

# *Home Inspection Services By Jove inc*

## Property Inspection Report



**132 Pinnacle Point, Macon, GA 31216**

**Inspection prepared for: Steve Slocumb**

**Date of Inspection: 8/11/2025 Time: 9:00**

**Age of Home: 1997**

**Weather: light rain**

**Inspector: jove tweddle**

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# INSPECTION DATA

## 1. Disclaimer

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## 2. Resident Type/Style

- Single Family - 2 story
- Year Structure Was Built - 1997

## 3. Foundation Type

- Basement - finished

## 4. Utility Connections

- Electric, gas and water utility services 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
- Weather Condition at start of inspection - light Rain
- Outside Temperature at start of inspection approximately: 83 degrees

## 7. Individuals Present

- Client(s)
- Homeowner son

## 8. Repair(s) Requirement

• All repairs need to be performed by a licensed or certificated professionals and an itemized invoice of the work performed provided to the buyer prior to closing.

# GROUNDS

## 1. Driveway Condition

**Location:**

- Right side
- Center at front

**Material:**

- Concrete
- Asphalt

**Observations:**

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

## 2. Retaining Wall Condition

**Location:**

- Left side

**Material:**

- Concrete retaining wall blocks - large size

**Observations:**

2.1. Retaining wall(s) appeared in serviceable condition at the time of the inspection, some soil erosion noted where soil appear to be washing through several openings in the retaining wall blocks.

## 3. Grading Condition

**Slope of Property:**

- Steep negative grade which seems to be corrected within 5' of the home & runs to the left

# EXTERIOR

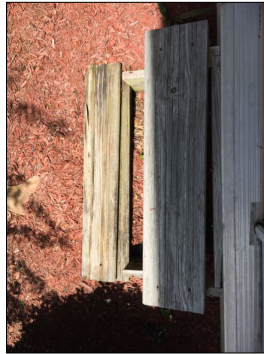
## 1. Exterior Stairs Condition

**Location:**

- Front

**Observations:**

- 1.1. Replace the deteriorated stairway at the rear left basement exterior door.



Replace the deteriorated stairway at the rear left basement exterior door.

## 2. Exterior Doors Condition

**Location:**

- Front
- Rear
- Basement

**Observations:**

- 2.1. The rear left master bedroom exterior door is binding on the threshold and should be adjusted
- 2.2. Repair the area of rotted door jamb at the bottom of the right side exterior door unit.
- 2.3. Replace the rotted baseboards, door jamb and doors at the rear left basement exterior door unit, and consider installing a roof brow over or awning over the door unit, to prevent future water intrusion during heavy rain fall



Repair the area of rotted door jamb at the bottom of the right side exterior door unit.



Replace the rotted baseboards, door jamb and doors at the rear left basement exterior door unit, and consider installing a roof brow over or awning over the door unit.



The wood core is rotted in the rear left basement exterior doors, replace.

## 3. Exterior Siding Condition

**Materials:**

- Vinyl
- Stucco

**Observations:**

- 3.1. Replace all deteriorated stucco mix on the foundation walls as necessary.
- 3.2. Be advised no moisture barrier was installed behind the vinyl siding as required on the exterior wall sheathing

3.3. Call for further evaluation of the deteriorated stucco coating on the right side foundation wall for estimate to repair as necessary.

3.4. Seal the hole in the right side exterior wall, at the refrigerant pipe entry point behind the condensing units.



Be advised no moisture barrier was installed behind the vinyl siding as required on the exterior wall sheathing



Call for further evaluation of the deteriorated stucco coating on the right side foundation wall for estimate to repair as necessary.



Replace all deteriorated stucco mix on the foundation walls as necessary.



Seal the hole in the right side exterior wall, at the refrigerant pipe entry point behind the condensing units.

#### 4. Deck Condition

**Location:**

- Rear
- Right side
- Front

**Observations:**

4.1. The rust damaged rear deck flooring screws should be replaced as necessary, using coated deck screws or stainless steel screws.

4.2. Several deck railing screws/lag bolts were loose, have a qualified carpenter, ensure there is no water damage to the areas where the deck railings are lag bolted to the porch columns and thoroughly secure all loose lag bolts as necessary.

4.3. There were signs of water intrusion behind the stucco wrapped around the rear porch / deck area support columns where the hand rails are fastened, as well as where the band joist is fastened to the columns / posts, cracks were noted in the stucco, call for further evaluation by a stucco contractor, to ensure no water damage has occurred to the columns behind the stucco.





The rust damaged rear deck flooring screws should be replaced as necessary, using coated deck screws or stainless steel screws.



Several deck railing screws were loose.



There were signs of water intrusion behind the stucco wrapped around the rear porch / deck area support columns where the hand rails are fastened, cracks were noted in the stucco

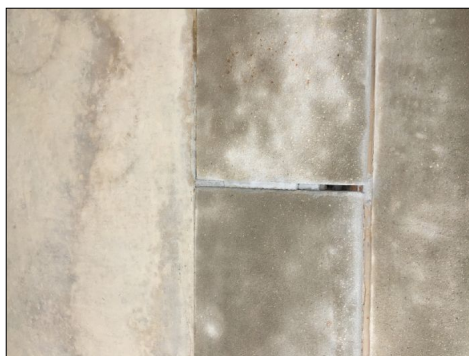


Signs of water intrusion behind the stucco where the deck bands are fastened to the posts.

## 5. Porch Condition

### Observations:

5.1. Stringers/steps had earth to wood contact at porch stairs.



Point tuck the missing mortar on the front porch steps.

# **GARAGE/CARPORT**

## **1. Garage Vehicle Door Condition**

**Materials:**

- Metal

**Door Type:**

- Roll up - uninsulated
- # of Vehicle Doors - 1

**Observations:**

- 1.1. Garage vehicle door(s) appeared in satisfactory condition at the time of the inspection.

## **2. Garage Electrical Condition**

**Observations:**

- 2.1. Electrical in the garage(s) that could be tested appeared in serviceable condition at the time of the inspection.



# FOUNDATION

## 1. Basement Condition

### Observations:

1.1. Spalling noted in the concrete block foundation wall across the front basement foundation wall which appears to be the result of ground water pressure against the exterior side of the block wall, resulting in heavy efflorescence or possibly Alkali - Silica reaction if the hollow block cells were filled with cement during construction, spalling weakens the structural integrity of the concrete block wall and increases the likelihood of water intrusion through porous areas of the wall, contact a moisture control specialist for options to seal / reinforce the wall, such as carbon fiber reinforcement etc. and the foundation wall may require water proofing on the exterior side of the basement.

1.2. Water stains and mildew / mold growth noted on the right side basement wall from water seepage through the concrete block wall, call for further evaluation for remediation, by a basement moisture mitigation contractor.

1.3. Minor water damage noted to the baseboards in the front left basement bedroom wall base, from apparent periodic water intrusion, call for evaluation of the left basement wall for remediation.

1.4. There were signs of a hole in the left side basement foundation wall, seal the hole in the wall and back fill the recessed area of soil at the front left corner below the retaining wall.



Spalling noted in the concrete block foundation wall across the front basement foundation wall which appears to be the result of ground water pressure against the exterior side of the block wall.



Spalling concrete block foundation wall across the front of the basement



Various water stains were noted on the basement floor across the base of the front foundation wall, from apparent periodic water seepage.



Signs of periodic water intrusion at the front, right and left side basement foundation walls.



Water stains and mildew / mold growth noted on the right side basement wall from water seepage through the concrete block wall, call for further evaluation for remediation, by a basement moisture mitigation contractor.



Minor water damage noted to the baseboards in the front left basement bedroom wall base, from apparent periodic water intrusion, call for evaluation of the left basement wall for remediation.



front left basement bedroom base board.



There were signs of a hole in the left side basement foundation wall, seal the hole in the wall and back fill the recessed area of soil at the front left corner below the retaining wall.

## 2. Basement Wall Material Condition



Concrete block deterioration noted across the front foundation wall

## 3. Basement Under Floor Support System Condition

### Observations:

3.1. The cut, improperly reinforced floor joist as well as the single strength TGI floor joists under the powder room / .5 bath area, should be reinforced by adding several additional full length 2x12" floor joists bearing on both ends or vertical support, where deflection was noted in the floor below the 1/2 bath area walls, which are carrying some level of roof load.

3.2. Signs of Termite activity were noted on the Band or Rim joist at the front right basement area under the dining room exterior wall, call for further evaluation by a pest control company.



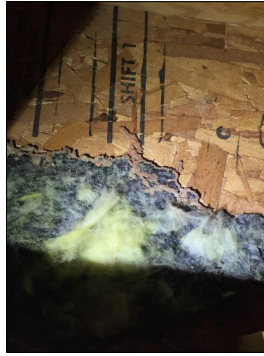
Deflection noted in the floor below the 1/2 bath / dining room wall area



Deflection noted in the floor which slopes downward from the basement stairway landing to the hall closet/half bath wall area.



The top and bottom cords of the TGI floor joist were cut under the 1/2 bath, which has been inadequately reinforced.



Signs of Termite activity were noted on the Band or Rim joist at the front right basement area under the dining room exterior wall, call for further evaluation by a pest control company.

#### 4. Basement Floor Condition



Several minor shrinkage cracks were noted in the basement slab.

# ROOF

## 1. Roof Condition

**Type/Style:**

- Gable
- Low slope

**Materials:**

- Roof material - asphalt composition shingles, shingles appear to be between 5-3 years old.

**Observations:**

1.1. Roof(s) was inspected by walking it and appeared in satisfactory condition at the time of the inspection



Shingles appear to be less than 5 years old.

## 2. Flashing Condition



kick out flashings noted at roof to wall junctions.



# ATTIC

## 1. Attic Condition

**Access Location:**

- Living room

## 2. Attic Access Method Condition

**Access Method:**

- Stair way

**Observations:**

2.1. Pull down stairs to access the attic appeared serviceable at the time of the inspection.

## 3. Attic Framing System Condition

**Framing Materials:**

- Roof sheathing material - plywood

**Observations:**

3.1. Install a support post under the rear right valley rafter, post should bear on a wall



Install a support post under the rear right valley rafter, post should bear on a wall

## 4. Attic Ventilation Condition

**Ventilation Type:**

- Soffit vent
- Ridge vent

**Observations:**

4.1. Attic ventilation appeared to be adequate at the time of the inspection.

## 5. Attic Insulation Condition

**Insulation Types:**

- Fiberglass batts

**Coverage:**

- Approximate inches 8-10

**Observations:**

5.1. Attic insulation appeared to be adequate at the time of the inspection.

## 6. Attic Electric Condition

**Observations:**

6.1. Electrical in the attic appeared serviceable at the time of the inspection.

6.2. Cover the open electric switch box in the attic



Cover the open electric switch box in the attic



# INTERIOR

## 1. Interior Window Condition

**Materials:**

- Vinyl

**Window Type:**

- Casement - dual pane

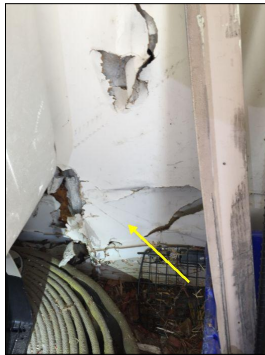
**Observations:**

1.1. Interior windows that were checked, that were not addressed under individual sections in this report, appeared in serviceable condition at the time of the inspection.

## 2. Interior Wall Condition

**Observations:**

2.1. Call for all of the damaged sheet rock to be replaced on the front garage exterior wall, have the wall evaluated by a pest control company where Termite damaged sheet rock and missing base board was noted.



Impact damage noted to the sheet rock at the front garage wall.



The sheet rock at the front garage wall base is Termite damaged and the base board is missing

## 3. Interior Ceiling Condition

**Observations:**

3.1. Water stains noted on the basement ceiling below the ice maker area, from an apparent past leak, repair the damage and monitor.

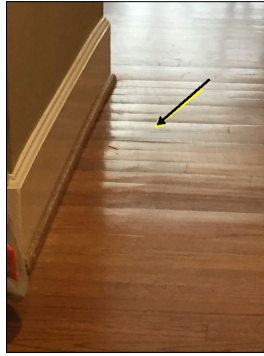


Water stains noted on the basement ceiling below the ice maker area, from an apparent past leak, repair the damage and monitor.

## 4. Interior Floor Condition

**Observations:**

4.1. small area of cupping noted in the hardwood flooring to the right of the refrigerator area from an apparent past leak.



small area of cupping noted in the hardwood flooring to the right of the refrigerator area from an apparent past leak.

## 5. Interior Electrical Condition

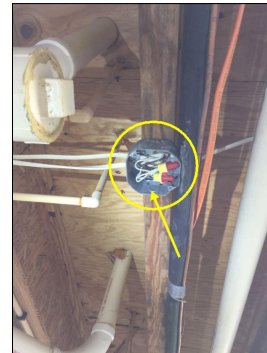
### Observations:

5.1. smoke detectors and monoxide sensors were functional during the inspection.

5.2. Cover all/any open electric junction boxes in the unfinished area of the basement.



smoke detectors and monoxide sensors were functional during the inspection.



Cover all/any open electric junction boxes in the unfinished area of the basement.

## 6. Interior Stair/Handrail Condition

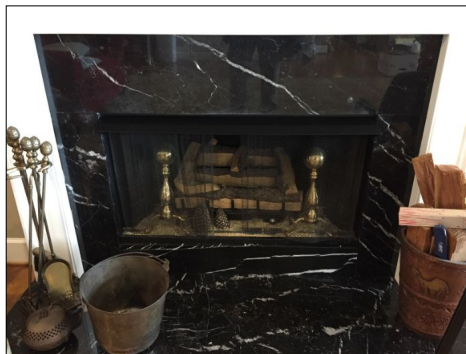
### Observations:

6.1. Interior stairs and hand rails appeared in satisfactory condition.

## 7. Fireplace Condition

### Observations:

7.1. The gas logs would not light there seemed to be no gas pressure, call for further evaluation by the gas company.



The gas logs would not light there seemed to be no gas pressure, call for further evaluation by the gas company.

# 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



## 4. Kitchen Cook Top Condition

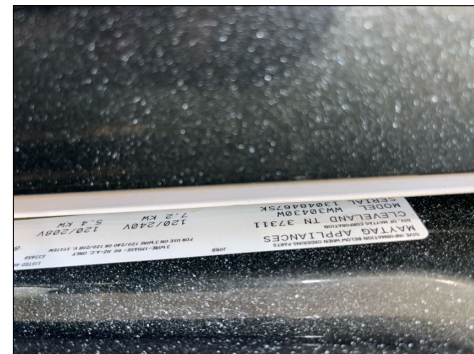
### Fuel Type:

- Electric

## 5. Kitchen Wall Oven Condition

### Fuel Type:

- Electric



## 6. Kitchen Microwave Condition

### Observations:

- 6.1. Replace the missing electric outlet cover above the basement kitchen microwave.



Replace the missing electric outlet cover above the basement kitchen microwave.

## 7. Kitchen Floor Condition

### Materials:

- wood

### Observations:

- 7.1. Kitchen floor areas that were visible appeared in serviceable condition.
- 7.2. Cupping noted in the hardwood floor to the right of the refrigerator area from an apparent passed leak

## BATHROOM #1

### 1. Bathroom #1 Location

**Location:**

- Master - main level

### 2. Bathroom Toilet Condition

**Observations:**

- 2.1. The master bath toilet is loose, I recommend replacing the waxwing and thoroughly securing the toilet to the flange

### 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:**

- Man made composite

**Observations:**

- 4.1. There was no access to the jetted tub motor area as required, the circulation lines & pump were not evaluated.



There was no access to the jetted tub motor area as required.

### 5. Bathroom Shower and Surround Condition

**Materials:**

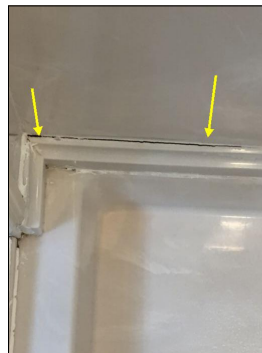
- Man made composite

**Observations:**

- 5.1. The cultured marble floor is cracked in the master shower and should be replaced



The cultured marble floor in the master shower is cracked in 2 areas.



Thoroughly seal / caulk all gaps & joints in the master shower cultured marble.



The master shower floor cultured marble is cracked all the way through the marble sheet and should be replaced.

## 6. Bathroom Venting Condition

### Observations:

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

## 7. Bathroom Window Condition

### Observations:

7.1. Bathroom window(s) that was checked, appeared in serviceable condition at the time of the inspection.

## 8. Condition of Bathroom Counter/Cabinets

### Observations:

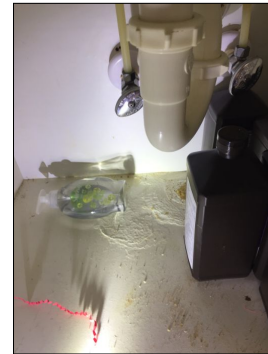
8.1. Water damage noted to the vanity doors and bottom shelves in the master bathroom repair as needed

8.2. Replace the water damaged vanity doors & drawers in the master bathroom.

8.3. Repair the water damaged bottom shelf in the left vanity of the master bathroom from an apparent past leak.



Replace the water damaged vanity doors & drawers in the master bathroom.



Repair the water damaged bottom shelf in the left vanity of the master bathroom from an apparent past leak.

## 9. Bathroom Floor Condition

### Materials:

- Tile

## 10. Bathroom Walls and Ceiling Condition

### Observations:

10.1. Area of minor water damage, located to the ceiling above the master bath, shower area repair and check for signs of roof leaks

10.2. Minor water damage unit to the master bath ceiling, have the roof above checked for possible leaks.



Minor water damage unit to the master bath ceiling



## 11. Bathroom Door Condition

### Observations:

11.1. Bathroom door(s) and hardware were in serviceable condition at the time of the inspection.

## 12. Bathroom Electrical Condition

### Observations:

12.1. Electrical in the bathroom appeared serviceable at the time of the inspection, **GFCI** protection, confirmed

## BATHROOM #2

### 1. Bathroom #2 Location

**Location:**

- Rear right 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. [Repair/replaced the water damaged bottom shelf in the right rear bathroom vanity](#)



Water, damaged vanity shelf, rear right bathroom

### 4. Bathroom Shower and Surround Condition

**Materials:**

- Fiberglass

**Observations:**

- 4.1. Bathroom shower and components were in operational condition at the time of the inspection.

### 5. Bathroom Venting Condition

**Observations:**

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

### 6. Bathroom Window Condition

**Observations:**

- 6.1. Bathroom window(s) that was checked, appeared in serviceable condition at the time of the inspection.

### 7. Bathroom Floor Condition

**Materials:**

- Tile

### 8. Bathroom Door Condition

**Observations:**

- 8.1. Bathroom door(s) and hardware were in serviceable condition at the time of the inspection.

## 9. Bathroom Electrical Condition

### Observations:

9.1. Electrical in the bathroom appeared serviceable at the time of the inspection, GFCI protection, confirmed

## BATHROOM #3

### 1. Bathroom #3 Location

**Location:**

- Front right main level

### 2. Bathroom Toilet Condition

**Observations:**

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

2.2. [Tighten the loose Johnny bolts right bath toilet.](#)

### 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

**Observations:**

5.1. Bathroom shower and components were in operational condition at the time of the inspection.

### 6. Bathroom Venting Condition

**Observations:**

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

### 7. Bathroom Window Condition

**Observations:**

7.1. Bathroom window(s) that was checked, appeared in serviceable condition at the time of the inspection.

### 8. Bathroom Floor Condition

**Materials:**

- Tile

### 9. Bathroom Door Condition

**Observations:**

9.1. Bathroom door(s) and hardware were in serviceable condition at the time of the inspection.

### 10. Bathroom Electrical Condition

**Observations:**

10.1. Electrical in the bathroom appeared serviceable at the time of the inspection.

## BATHROOM #4

### 1. Bathroom #4 Location

**Location:**

- Half Bathroom - 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 Venting Condition

**Observations:**

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

### 5. Bathroom Floor Condition

**Materials:**

- wood

**Observations:**

- 5.1. Bathroom floor areas that were visible appeared in serviceable condition.

### 6. Bathroom Door Condition

**Observations:**

- 6.1. Bathroom door(s) and hardware were in serviceable condition at the time of the inspection.

### 7. Bathroom Electrical Condition

**Observations:**

- 7.1. Electrical in the bathroom appeared serviceable at the time of the inspection.

- 7.2. Provide GFCI protection for the lower right receptacle in the half bath/powder room

## BATHROOM #5

### 1. Bathroom #5 Location

**Location:**

- Basement

### 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 Shower and Surround Condition

**Materials:**

- Tile

**Observations:**

- 4.1. Bathroom shower and components were in operational condition at the time of the inspection.

### 5. Bathroom Venting Condition

**Observations:**

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

### 6. Bathroom Floor Condition

**Materials:**

- Tile

### 7. Bathroom Door Condition

**Observations:**

- 7.1. Bathroom door(s) and hardware were in serviceable condition at the time of the inspection.

### 8. Bathroom Electrical Condition

**Observations:**

- 8.1. Electrical in the bathroom appeared serviceable at the time of the inspection.



# HEATING SYSTEM(S)

## 1. Heating System(s) Type

### Heating Type

- Heating Efficiency - Natural draft (low efficient)

## 2. Heating System Condition

### Heating Location/ID

Approx. 50,000 BTU 2010, Ruud gas furnace for basement

80,000BTU, 1997, Trane furnace for the main level left side heat system.

60,000 BTU, 1997 Trane gas furnace for the right side main level heat system.

### Observations:

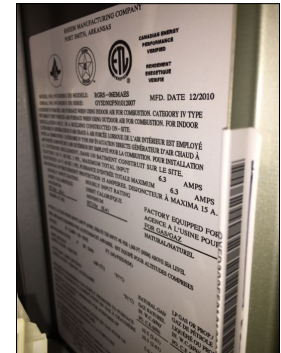
2.1. All 3 Gas furnaces fired when turned on at the thermostats



View of the basement furnace / air handling unit.



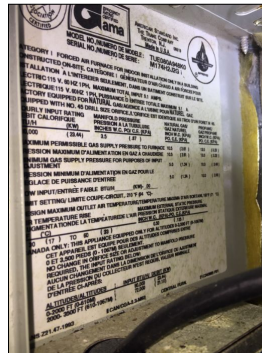
View of the basement bath furnace burner compartment.



Approx. 50,000 BTU 2010, Ruud gas furnace



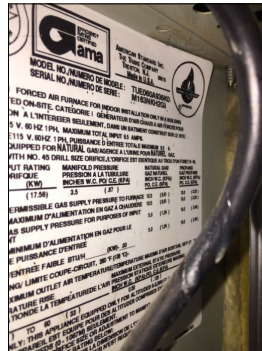
View of the left side main level furnace burner compartment



80,000BTU, 1997, Trane furnace for the main level left side heat system.



View of the main level right side furnace burner compartment.



60,000 BTU, 1997 Trane gas furnace for the right side main level heat system.

## 1. Cooling System Condition

**Observations:**

A photograph showing three outdoor air conditioning units installed on a light-colored wall. The units are of different sizes and colors: a small grey unit on the left, a medium-sized grey unit in the center, and a large white unit on the right. The units are mounted on a concrete base. The wall has a white horizontal siding. The ground in front of the units is covered with reddish-brown mulch. There are some green plants and vines visible on the left and right sides of the wall.

**XB 1000**

MOD. NO. T8284C100A1  
SERIAL NO. M32MCTYAF

MANUFACTURER'S WARRANTY  
OVERCURRENT PROTECTIVE DEVICE  
RECOMMENDED FUSE / BREAKER (NACR)  
MAX FUSE / BREAKER (NACR)  
NACR-22 3 LBS 10 OZ. OR 1.64 KG (4)  
BAYCOX 507A

THE TRANE COMPANY  
TELLEYS RD. 78710-1800 MADE IN USA

COMP. NO. T11.8 ILA  
C.O. NO. 38 ILA  
M.E.A. NO. 55-9TE  
SERIES NO. 1000 1000 1000 1000

MFR. DATE 06/97  
VOLTS 208/230  
PH 1  
150 AMPS  
USA CANADA  
20 20  
25 25  
FOR RATED PERFORMANCE  
OUTDOOR USE

200/230 V 50 LSA  
1/6 HP  
F. NO. L28

[illegible][illegible]

2010, 2 Ton, Rheem AC condensing unit.

# PLUMBING

## 1. Fuel System Condition

### Observations:

1.1. Have the gas company evaluate the rust damaged main gas entrance pipe behind the gas meter for the need of replacement.



Have the gas company evaluate the rust damaged main gas entrance pipe behind the gas meter for the need of replacement.

## 2. Water Heater Condition

### Location/ID:

2013, 202 GPH, Noritz tankless gas water heater.



2013, 202 GPH, Noritz tankless gas water heater.

# LAUNDRY AREA

## 1. Laundry Area Condition

**Location(s):**

- Main level

**Observations:**

1.1. Laundry room/area appeared in serviceable condition at the time of the inspection.

## 2. Laundry Door Condition

**Observations:**

2.1. Laundry door(s) and hardware were in serviceable condition at the time of the inspection.

## 3. Laundry Dryer Venting Condition

**Observations:**

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

3.2. The flexible dryer vent / hose extension at the exterior side of the home which prevents lint from building up on the AC condensing units should be replaced with a 4" **PVC** or rigid metal pipe.

# ELECTRICAL

## 1. Utility Service Condition

**Service entry Location:**

- Left side
- Rear

**Service type:**

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

**Observations:**

- 1.1. GFCI protection was confirmed at the exterior, garage, bathroom and kitchen electric outlets.



View of the main electric service disconnect switch.

## 2. Utility Service Ground Condition

**Observations:**

- 2.1. Utility Service grounding system were ground rods and appeared in serviceable at the time of the inspection.

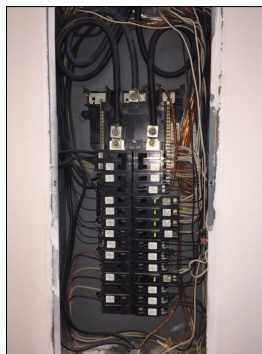
## 3. Main Panel (Utility Disconnect) Condition

**Location:**

- Main 200 Amp breaker panel located behind the laundry room door.

**Panel Rating:**

- 200 amps

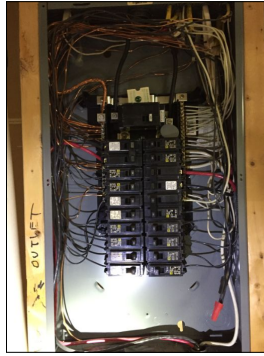


View of the main breaker panel in the laundry room

## 4. Sub Panel Condition

**Sub Panel Location(s):**

- Electric sub-breaker panel located in the unfinished basement area.



View of the auxiliary breaker panel in the basement

## 5. Service Wire Type

### Service Wire Type:

- Aluminum stranded triplex

### Branch Wire Type:

- Copper non-metallic sheathed wire method

## 6. Wiring Defects



Cover any open electric junction boxes in the unfinished area of the basement

## 7. Smoke Detector Condition

### Locations:

- Hallway on main level
- Hallway on 2nd level

### Observations:

7.1. Smoke detectors responded to test at the time of the inspection.

## 8. Carbon Monoxide Detector Condition

**Locations:** Included in the smoke detector system



Photos



Aerial view of the property



Rear view of the home

## 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. Replace the deteriorated stairway at the rear left basement exterior door.
Page 4 Item: 2	Exterior Doors Condition	<p>2.1. The rear left master bedroom exterior door is binding on the threshold and should be adjusted</p> <p>2.2. Repair the area of rotted door jamb at the bottom of the right side exterior door unit.</p> <p>2.3. Replace the rotted baseboards, door jamb and doors at the rear left basement exterior door unit, and consider installing a roof brow over or awning over the door unit, to prevent future water intrusion during heavy rain fall</p>
Page 4 Item: 3	Exterior Siding Condition	<p>3.2. Be advised no moisture barrier was installed behind the vinyl siding as required on the exterior wall sheathing</p> <p>3.3. Call for further evaluation of the deteriorated stucco coating on the right side foundation wall for estimate to repair as necessary.</p> <p>3.4. Seal the hole in the right side exterior wall, at the refrigerant pipe entry point behind the condensing units.</p>
Page 5 Item: 4	Deck Condition	<p>4.1. The rust damaged rear deck flooring screws should be replaced as necessary, using coated deck screws or stainless steel screws.</p> <p>4.2. Several deck railing screws/lag bolts were loose, have a qualified carpenter, ensure there is no water damage to the areas where the deck railings are lag bolted to the porch columns and thoroughly secure all loose lag bolts as necessary.</p> <p>4.3. There were signs of water intrusion behind the stucco wrapped around the rear porch / deck area support columns where the hand rails are fastened, as well as where the band joist is fastened to the columns / posts, cracks were noted in the stucco, call for further evaluation by a stucco contractor, to ensure no water damage has occurred to the columns behind the stucco.</p>
Page 6 Item: 5	Porch Condition	5.1. Stringers/steps had earth to wood contact at porch stairs.
FOUNDATION		
Page 8 Item: 1	Basement Condition	<p>1.1. Spalling noted in the concrete block foundation wall across the front basement foundation wall which appears to be the result of ground water pressure against the exterior side of the block wall, resulting in heavy efflorescence or possibly Alkali - Silica reaction if the hollow block cells where filled with cement during construction, spalling weakens the structural integrity of the concrete block wall and increases the likelihood of water intrusion through porous areas of the wall, contact a moisture control specialist for options to seal / reinforce the wall, such as carbon fiber reinforcement etc. and the foundation wall may require water proofing on the exterior side of the basement.</p> <p>1.2. Water stains and mildew / mold growth noted on the right side basement wall from water seepage through the concrete block wall, call for further evaluation for remediation, by a basement moisture mitigation contractor.</p> <p>1.3. Minor water damage noted to the baseboards in the front left basement bedroom wall base, from apparent periodic water intrusion, call for evaluation of the left basement wall for remediation.</p>

		1.4. There were signs of a hole in the left side basement foundation wall, seal the hole in the wall and back fill the recessed area of soil at the front left corner below the retaining wall.
Page 9 Item: 3	Basement Under Floor Support System Condition	3.1. The cut, improperly reinforced floor joist as well as the single strength TGI floor joists under the powder room / .5 bath area, should be reinforced by adding several additional full length 2x12" floor joists bearing on both ends or vertical support, where deflection was noted in the floor below the 1/2 bath area walls, which are carrying some level of roof load.  3.2. Signs of Termite activity were noted on the Band or Rim joist at the front right basement area under the dining room exterior wall, call for further evaluation by a pest control company.

**ATTIC**

Page 12 Item: 3	Attic Framing System Condition	3.1. Install a support post under the rear right valley rafter, post should bear on a wall
Page 12 Item: 6	Attic Electric Condition	6.2. Cover the open electric switch box in the attic

**INTERIOR**

Page 14 Item: 2	Interior Wall Condition	2.1. Call for all of the damaged sheet rock to be replaced on the front garage exterior wall, have the wall evaluated by a pest control company where Termite damaged sheet rock and missing base board was noted.
Page 14 Item: 3	Interior Ceiling Condition	3.1. Water stains noted on the basement ceiling below the ice maker area, from an apparent past leak, repair the damage and monitor.
Page 15 Item: 5	Interior Electrical Condition	5.2. Cover all/any open electric junction boxes in the unfinished area of the basement.
Page 15 Item: 7	Fireplace Condition	7.1. The gas logs would not light there seemed to be no gas pressure, call for further evaluation by the gas company.

**KITCHEN**

Page 16 Item: 6	Kitchen Microwave Condition	6.1. Replace the missing electric outlet cover above the basement kitchen microwave.
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**BATHROOM #1**

Page 18 Item: 2	Bathroom Toilet Condition	2.1. The master bath toilet is loose, I recommend replacing the waxwing and thoroughly securing the toilet to the flange
Page 18 Item: 5	Bathroom Shower and Surround Condition	5.1. The cultured marble floor is cracked in the master shower and should be replaced
Page 19 Item: 8	Condition of Bathroom Counter/Cabinets	8.1. Water damage noted to the vanity doors and bottom shelves in the master bathroom repair as needed  8.2. Replace the water damaged vanity doors & drawers in the master bathroom.  8.3. Repair the water damaged bottom shelf in the left vanity of the master bathroom from an apparent past leak.
Page 19 Item: 10	Bathroom Walls and Ceiling Condition	10.1. Area of minor water damage, located to the ceiling above the master bath, shower area repair and check for signs of roof leaks  10.2. Minor water damage unit to the master bath ceiling, have the roof above checked for possible leaks.

**BATHROOM #2**

Page 21 Item: 3	Bathroom Sink Condition	3.2. Repair/replaced the water damaged bottom shelf in the right rear bathroom vanity
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**BATHROOM #3**

Page 23 Item: 2	Bathroom Toilet Condition	2.2. Tighten the loose Johnny bolts right bath toilet.
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**BATHROOM #4**

Page 24 Item: 7	Bathroom Electrical Condition	7.2. Provide <b>GFCI</b> protection for the lower right receptacle in the half bath/powder room
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**PLUMBING**

Page 28 Item: 1	Fuel System Condition	1.1. Have the gas company evaluate the rust damaged main gas entrance pipe behind the gas meter for the need of replacement.
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**LAUNDRY AREA**

Page 29 Item: 3	Laundry Dryer Venting Condition	3.2. The flexible dryer vent / hose extension at the exterior side of the home which prevents lint from building up on the AC condensing units should be replaced with a 4 <b>PVC</b> or rigid metal pipe.
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