor structure.

2.2. Reinforce the over notched floor joist below the master shower using a full length 2x8" bearing on both ends or a vertical post setting on a poured concrete footing.



It should be noted that all of the floor structure bridging was left un-nailed since construction, I recommend having all of the loose bridging properly secured to the floor joists to strengthen the floor structure.



Reinforce the over notched floor joist below the master shower using a full length 2x8" bearing on both ends or a vertical post setting on a poured concrete footing.

3. Crawlspace Insulation Condition

Observations:

3.1. There were signs of rodent activity in the crawl space mainly in the master suite crawl space where the floor insulation has been pulled down through out the crawl space, call for further evaluation by a pest control company for the need of extermination and replace all damaged & missing floor insulation.



There were signs of rodent activity in the crawl space mainly in the master suite crawl space where the floor insulation has been pulled down throughout the crawl space, call for further evaluation by a pest control company for the need of extermination and replace all damaged & missing floor insulation.

ROOF

1. Roof Condition

Type/Style:

- Gable

Materials:

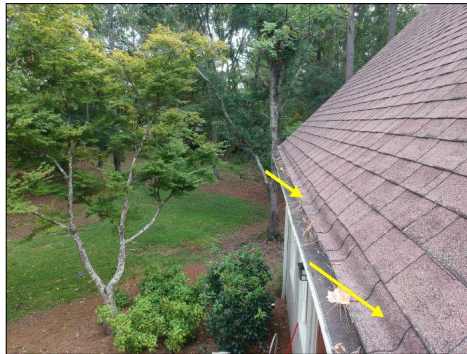
- Roof material - asphalt composition shingles, which appear to be over 15 years old

Observations:

- 1.1. Shingles are worn with notable granule loss, budget for replacement of shingles in the next 5 -7 years.
- 1.2. Have the heavy layer of pine straw removed from the bonus room roof & check for possible damage to the decking.
- 1.3. Because of the sharp bend in the shingles where laying on the gutter across the front eve rain water appears to be seeping through the shingles and running behind the gutter, damaging the fascia boards, some type of flashing is recommended to be installed under the shingles at the edge of the roof.
- 1.4. Replace all rotted roof decking and related framing damage at the rear porch roof.



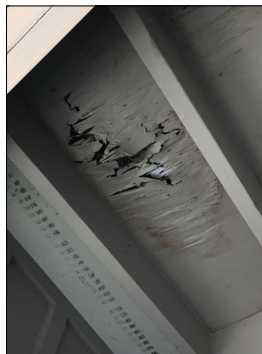
Have the heavy layer of pine straw removed from the bonus room roof & check for possible damage to the decking.



Because of the sharp bend in the shingles where laying on the gutter across the front eve rain water appears to be seeping through the shingles and running behind the gutter, damaging the fascia boards, some type of flashing is recommended to be installed under the shingles at the edge of the roof.



Replace all rotted roof decking and related framing damage at the rear porch roof.



Roof decking rot at the rear porch, replace all.

2. Flashing Condition

Observations:

- 2.1. A kick-out flashing should be installed where the front right lower roof eve abuts the master front bedroom exterior wall & check for possible water damage to the substraight in the process.



A kick-out flashing should be installed where the front right lower roof eave abuts the master front bedroom exterior wall & check for possible water damage to the substraight in the process.



The flashing where the rear porch metal roof abuts the exterior wall appears to be installed on top of the siding and should have been under the siding, call for further evaluation by a roofing contractor for correction.

3. Roof Penetration Condition

Materials:

- Skylight(s)

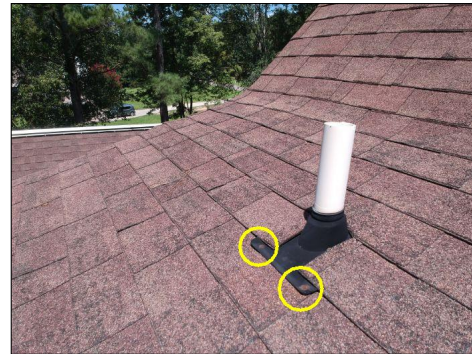
Observations:

3.1. The plumbing vent boot above the master bath room is deteriorated around the fastener areas and should be replaced.

3.2. All of the fasteners in the plumbing vent boot flanges on the roof should be caulked.



The plumbing vent boot above the master bath room is deteriorated around the fastener areas and should be replaced.



All of the fasteners in the plumbing vent boot flanges on the roof should be caulked.

4. Roof Drainage System Condition

Observations:

4.1. Replace the rusted out rear left gutter system and any related fascia board damage.

4.2. The front gutter down spouts should be extended to the left and right lower elevations of the lot using drain pipes to reduce water intrusion into the crawl space.



Replace the rusted out rear left gutter system.



The front gutter down spouts should be extended to the left and right lower elevations of the lot using drain pipes to reduce water intrusion into the crawl space.

5. Chimney Condition

Materials:

- Masonry

Location:

- Left side

Observations:

5.1. The chimney flashing fasteners should be re-caulked at both chimneys

5.2. Cracks in the chimney cement rain cap need to be repaired because it is allowing water to penetrate down through the matrix of the chimney material which is causing deterioration of the mortar and other bonding materials. Have cracks repaired by a qualified masonry contractor.



The chimney flashing fasteners should be re-caulked at both chimneys



General minor brick deterioration noted on both chimneys which have been point tuckered & seem stable at this point, monitor for the need of further pointing up.

ATTIC

1. Attic Condition

Observations:

1.1. No access was found to the attic area above the master suite, the area was not entered for inspection.

2. Attic Access Method Condition

Access Method:

- Pull down stairs for main upper attic.

3. Attic Insulation Condition

Observations:

3.1. R-19 fiberglass batt insulation noted, at minimum R-30 insulation is recommended.



R-19 fiberglass batt insulation noted, at minimum R-30 insulation is recommended.

INTERIOR

1. Interior Window Condition

Materials:

- Combination types

Observations:

- 1.1. Multiple condensed sashes were noted throughout the home, call for and exact count and cost to replace failed sashes by a window specialist.
- 1.2. The majority of the windows in the home were painted shut and should be made to open properly.

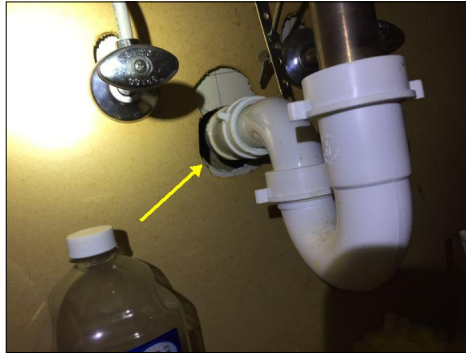


Multiple condensed sashes were noted throughout the home, call for and exact count and cost to replace failed sashes by a window specialist.

2. Interior Wall Condition

Observations:

- 2.1. Openings around drain pipes in walls under sinks should be sealed.



Openings around drain pipes in walls under sinks should be sealed.

3. Interior Ceiling Condition

Observations:

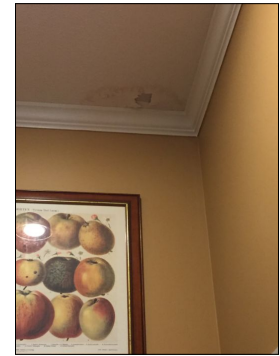
- 3.1. Minor water damage noted on the kitchen area ceiling, check for possible roof leak & repair as necessary.



Water stains noted around the recessed light fixture at the left end of the rear hall to the laundry area as well as on the rear den area ceiling from apparent periodic water seepage at the roof above, call for further evaluation for repair.



Water stains noted on the rear den area ceiling, from possible roof leaks, call for further evaluation by a roofing contractor.



Minor water damage noted on the kitchen area ceiling, check for possible roof leak & repair as necessary.

4. Interior Stair/Handrail Condition

Observations:

4.1. Be advised the weak railing at the upper rear balcony area should be reinforced and the spindles are over-spaced, gap between the spindles should not exceed 4"



Be advised the weak railing at the upper rear balcony area should be reinforced and the spindles are over-spaced, gap between the spindles should not exceed 4"

5. Fireplace Condition

Location:

- Master bedroom



KITCHEN

1. Kitchen Sink Condition

Observations:

- 1.1. Kitchen sink(s) and components appeared serviceable at the time of the inspection.

2. Kitchen Disposal Condition

Observations:

- 2.1. Kitchen disposal appeared in serviceable condition at the time of the inspection.

3. Kitchen Dishwasher Condition

Observations:

- 3.1. Dishwasher was operated through one cycle and appeared to be in working order at the time of the inspection, but it's ability to clean pots, pans, dishes and utensils was not evaluated.



Bosh dishwasher appeared to be approximately 19 years old



Bosh dishwasher appears to be a 2005 model

4. Kitchen Range Condition

Fuel Type:

- Electric

Observations:

- 4.1. Range and components appeared operational at the time of the inspection, but it's ability to cook or bake was not evaluated.



Jenn-air electric range appeared to be over 15 years old

5. Kitchen Wall Oven Condition

Fuel Type:

- Electric



Whirlpool wall oven appeared to be less than 10 yrs old

6. Kitchen Hood/Light/Fan Condition

Observations:

6.1. Kitchen downdraft exhaust fan appeared operational at the time of the inspection.

7. Kitchen Cabinets/Counters Condition

Materials:

- Granite

8. Kitchen Window Condition

Observations:

8.1. Kitchen casement window that was checked, appeared in serviceable condition at the time of the inspection.

9. Kitchen Floor Condition

Observations:

9.1. Kitchen floor areas that were visible appeared in serviceable condition.

10. Kitchen Electrical Condition

Observations:

10.1. GFCI breaker(s) in the kitchen appeared to be functioning as intended at the outlet and all downstream outlets from the GFCI breaker/outlet.

BATHROOM #1

1. Bathroom #1 Location

Location:

- 2nd level - Main

2. Bathroom Toilet Condition

Observations:

- 2.1. Bathroom toilet and components were in operational condition at the time of the inspection.

3. Bathroom Sink Condition

Observations:

- 3.1. Bathroom sink(s) and components were in operational condition at the time of the inspection.

4. Bathroom Tub and Surround Condition

Materials:

- Fiberglass

5. Bathroom Shower and Surround Condition

Materials:

- Fiberglass

6. Bathroom Venting Condition

Observations:

- 6.1. Exhaust fan(s) appeared in serviceable condition at the time of the inspection.

7. Bathroom Floor Condition

Materials:

- Tile

Observations:

- 7.1. Cracks noted in the tile floor

8. Bathroom Electrical Condition

Observations:

- 8.1. Provide GFCI protection for the upstairs bath electric outlet

BATHROOM #2

1. Bathroom #2 Location

Location:

- Main on main level

2. Bathroom Toilet Condition

Observations:

- 2.1. Bathroom toilet and components were in operational condition at the time of the inspection.

3. Bathroom Sink Condition

Observations:

- 3.1. Bathroom sink(s) and components were in operational condition at the time of the inspection.

4. Bathroom Tub and Surround Condition

Materials:

- Fiberglass

Observations:

- 4.1. [Repair the lower main bathtub trip lever stopper so as to function properly](#)

5. Bathroom Shower and Surround Condition

Materials:

- Fiberglass

6. Bathroom Venting Condition

Observations:

- 6.1. Exhaust fan(s) appeared in serviceable condition at the time of the inspection.

7. Bathroom Floor Condition

Materials:

- Tile

Observations:

- 7.1. [Caulk the bathtub to the tile floor in the lower main bathroom](#)

8. Bathroom Electrical Condition

Observations:

- 8.1. [Provide GFCI protection](#)

BATHROOM #3

1. Bathroom #3 Location

Location:

- Master - main level

2. Bathroom Toilet Condition

Observations:

- 2.1. Bathroom toilet and components were in operational condition at the time of the inspection.

3. Bathroom Sink Condition

Observations:

- 3.1. Bathroom sink(s) and components were in operational condition at the time of the inspection.
- 3.2. The right sink faucet in the master bath drips constantly, repair

4. Bathroom Tub and Surround Condition

Materials:

- Man made composite

Observations:

- 4.1. Jetted tub is functioning during the inspection
- 4.2. Jetted tub was functioning during the inspection, however GFCI protection was not confirmed due to access door being sealed shut with duct tape, GFCI protection is required for the jetted tub motor.



Jetted tub was functioning during the inspection, however GFCI protection was not confirmed due to access door being sealed shut with duct tape.

5. Bathroom Shower and Surround Condition

Materials:

- Tile

Observations:

- 5.1. Bathroom shower and components were in operational condition at the time of the inspection.
- 5.2. Master bath shower head leaks, repair

6. Bathroom Venting Condition

Observations:

- 6.1. Replace the missing cover on the master bathroom exhaust fan



master bath exhaust fan cover is missing

7. Bathroom Floor Condition

Materials:

- Tile

8. Bathroom Electrical Condition

Observations:

- 8.1. Provide GFCI protection

HEATING SYSTEM(S)

1. Heating System Condition

Heating Location/ID

2 Ton 2006 Heat pump for upstairs

4 Ton 2006 heat pump for the main level.

Observations:

1.1. Heating system(s) and components were operational at the time of the inspection. The scope of the inspection does not include the effectiveness or adequacy of the system(s).

2. Distribution System Condition

Distribution Materials:

- Flex duct
- Galvanized steel

Observations:

2.1. Replace the damaged branch HVAC duct in the front left crawls space, to the front living room HVAC vent



Replace the damaged branch HVAC duct in the front left crawls space, to the front living room HVAC vent



Re-strap the fallen branch duct in the rear right crawl space and repair the torn insulation sleeve.

COOLING SYSTEM(S)

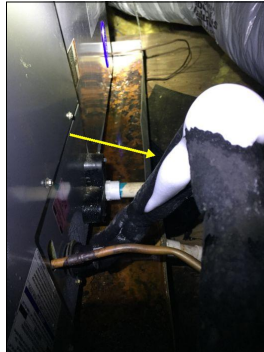
1. Cooling System Condition

Observations:

- 1.1. The over-flow pan under the HVAC unit in the attic is rust damaged and should be replaced.
- 1.2. The refrigerant suction line was completely iced over as well as the evaporative coil in the upstairs air handling unit upon arrival to the home, the system may be low on refrigerant, call for repair by a licensed HVAC contractor.
- 1.3. The condensate drain from the air handler in the crawl space was very slow draining, have the line cleaned out by an HVAC contractor and evaluated for the need of installing a condensate pump.



The over-flow pan under the HVAC unit in the attic is rust damaged and should be replaced.



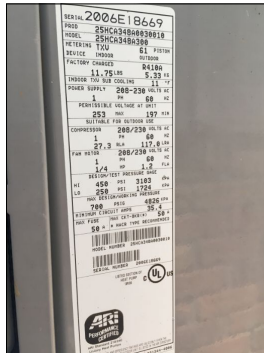
The refrigerant suction line was completely iced over as well as the evaporative coil in the upstairs air handling unit upon arrival to the home, the system may be low on refrigerant, call for repair by a licensed HVAC contractor.



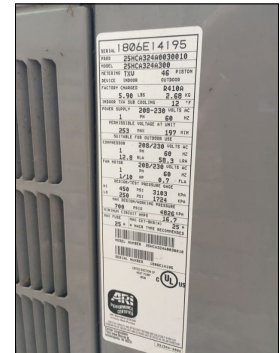
The AC system on the main level was cooling well during the inspection.



The AC system showed an approximate temp. split of 22 degrees.



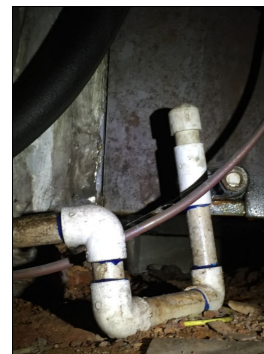
2006 4 Ton Heat pump for the main level



2 Ton, 2006 Heat pump for the upper level.



The AC vent boot should be insulated and caulked / sealed to the floor in the master bathroom.



The condensate drain from the air handler in the crawl space was very slow draining, have the line cleaned out by an HVAC contractor and evaluated for the need of installing a condensate pump.

PLUMBING

1. Main Water Line Condition

Location and Material

- Main Water Line Location - left front at street
- Main Line Material - Copper

Cut Off Location

- Main Line Cut Off Location - at meter

Observations:

- 1.1. Main water line appeared serviceable. No leaks noted at the valve.

2. Waste Line Condition

Materials:

- PVC

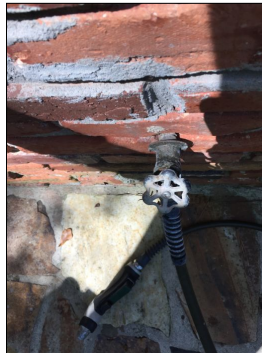
Observations:

- 2.1. The septic tank and sewage disposal system was not inspected, as it does not lend itself to a visual inspection. No attempt has been made to reach any conclusions concerning the adequacy of the system for this property, I recommend consulting with a septic system installation contractor before closing

3. Hose Faucets Condition

Observations:

- 3.1. Secure the loose rear left hose spigot to the foundation wall.



Secure the loose rear left hose spigot to the foundation wall.

4. Water Heater Condition

Location/ID:

2014, Bradford white electric 40 gal water heater located in the crawl space.



2014, Bradford white electric 40 gal water heater located in the crawl space.

LAUNDRY AREA

1. Laundry Electrical Condition

Observations:

1.1. Electrical in the laundry area appeared serviceable at the time of the inspection, however GFCI protection is required currently for laundry room outlets.

2. Laundry Dryer Venting Condition

Observations:

2.1. Dryer venting was provided, visible portions appear serviceable at the time of the inspection.

ELECTRICAL

1. Utility Service Condition

Service entry Location:

- Rear

Service type:

- 200 amps Underground lateral
- Number of conductors 3
- Voltage 120/240 volts

Observations:

- 1.1. Utility Service entrance system appeared in serviceable at the time of the inspection.



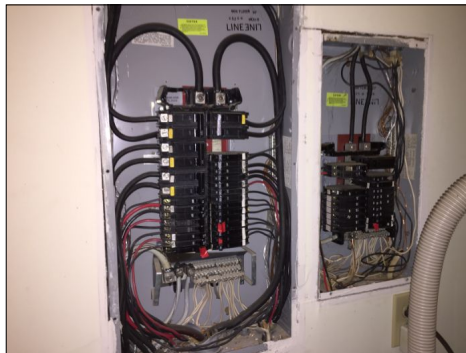
View of the 200 Amp electric service disconnect at the meter base.

2. Utility Service Ground Condition

Observations:

- 2.1. Utility Service grounding system was a single ground rod and appeared in serviceable at the time of the inspection.

3. Main Panel (Utility Disconnect) Condition



View of the breaker panels

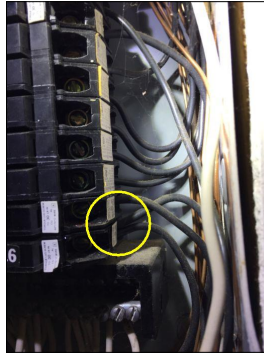
4. Sub Panel Condition

Sub Panel Location(s):

- Sub panel A - interior utility room

Observations:

- 4.1. The wires that are doubled up on one breaker should be separated to individual breakers at the bottom right of the sub-panel.



The wires that are doubled up on one breaker should be separated to individual breakers at the bottom right of the sub-panel.

5. Service Wire Type

Service Wire Type:

- Aluminum stranded triplex

Branch Wire Type:

- Copper non-metallic sheathed wire method

6. Smoke Detector Condition

Observations:

- 6.1. [Install smoke detectors as needed.](#)

Photos




Aerial view of the property

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

REPORT SUMMARY

EXTERIOR		
Page 4 Item: 1	Exterior Stairs Condition	1.1. The loose / flimsy railing to the bonus room, should be reinforced and secured.
Page 4 Item: 2	Exterior Doors Condition	2.1. Front & rear sliding glass doors are not functional 2.2. Adjust the rear left exterior door so has to latch properly 2.3. Repair the water damaged door jambs at the rear left exterior door opening and I recommend installing a storm door to prevent future water damage to the jamb & sub-floor below.
		
<p>Repair the water damaged door jambs at the rear left exterior door opening and I recommend installing a storm door to prevent future water damage to the jamb & sub-floor below.</p>		
Page 4 Item: 3	Exterior Siding Condition	3.1. Minor water damage noted to the siding where setting on the roof at the rear left area repair as necessary
Page 5 Item: 4	Exterior Windows Condition	4.1. Replace the rotted window sill, sash and mulls at the rear left den triple window unit. 4.2. Replace water damaged sashes and window sills on the right side windows of the front middle bedroom. 4.3. Replace rotted window sills at the front right 1/4 round windows to the left and right of the chimney.
Page 5 Item: 5	Exterior Trim Condition	5.1. Replace all rotted wood components on the left upper arched window unit 5.2. Replace rotted fascia board at the upper right side eve, rear eve as well as the left side upper eve 5.3. Replace the rotted window sash and seal on the rear breakfast area window unit 5.4. Replace the rotted window sill on the left side, lower living room window 5.5. Replace the rotted trim at the rear sloped area of the chimney where siding meets the brick. 5.6. Replace the rotted fascia boards on the front & rear bonus room eves. 5.7. Replace all water damaged soffit and fascia boards as necessary across the front eve. 5.8. Replace water damaged fascia and soffit at the front left side of the

		<p>master bedroom</p> <p>5.9. Replace the rotted window sill & mull at the front upper bonus room window.</p>
Page 6 Item: 6	Exterior Electrical Condition	<p>6.1. Provide GFCI protection for the exterior electric outlets.</p> <p>6.2. Replace all spent bulbs at the exterior light fixtures and re-test fixtures for proper function.</p>
GARAGE/CARPORT		
Page 7 Item: 2	Garage Vehicle Door Condition	2.1. The right garage overhead door safety beam bracket is bent call for repair
Page 7 Item: 3	Garage Electrical Condition	3.1. Provide GFCI protection for the garage and exterior electric outlets
FOUNDATION		
Page 8 Item: 1	Crawlspace Condition	1.1. Areas of wood fungus growth were noted through out the crawl space, from periodic water intrusion during rain fall, extend the down spouts as far from the base of the home as possible and monitor for the need of taking further steps to mitigate moisture level in the crawl space, such as closing off the foundation vents and installing 2 dehumidifiers in the main and master suite crawl space areas.
Page 8 Item: 2	Crawlspace Under Floor Support System Condition	<p>2.1. It should be noted that all of the floor structure bridging was left un-nailed since construction, I recommend having all of the loose bridging properly secured to the floor joists to strengthen the floor structure.</p> <p>2.2. Reinforce the over notched floor joist below the master shower using a full length 2x8" bearing on both ends or a vertical post setting on a poured concrete footing.</p>
Page 8 Item: 3	Crawlspace Insulation Condition	3.1. There were signs of rodent activity in the crawl space mainly in the master suite crawl space where the floor insulation has been pulled down through out the crawl space, call for further evaluation by a pest control company for the need of extermination and replace all damaged & missing floor insulation.
ROOF		
Page 10 Item: 1	Roof Condition	<p>1.2. Have the heavy layer of pine straw removed from the bonus room roof & check for possible damage to the decking.</p> <p>1.3. Because of the sharp bend in the shingles where laying on the gutter across the front eave rain water appears to be seeping through the shingles and running behind the gutter, damaging the fascia boards, some type of flashing is recommended to be installed under the shingles at the edge of the roof.</p> <p>1.4. Replace all rotted roof decking and related framing damage at the rear porch roof.</p>
Page 10 Item: 2	Flashing Condition	2.1. A kick-out flashing should be installed where the front right lower roof eave abuts the master front bedroom exterior wall & check for possible water damage to the substraigh in the process.
Page 11 Item: 3	Roof Penetration Condition	<p>3.1. The plumbing vent boot above the master bath room is deteriorated around the fastener areas and should be replaced.</p> <p>3.2. All of the fasteners in the plumbing vent boot flanges on the roof should be caulked.</p>
Page 11 Item: 4	Roof Drainage System Condition	<p>4.1. Replace the rusted out rear left gutter system and any related fascia board damage.</p> <p>4.2. The front gutter down spouts should be extended to the left and right lower elevations of the lot using drain pipes to reduce water intrusion into the crawl space.</p>

Page 12 Item: 5	Chimney Condition	5.1. The chimney flashing fasteners should be re-caulked at both chimneys 5.2. Cracks in the chimney cement rain cap need to be repaired because it is allowing water to penetrate down through the matrix of the chimney material which is causing deterioration of the mortar and other bonding materials. Have cracks repaired by a qualified masonry contractor.
ATTIC		
Page 13 Item: 1	Attic Condition	1.1. No access was found to the attic area above the master suite, the area was not entered for inspection.
INTERIOR		
Page 14 Item: 1	Interior Window Condition	1.1. Multiple condensed sashes were noted throughout the home, call for and exact count and cost to replace failed sashes by a window specialist. 1.2. The majority of the windows in the home were painted shut and should be made to open properly.
Page 14 Item: 2	Interior Wall Condition	2.1. Openings around drain pipes in walls under sinks should be sealed.
Page 14 Item: 3	Interior Ceiling Condition	3.1. Minor water damage noted on the kitchen area ceiling, check for possible roof leak & repair as necessary.
Page 15 Item: 4	Interior Stair/Handrail Condition	4.1. Be advised the weak railing at the upper rear balcony area should be reinforced and the spindles are over-spaced, gap between the spindles should not exceed 4"
BATHROOM #1		
Page 18 Item: 8	Bathroom Electrical Condition	8.1. Provide GFCI protection for the upstairs bath electric outlet
BATHROOM #2		
Page 19 Item: 4	Bathroom Tub and Surround Condition	4.1. Repair the lower main bathtub trip lever stopper so as to function properly
Page 19 Item: 7	Bathroom Floor Condition	7.1. Caulk the bathtub to the tile floor in the lower main bathroom
Page 19 Item: 8	Bathroom Electrical Condition	8.1. Provide GFCI protection
BATHROOM #3		
Page 20 Item: 3	Bathroom Sink Condition	3.2. The right sink faucet in the master bath drips constantly, repair
Page 20 Item: 4	Bathroom Tub and Surround Condition	4.2. Jetted tub was functioning during the inspection, however GFCI protection was not confirmed due to access door being sealed shut with duct tape, GFCI protection is required for the jetted tub motor.
Page 20 Item: 5	Bathroom Shower and Surround Condition	5.2. Master bath shower head leaks, repair
Page 20 Item: 6	Bathroom Venting Condition	6.1. Replace the missing cover on the master bathroom exhaust fan
Page 21 Item: 8	Bathroom Electrical Condition	8.1. Provide GFCI protection
HEATING SYSTEM(S)		
Page 22 Item: 2	Distribution System Condition	2.1. Replace the damaged branch HVAC duct in the front left crawls space, to the front living room HVAC vent

COOLING SYSTEM(S)

Page 23 Item: 1	Cooling System Condition	<p>1.1. The over-flow pan under the HVAC unit in the attic is rust damaged and should be replaced.</p> <p>1.2. The refrigerant suction line was completely iced over as well as the evaporative coil in the upstairs air handling unit upon arrival to the home, the system may be low on refrigerant, call for repair by a licensed HVAC contractor.</p> <p>1.3. The condensate drain from the air handler in the crawl space was very slow draining, have the line cleaned out by an HVAC contractor and evaluated for the need of installing a condensate pump.</p>
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PLUMBING

Page 24 Item: 2	Waste Line Condition	<p>2.1. The septic tank and sewage disposal system was not inspected, as it does not lend itself to a visual inspection. No attempt has been made to reach any conclusions concerning the adequacy of the system for this property, I recommend consulting with a septic system installation contractor before closing</p>
Page 24 Item: 3	Hose Faucets Condition	<p>3.1. Secure the loose rear left hose spigot to the foundation wall.</p>

ELECTRICAL

Page 26 Item: 4	Sub Panel Condition	<p>4.1. The wires that are doubled up on one breaker should be separated to individual breakers at the bottom right of the sub-panel.</p>
Page 27 Item: 6	Smoke Detector Condition	<p>6.1. Install smoke detectors as needed.</p>