



# Inspection Report

**Steve Slocumb**

**Property Address:**  
4696 Pine Valley Dr  
Macon GA 31210



**Terry Franks Inspections**

**Chandler Beal  
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Bonaire, Georgia, 31005  
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<b>Date:</b> 1/23/2026	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 20260123-4696-Pine-Valley-Dr
<b>Property:</b> 4696 Pine Valley Dr Macon GA 31210	<b>Customer:</b> Steve Slocumb	<b>Real Estate Professional:</b>

### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**In Attendance:**

Inspector, Buyer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 50 Years

**Temperature:**

Over 60 (F) = 15.5 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Items**

**1.0 Roof Coverings**

**Comments:** Inspected  
Roof Inspected



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)

**1.1 Flashings**

**Comments:** Inspected

**1.2 Chimneys and Roof Penetrations**

**Comments:** Repair or Replace

Roof boots at the rear of the home have exposed nail heads, this can lead to rust and potential moisture intrusion overtime. Recommend repair or replace as needed by qualified contractor.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)

**1.3 Roof Drainage Systems**

**Comments:** Inspected

**1.4 Skylights**

**Comments:** Not Present

**1.5 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected

**Styles & Materials**

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Ground  
Binoculars  
GoPro Camera from Above

**Chimney (exterior):**

N/A

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Items**

**2.0 Wall Cladding Flashing and Trim**

**Comments:** Repair or Replace

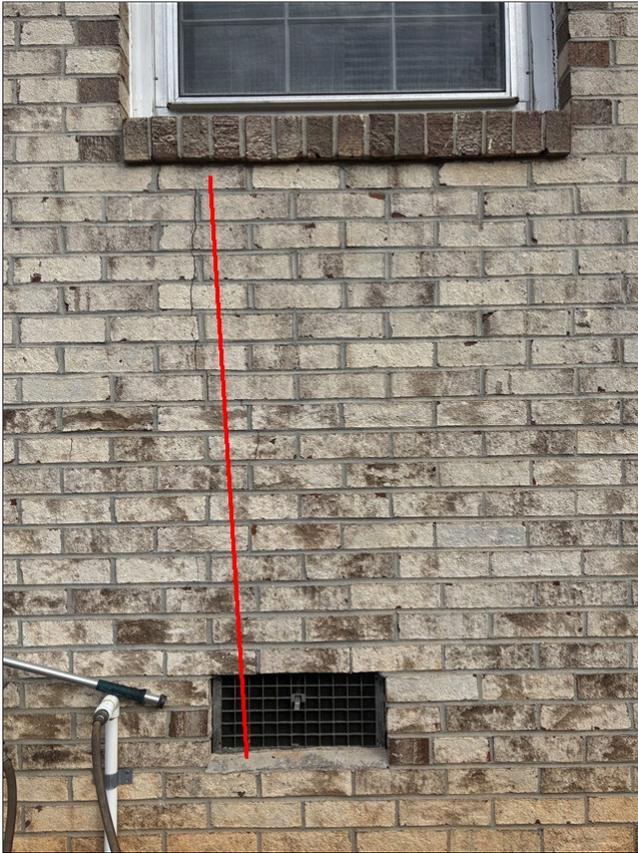
Exterior mortar joint cracks at the rear of the home in several areas, this is caused by common settling overtime. The cracks can be sealed with mortar to prevent moisture intrusion. Recommend repair as needed by qualified contractor.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)

**2.1 Doors (Exterior)**

**Comments:** Repair or Replace

(1) The base of the rear door frame is deteriorated from moisture intrusion. Recommend repair or replace as needed by qualified contractor.



2.1 Item 1 (Picture)

(2) The rear exterior door hits the frame when closing, the door should be adjusted. Recommend repair or replace as needed by qualified contractor.



2.1 Item 2 (Picture)

**2.2 Windows**

**Comments:** Repair or Replace

Deterioration at the windows around the home, the paint is peeling at the windows. Recommend resurfacing the windows and repair or replace as needed by qualified contractor.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

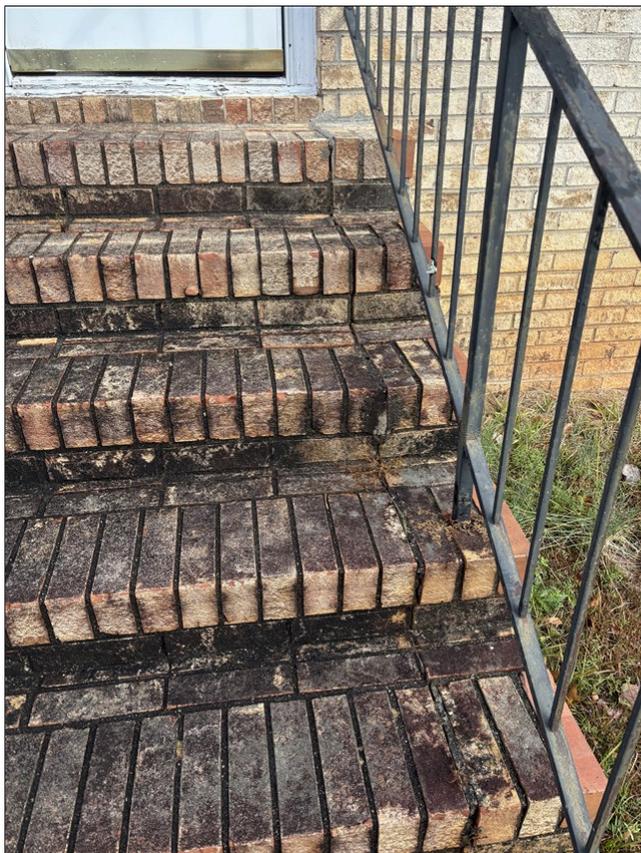
**Comments:** Repair or Replace

(1) Handrail at the front porch is deteriorated and rotted, this could lead to injury. Recommend repair or replace as needed by qualified contractor.



2.3 Item 1 (Picture)

(2) The rear steps have voids and gaps at the mortar joints. These areas should be re pointed or sealed to prevent further deterioration. A qualified contractor should repair or replace



2.3 Item 2 (Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:** Repair or Replace

(1) The concrete driveway has some small cracks. These are considered cosmetic at this point. No further action is required at this time.



2.4 Item 1 (Picture)

(2) Soil erosion was observed along the edge of the driveway leading to the detached garage at the rear of the home. The driveway runs adjacent to the property line, and the erosion appears to be occurring primarily on the neighboring property; however, the loss of supporting soil is extending beneath the driveway slab. This condition may contribute to settlement or movement of the slab over time. Recommend further evaluation and repair as needed by a qualified contractor to stabilize the soil and prevent future movement or damage to the driveway.



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)

**2.5 Eaves, Soffits and Fascias**

**Comments:** Repair or Replace

Fascia falling at the left front of the home, this can expose the siding underneath to moisture or pest intrusion causing further damage overtime. Recommend repair or replace as needed by qualified

contractor.



2.5 Item 1 (Picture)

### 2.6 Additional Buildings on Property

**Comments:** Repair or Replace

(1) The front of the shed shows signs of major deterioration, this is likely caused by moisture buildup against the front of the shed. Recommend repair or replace as needed by qualified contractor.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

(2) Signs of common settling cracks in the foundation of the detached garage, there are no major signs of movement. The cracks can be sealed to prevent moisture intrusion that can lead to further damage.



2.6 Item 3 (Picture)

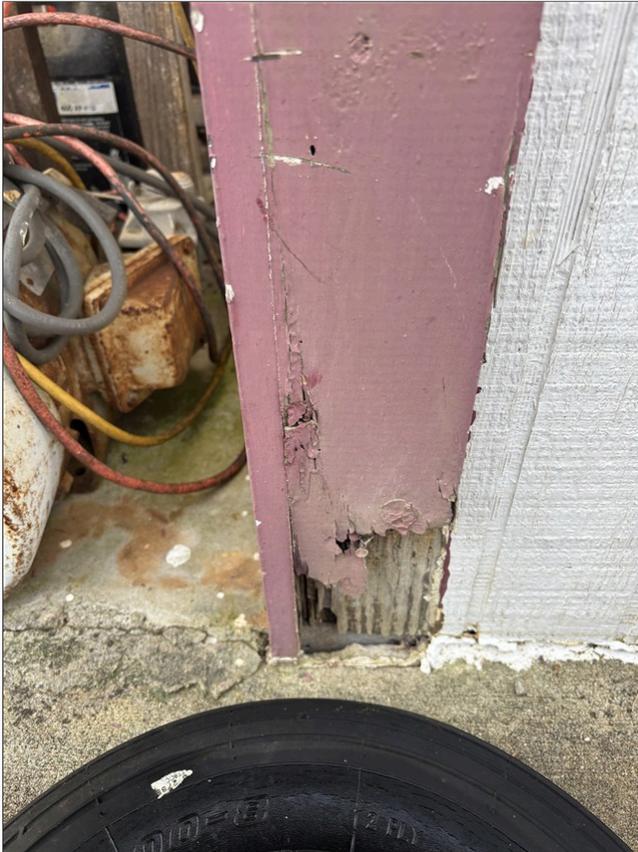


2.6 Item 4 (Picture)



2.6 Item 5 (Picture)

(3) Signs of potential termite intrusion in the detached garage, i am not a qualified pest control expert so i am unable to determine if this is an active intrusion. Recommend qualified exterminator inspect and treat as needed.



2.6 Item 6 (Picture)

**Styles & Materials**

**Siding Material:**

Brick

**Exterior Entry Doors:**

Steel

Insulated glass

**Appurtenance:**

Covered porch

Sidewalk

Detached Garage

**Driveway:**

Concrete

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### Items

##### 3.0 Dishwasher

**Comments:** Repair or Replace

(1) General Electric Dishwasher



3.0 Item 1 (Picture)

(2) The dishwasher is a temporary unit that is designed to move. The water to the unit is not properly connect. Recommend repair or replace as needed by qualified contractor.



3.0 Item 2 (Picture)

### 3.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

(1) Frigidaire Cooktop - GAS



3.1 Item 1 (Picture)

(2) Frigidaire Oven



3.1 Item 2 (Picture)

**3.2 Range Hood (s)**

**Comments:** Inspected  
Broan Vented Hood Vent



3.2 Item 1 (Picture)

**3.3 Microwave Cooking Equipment**

**Comments:** Inspected

**3.4 Food Waste Disposer**

**Comments:** Inspected

**Styles & Materials**

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**Range/Oven/cooktop:**

FRIGIDAIRE

**Dishwasher Brand:**

GENERAL ELECTRIC

**Built in Microwave:**

NONE

**Disposer Brand:**

NONE

**Exhaust/Range hood:**

BROAN

**Power Source Cooktop/ Range:**

Natural gas

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Items

#### 4.0 Counters and Cabinets (representative number)

**Comments:** Repair or Replace

Large gap over the top of the oven, this could be a safety hazard. The gap has been covered with a piece of wood but is not solid mounted. Recommend repair or replace as needed by qualified contractor.



4.0 Item 1 (Picture)

#### 4.1 Steps, Stairways, Balconies and Railings

**Comments:** Inspected

#### 4.2 Ceilings

**Comments:** Repair or Replace

(1) Signs of previous leaks in the living room ceiling, the areas were not actively wet during time of inspection and are likely previous leaks that have been repaired before the roof replacement.



4.2 Item 1 (Picture)

(2) The ceiling in hallway reveals hairline cracks, the paper tape seam is loose from settlement. I recommend a qualified finisher correct as needed.



4.2 Item 2 (Picture)

(3) Signs of previous leaks in the hallway, the areas were not actively wet during time of inspection and is likely from before the roof replacement. Recommend repair or replace as needed by qualified contractor.



4.2 Item 3 (Picture)

(4) The ceiling has a stain indicating a leak did or still exists at the Guest bath. I am unable to determine if a repair is needed due to a lack of rain. I recommend monitor and repair leak if detected.

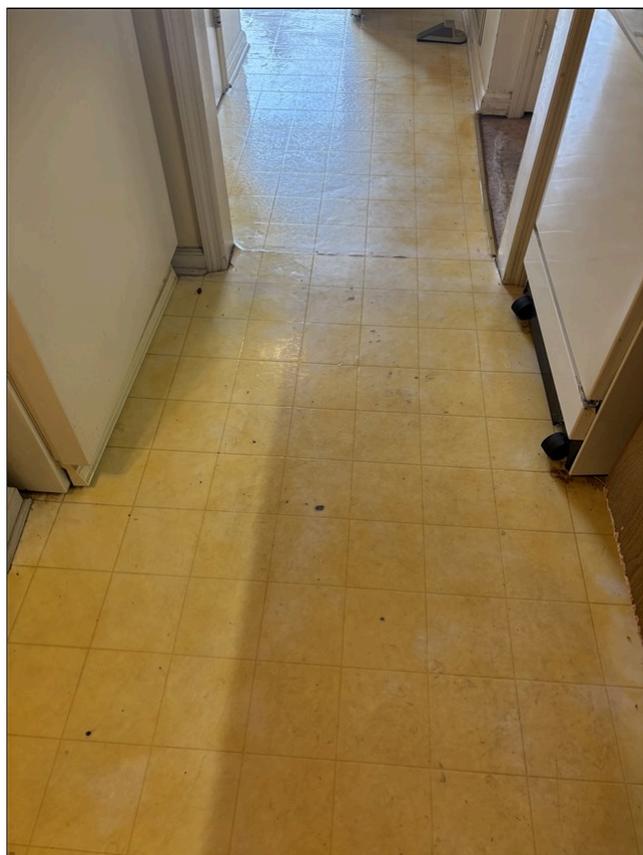


4.2 Item 4 (Picture)

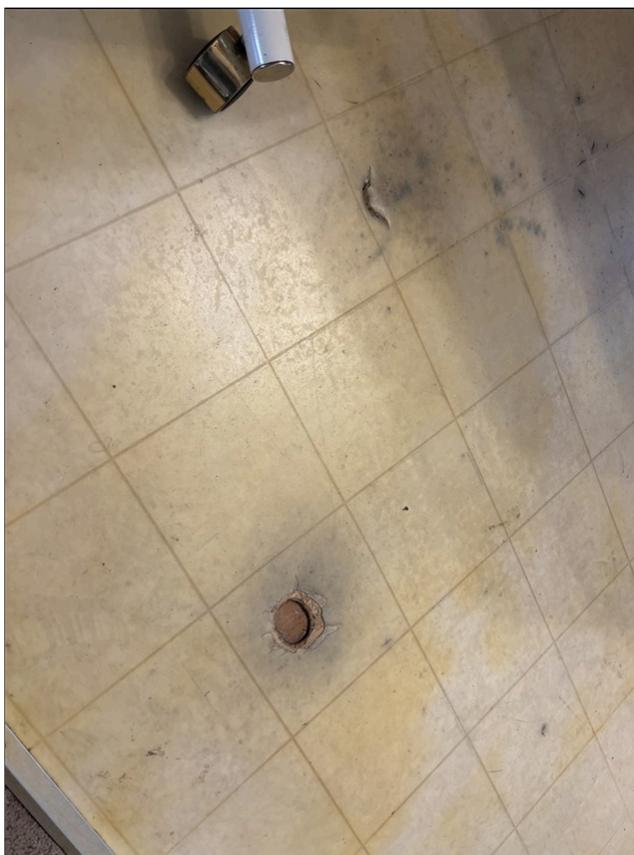
**4.3 Floors**

**Comments:** Repair or Replace

(1) Damage to the linoleum throughout the home, with staining that has turned it yellow, and multiple holes through out. Recommend Repair or replace as needed by qualified contractor.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)



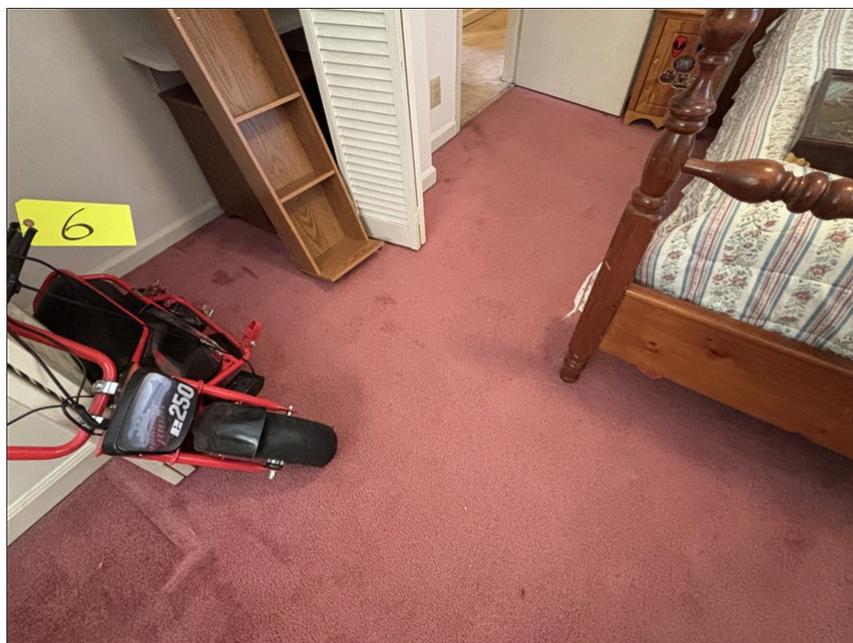
4.3 Item 4 (Picture)

(2) The carpet throughout the home is loose, wrinkled, and appears to be aged. Loose carpeting can present a trip hazard. Additionally, the home shows indications that previous occupants smoked indoors, which may have resulted in odors and residue being absorbed into the carpet. Recommend replacement of the carpeting as needed for improved safety, comfort, and indoor air quality.



4.3 Item 5 (Picture)

(3) The subflooring in the front guest bedroom is squeaking and popping in several places . This can be repaired by securing the subfloor to the floor joists and should not be considered a structural defect. A qualified contractor should repair or replace.



4.3 Item 6 (Picture)

**4.4 Walls**

**Comments:** Repair or Replace

(1) The wall in the entrance hallway reveals hairline cracks from settlement. This appears to be cosmetic in nature. I recommend a qualified finisher correct as needed.



4.4 Item 1 (Picture)

(2) The wall in the master bath reveals hairline cracks from settlement. This appears to be cosmetic in nature. I recommend a qualified finisher correct as needed.



4.4 Item 2 (Picture)

(3) The wall in master bathroom reveals hairline cracks from settlement. This appears to be cosmetic in nature. I recommend a qualified finisher correct as needed.



4.4 Item 3 (Picture)

#### **4.5 Trim**

**Comments:** Inspected

#### **4.6 Closet**

**Comments:** Inspected

#### **4.7 Doors (representative number)**

**Comments:** Repair or Replace

(1) The master bedroom door did not latch properly, the door should be adjusted. Recommend repair or replace as needed by qualified contractor.



4.7 Item 1 (Picture)

(2) The master bathroom door does not latch properly, the door should be adjusted. Recommend repair

or replace as needed by qualified contractor.



4.7 Item 2 (Picture)

**4.8 Windows (representative number)**

**Comments:** Repair or Replace

All windows are stuck and painted shut. This is a safety issue if the window will not open in the event of a fire. The windows should open and close properly . A qualified person should repair or replace as needed.



4.8 Item 1 (Picture)

**Styles & Materials**

**Floor Covering(s):**

Carpet  
Linoleum

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Interior Doors:**

Hollow core  
Masonite  
Raised panel

**Window Types:**

AGED  
Single-hung  
WOOD

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Bathroom and Components

### Items

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#### 5.0 Ceiling

**Comments:** Inspected

#### 5.1 Floors

**Comments:** Inspected

#### 5.2 Walls

**Comments:** Inspected

#### 5.3 Bathtubs

**Comments:** Inspected

#### 5.4 Fiberglass shower

**Comments:** Inspected

#### 5.5 Tile surround Bathtub.

**Comments:** Inspected

#### 5.6 Tile Shower

**Comments:** Repair or Replace

I recommend silicone caulk along floor and threshold of shower at master bath. This can allow for moisture intrusion causing further damage.



5.6 Item 1 (Picture)

#### 5.7 Shower Door

**Comments:** Inspected

#### 5.8 Counters and Cabinets (representative number)

**Comments:** Inspected

#### 5.9 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

#### 5.10 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

### Styles & Materials

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#### Exhaust Fans:

Fan with light

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Items

#### 6.0 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Repair or Replace

(1) The water spigot at the rear of the home is loose in the wall, this can lead to leaks at the crawlspace. Recommend hard mounting the spigot to the wall to prevent damages, Repair or replace as needed..



6.0 Item 1 (Picture)

(2) The water observed at multiple fixtures throughout the home appeared cloudy when operated at the time of inspection. Additionally, the water heater (manufactured in 2020) was not heating water, as the pilot light was found to be off. The cause of these conditions was not determined during the inspection. Recommend further evaluation and repair as needed by a qualified plumber or water heater technician.



6.0 Item 2 (Picture)

(3) The toilet is loose at floor at the Master bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.0 Item 3 (Picture)

(4) The shower head piping is loose in the wall and needs to be secured at the master bath. A qualified person should repair or replace.



6.0 Item 4 (Picture)

**6.1 Plumbing Drain, Waste and Vent Systems**

**Comments:** Repair or Replace

(1) Plumbing drain under the kitchen sink is taped together, this could lead to leaks overtime causing further damage. Recommend repair or replace as needed by qualified contractor.

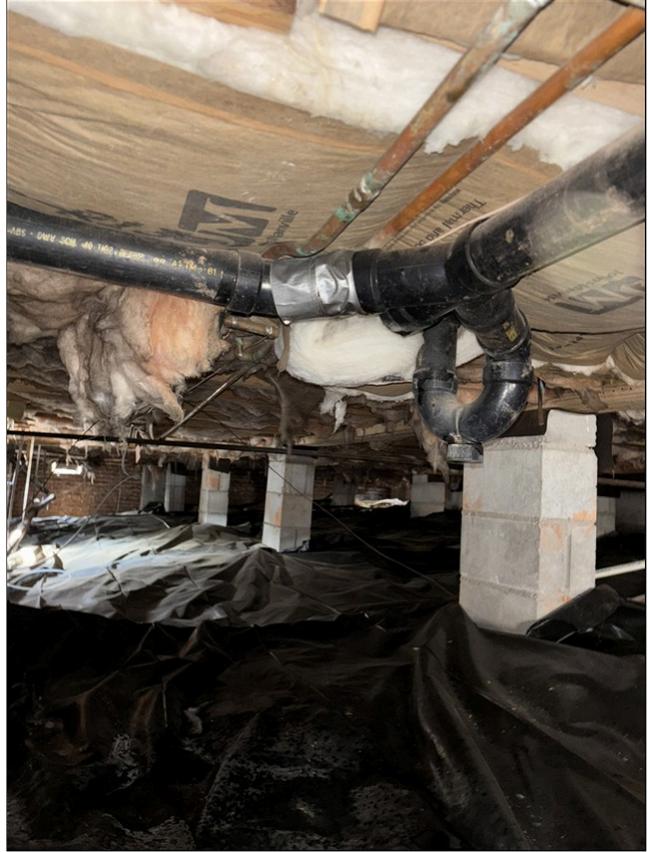


6.1 Item 1 (Picture)

(2) Plumbing drain in the crawlspace has a large leak, the pipes are taped together with duct tape. This can lead to moisture intrusion in the crawlspace causing further damages. Recommend repair or replace as needed by qualified contractor.



6.1 Item 2 (Picture)



6.1 Item 3 (Picture)



6.1 Item 4 (Picture)



6.1 Item 5 (Picture)

**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Comments:** Repair or Replace

(1) 2020 - 40 Gallon - AO Smith Hot Water Heater



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

(2) Your water heater does not have a "Thermal Expansion tank" installed to relieve tank pressure and prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code in 2007 require one when a new water heater is installed. A licensed plumber should install an expansion tank.



6.2 Item 3 (Picture)

(3) The pilot light for the hot water heater was not lite during time of inspection, not allowing me to properly inspect the hot water heater. Recommend repair or replace as needed by qualified contractor.

### 6.3 Main Water Shut-off Device (Describe location)

**Comments:** Inspected

The water meter and main shut off are located in the front yard .



6.3 Item 1 (Picture)

**6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Inspected

**6.5 Main Fuel Shut-off (Describe Location)**

**Comments:** Inspected

The main fuel shut off is at gas meter outside



6.5 Item 1 (Picture)

**Styles & Materials**

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Not visible	<b>Plumbing Water Distribution (inside home):</b> Copper PEX
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Natural Gas
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>WH Manufacturer:</b> AO Smith	<b>Water Heater Location:</b> Laundry Room
<b>Water Heater Age:</b> 5-10 years	<b>Sewer Hook Up:</b> Public	

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

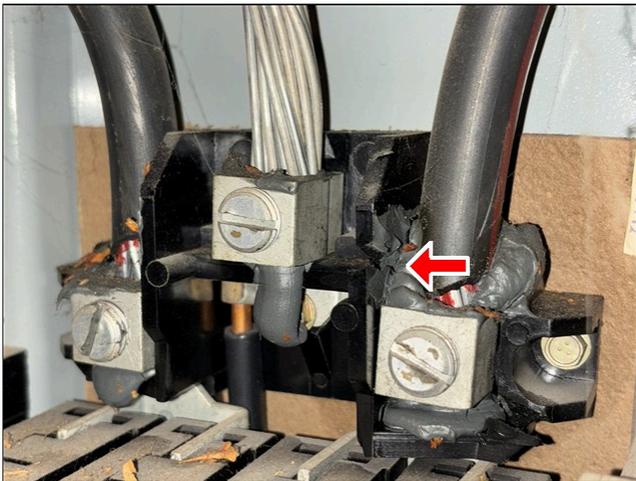
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Items

#### 7.0 Service Entrance Conductors

**Comments:** Repair or Replace

The bracket securing the main service conductors inside the electrical panel was observed to have a small crack. Damage to this component could allow the service conductors to become loose, creating a significant safety hazard. Recommend evaluation and repair or replacement as needed by a qualified electrician.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

#### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Comments:** Inspected

#### 7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

**Comments:** Repair or Replace

(1) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

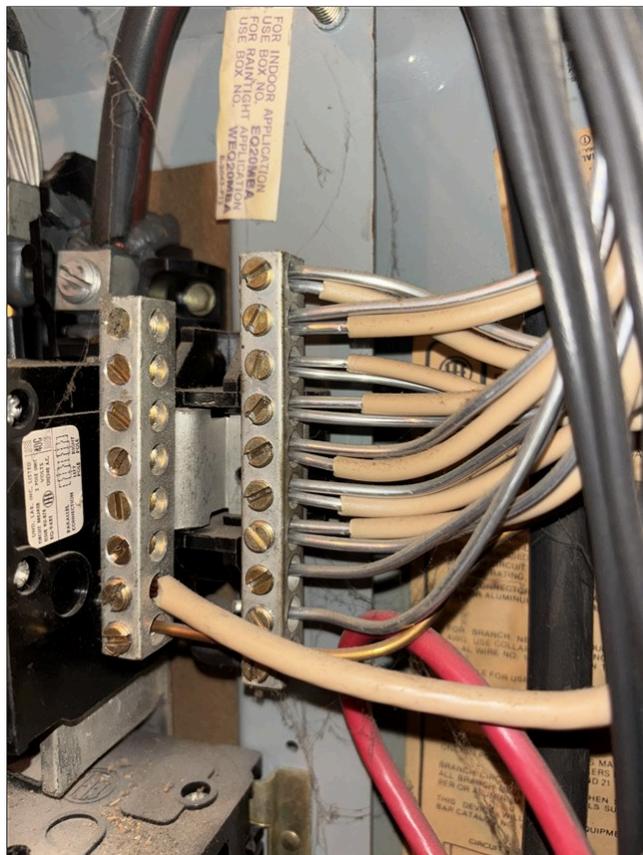


7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

(2) Multiple grounding conductors were observed terminated under a single lug (double-lugged). Most terminals are designed to accept only one conductor, and this condition may result in a loose or improper connection. Recommend evaluation and correction as needed by a qualified electrician.



7.2 Item 3 (Picture)

**7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Repair or Replace

(1) The exterior electrical outlet located at the right rear of the home is not properly covered and is not GFCI protected. This condition presents a potential safety hazard, especially in wet conditions. Recommend installation of a weather-resistant cover and GFCI protection by a qualified electrician to improve safety and meet current standards.



7.3 Item 1 (Picture)

(2) Exposed electrical wiring at the rear of the home, this is likely power leading to the detached garage, this leaves the wire exposed to sun damage or external damaging. Recommend installing a conduit for the wiring to run through for protection.



7.3 Item 2 (Picture)

(3) Light out at the guest bedroom, this can be a simple bulb replacement or possible electrical issue. Recommend repair or replace as needed.



7.3 Item 3 (Picture)

(4) Light and fan at the guest bathroom did not work properly when tested. Recommend repair or replace as needed by qualified contractor.



7.3 Item 4 (Picture)

(5) Light out at the guest bathroom, this could be a simple bulb replacement or possible electrical issue. Recommend repair or replace as needed.



7.3 Item 5 (Picture)

**7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Comments:** Inspected

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

**7.6 Operation of AFCI (ARC Fault Circuit Interrupters)**

**Comments:** Inspected

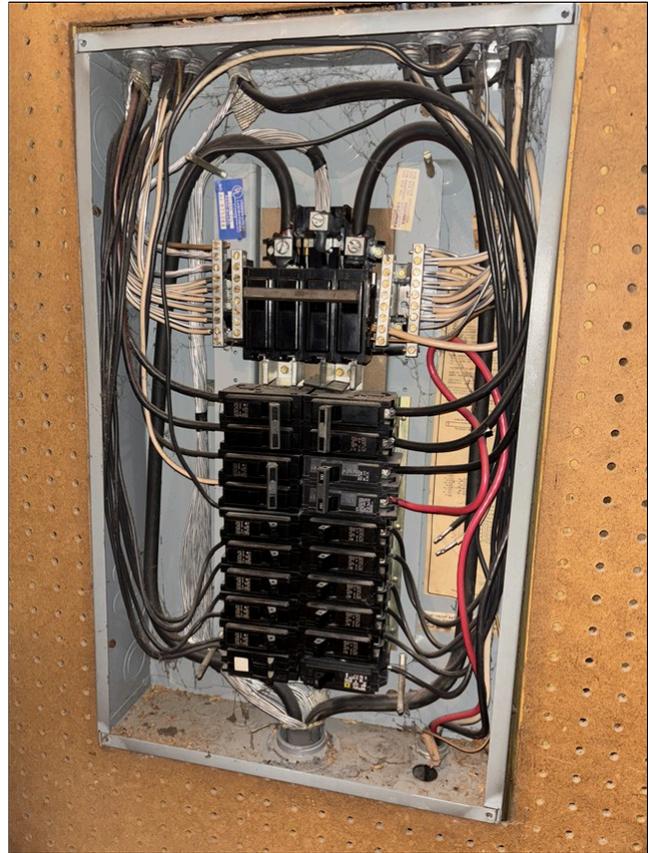
**7.7 Location of Main and Distribution Panels**

**Comments:** Inspected

The main panel box is located at the laundry room.



7.7 Item 1 (Picture)



7.7 Item 2 (Picture)

**7.8 Smoke Detectors**

**Comments:** Repair or Replace

(1) The smoke detectors and carbon monoxide detectors should be tested upon moving in to your home. Without these alarms you have no first alert to fire or high carbon monoxide levels.

(2) The smoke alarms in this home are over 10 years old and should be replaced. The National Fire Protection Association issued NFPA standard 72 that says all smoke alarms and carbon monoxide detectors should be replaced when they are 10 years old or sooner. A qualified person should replace all smoke alarms. for more info: <https://www.nachi.org/smoke-alarm-inspection.htm>

[Link to Purchase Alarms](#)



7.8 Item 1 (Picture)

**7.9 Carbon Monoxide Detectors**

**Comments:** Not Present

**Styles & Materials**

**Electrical Service Conductors:**

Below ground  
Aluminum  
220 volts

**Panel Capacity:**

150 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

ITE

**Branch wire 15 and 20 AMP:**

Aluminum

**Wiring Methods:**

Romex

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Items

#### 8.0 Heating Equipment

**Comments:** Inspected

#### 8.1 Normal Operating Controls

**Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of Heat Pump in heat mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling or heating as intended. The supply air temperature on your system read 105.8 degrees, and the return air temperature was 68.5 degrees. **This indicates that the unit was operating properly at the time of the inspection.**



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)

**8.2 Automatic Safety Controls**

**Comments:** Inspected

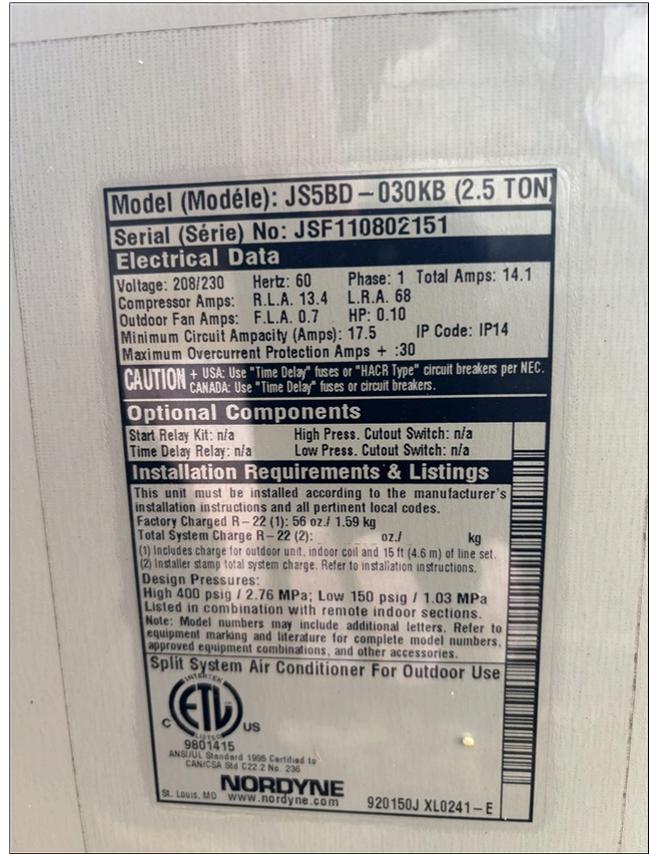
**8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Repair or Replace

(1) 2011 - 2.5 Ton - Gibson Condenser Unit



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)

(2) No data plate on the furnace - 2.5 Ton - GAS - Ruud Furnace



8.3 Item 3 (Picture)

(3) The age of the Furnace unit is unknown, the data plate was not located on the unit. Recommend repair or replace as needed by qualified contractor.

(4) The insulation is deteriorated on the freon lines at the exterior condenser unit. This will degrade the efficiency of the unit. Replace the missing or deteriorated insulation as needed.



8.3 Item 4 (Picture)

(5) The refrigerant (Freon) lines at the furnace unit located in the closet were observed to be exposed and missing insulation. Lack of insulation can reduce system efficiency and may contribute to

condensation issues. Recommend repair or installation of proper insulation as needed by a qualified HVAC contractor.



8.3 Item 5 (Picture)

(6) The furnace unit located in the closet produced a loud humming noise that was audible throughout much of the home at the time of inspection. This condition may indicate an operational or mechanical issue. Recommend further evaluation and repair as needed by a qualified HVAC contractor.



8.3 Item 6 (Video)

#### **8.4 Presence of Installed Heat Source in Each Room**

**Comments:** Inspected

#### **8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Comments:** Not Present

#### **8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

**Comments:** Not Present

#### **8.7 Electric (Faux )Fireplace**

**Comments:** Not Present

#### **8.8 Gas/LP Firelogs and Fireplaces**

**Comments:** Not Present

#### **8.9 Cooling and Air Handler Equipment**

**Comments:** Inspected

#### **8.10 Normal Operating Controls**

**Comments:** Inspected

#### **8.11 Presence of Installed Cooling Source in Each Room**

**Comments:** Inspected

**Styles & Materials**

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<b>Heat Type:</b> Furnace	<b>Heat System Brand:</b> RUUD	<b>Energy Source:</b> Gas
<b>Number of Heat Systems (excluding wood):</b> One	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>HVAC Tonnage:</b> 2,5 Ton	<b>HVAC AGE:</b> 15 years	<b>Filter Size:</b> Adequate
<b>Types of Fireplaces:</b> None	<b>Operable Fireplaces:</b> None	<b>Number of Woodstoves:</b> None
<b>Central Air Brand:</b> GIBSON	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> One		

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Items

#### 9.0 Foundation Slab

**Comments:** Not Present

#### 9.1 Walls (Structural)

**Comments:** Inspected

#### 9.2 Floors (Structural)

**Comments:** Inspected

#### 9.3 Ceilings (Structural)

**Comments:** Inspected

#### 9.4 Roof Structure and Attic

**Comments:** Inspected

Attic space inspected



9.4 Item 1 (Picture)



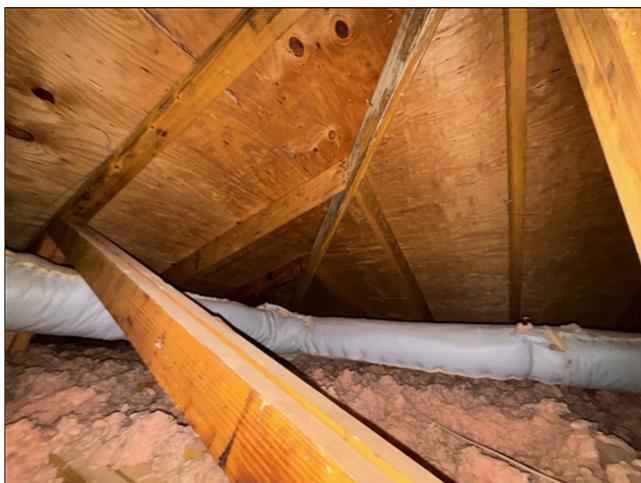
9.4 Item 2 (Picture)



9.4 Item 3 (Picture)



9.4 Item 4 (Picture)



9.4 Item 5 (Picture)



9.4 Item 6 (Picture)



9.4 Item 7 (Picture)



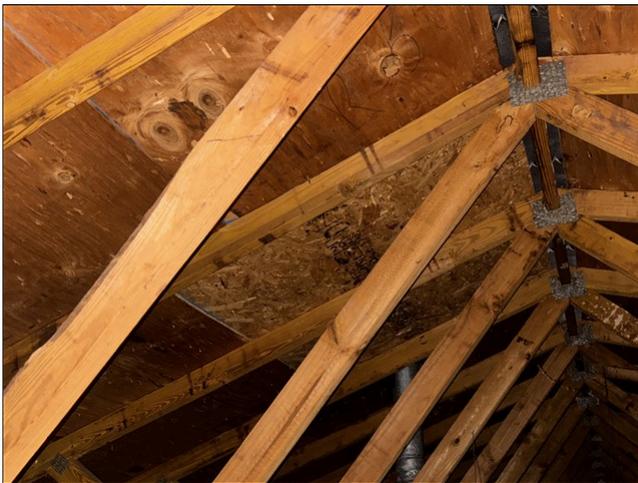
9.4 Item 8 (Picture)



9.4 Item 9 (Picture)



9.4 Item 10 (Picture)



9.4 Item 11 (Picture)

**9.5 Foundations, Basement and Crawlspace**

**Comments:** Repair or Replace

(1) The crawlspace door shows signs of deterioration, and the paint is peeling. The door can be resurfaced and painted to prevent intrusion that could lead to further damaged. Recommend repair or replace as needed by qualified contractor.



9.5 Item 1 (Picture)

(2) Crawlspace Inspected



9.5 Item 2 (Picture)



9.5 Item 3 (Picture)



9.5 Item 4 (Picture)



9.5 Item 5 (Picture)



9.5 Item 6 (Picture)



9.5 Item 7 (Picture)



9.5 Item 8 (Picture)

(3) The insulation in the crawlspace was observed to be discolored, consistent with past or ongoing moisture intrusion. Moisture-damaged insulation may lose effectiveness and contribute to unfavorable conditions. Recommend further evaluation and repair or replacement as needed, along with addressing the source of moisture, by a qualified contractor.



9.5 Item 9 (Picture)

### 9.6 Columns or Piers

**Comments:** Inspected

## Styles & Materials

---

**Foundation:**

Masonry block

**Method used to observe Crawlspace:**

Crawled

**Floor Structure:**

2 X 10

2 X12

Wood joists

Wood beams

**Wall Structure:**

Wood

**Columns or Piers:**

Masonry block

**Ceiling Structure:**

6" or better

**Roof Structure:**

Engineered wood trusses

2 X 4 Rafters

2 X 6 Rafters

Lateral bracing

Plywood

Sheathing

**Roof-Type:**

Hip

**Method used to observe attic:**

From entry

**Attic info:**

Attic access

Scuttle hole

No Storage

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Items

#### 10.0 Insulation in Attic

**Comments:** Inspected

#### 10.1 Insulation Under Floor System

**Comments:** Repair or Replace

The insulation is loose/fallen in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified contractor should inspect and repair as needed.



10.1 Item 1 (Picture)

#### 10.2 Ventilation of Attic and Foundation Areas

**Comments:** Repair or Replace

The screens behind the crawlspace grates are loose and falling, this can allow for pest intrusion into the crawlspace that can cause further damage overtime. Recommend repair or replace as needed by qualified contractor.



10.2 Item 1 (Picture)



10.2 Item 2 (Picture)



10.2 Item 3 (Picture)

**10.3 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

**10.4 Ventilation Fans and Thermostatic Controls in Attic**

**Comments:** Not Present

**10.5 Vapor Retarders (in Crawlspace or basement)**

**Comments:** Inspected

**Styles & Materials**

**Attic Insulation:**

Blown  
Fiberglass

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Metal

**Floor System Insulation:**

Unfaced  
Batts  
Fiberglass

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary



### Terry Franks Inspections

**103 Grappa Court  
Bonaire, Georgia, 31005  
(478)703-2360**

#### **Customer**

Steve Slocumb

#### **Address**

4696 Pine Valley Dr  
Macon GA 31210

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.2 Chimneys and Roof Penetrations

#### **Repair or Replace**

Roof boots at the rear of the home have exposed nail heads, this can lead to rust and potential moisture intrusion overtime. Recommend repair or replace as needed by qualified contractor.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)

**2. Exterior**

**2.0 Wall Cladding Flashing and Trim**

**Repair or Replace**

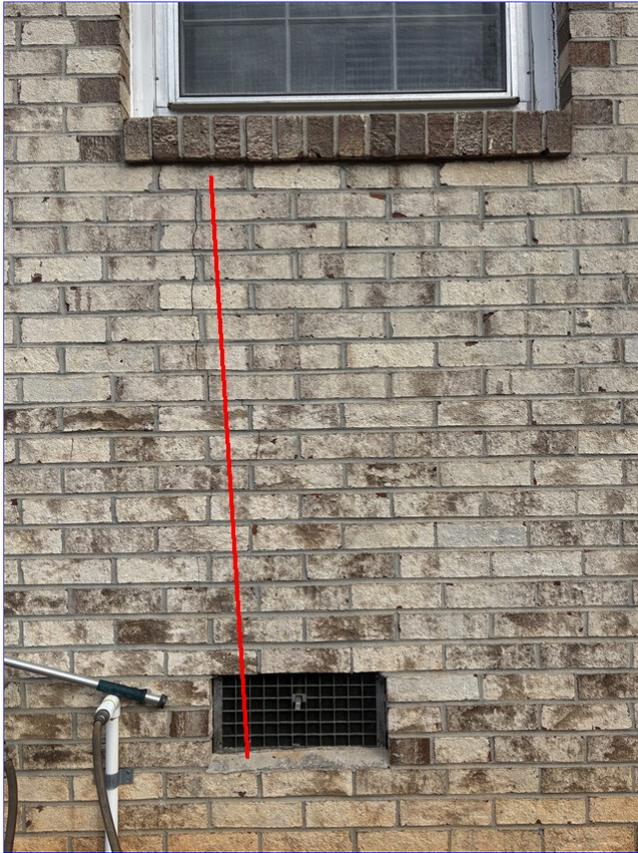
Exterior mortar joint cracks at the rear of the home in several areas, this is caused by common settling overtime. The cracks can be sealed with mortar to prevent moisture intrusion. Recommend repair as needed by qualified contractor.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)

**2.1 Doors (Exterior)**

**Repair or Replace**

(1) The base of the rear door frame is deteriorated from moisture intrusion. Recommend repair or replace as needed by qualified contractor.



2.1 Item 1 (Picture)

(2) The rear exterior door hits the frame when closing, the door should be adjusted. Recommend repair or replace as needed by qualified contractor.



2.1 Item 2 (Picture)

**2.2 Windows**

**Repair or Replace**

Deterioration at the windows around the home, the paint is peeling at the windows. Recommend resurfacing the windows and repair or replace as needed by qualified contractor.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

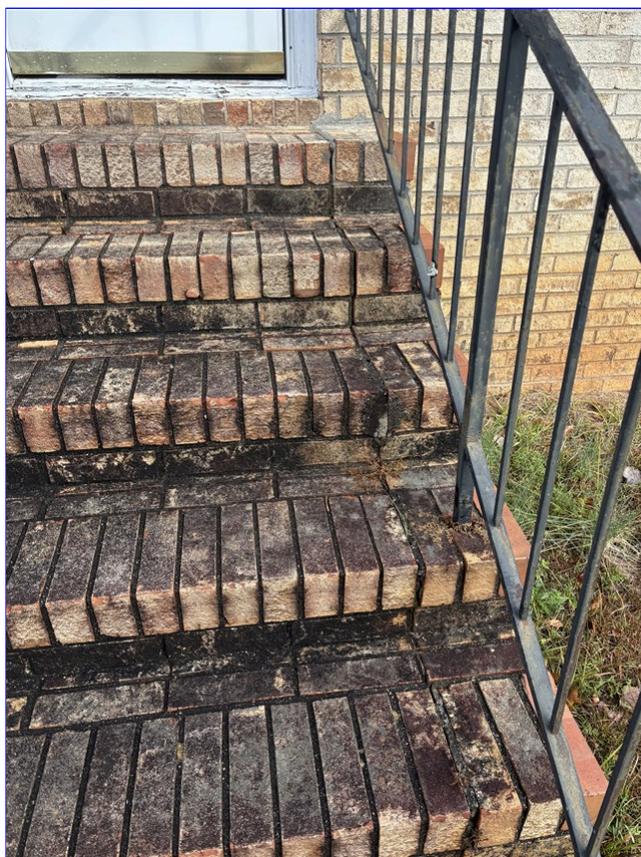
**Repair or Replace**

(1) Handrail at the front porch is deteriorated and rotted, this could lead to injury. Recommend repair or replace as needed by qualified contractor.



2.3 Item 1 (Picture)

(2) The rear steps have voids and gaps at the mortar joints. These areas should be re pointed or sealed to prevent further deterioration. A qualified contractor should repair or replace



2.3 Item 2 (Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

(1) The concrete driveway has some small cracks. These are considered cosmetic at this point. No further action is required at this time.



2.4 Item 1 (Picture)

(2) Soil erosion was observed along the edge of the driveway leading to the detached garage at the rear of the home. The driveway runs adjacent to the property line, and the erosion appears to be occurring primarily on the neighboring property; however, the loss of supporting soil is extending beneath the driveway slab. This condition may contribute to settlement or movement of the slab over time. Recommend further evaluation and repair as needed by a qualified contractor to stabilize the soil and prevent future movement or damage to the driveway.



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)

**2.5 Eaves, Soffits and Fascias**

**Repair or Replace**

Fascia falling at the left front of the home, this can expose the siding underneath to moisture or pest intrusion causing further damage overtime. Recommend repair or replace as needed by qualified contractor.



2.5 Item 1 (Picture)

**2.6 Additional Buildings on Property**

**Repair or Replace**

(1) The front of the shed shows signs of major deterioration, this is likely caused by moisture buildup against the front of the shed. Recommend repair or replace as needed by qualified contractor.



2.6 Item 1 (Picture)



2.6 Item 2 (Picture)

(2) Signs of common settling cracks in the foundation of the detached garage, there are no major signs of movement. The cracks can be sealed to prevent moisture intrusion that can lead to further damage.



2.6 Item 3 (Picture)

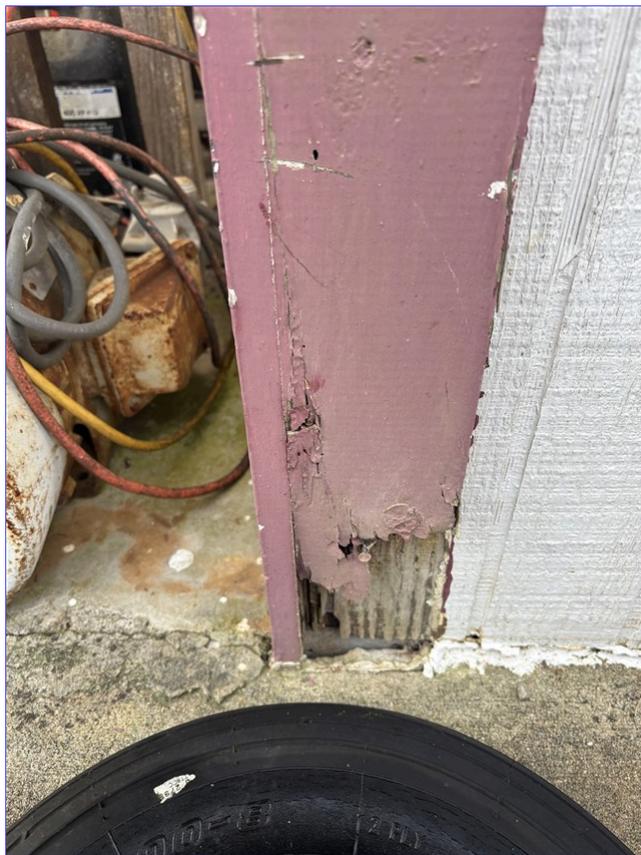


2.6 Item 4 (Picture)



2.6 Item 5 (Picture)

(3) Signs of potential termite intrusion in the detached garage, i am not a qualified pest control expert so i am unable to determine if this is an active intrusion. Recommend qualified exterminator inspect and treat as needed.



2.6 Item 6 (Picture)

### 3. Built-In Kitchen Appliances

#### 3.0 Dishwasher

##### Repair or Replace

(2) The dishwasher is a temporary unit that is designed to move. The water to the unit is not properly connect. Recommend repair or replace as needed by qualified contractor.



3.0 Item 2 (Picture)

## 4. Interiors

### 4.0 Counters and Cabinets (representative number)

#### Repair or Replace

Large gap over the top of the oven, this could be a safety hazard. The gap has been covered with a piece of wood but is not solid mounted. Recommend repair or replace as needed by qualified contractor.



4.0 Item 1 (Picture)

### 4.2 Ceilings

#### Repair or Replace

(1) Signs of previous leaks in the living room ceiling, the areas were not actively wet during time of inspection and are likely previous leaks that have been repaired before the roof replacement.



4.2 Item 1 (Picture)

(2) The ceiling in hallway reveals hairline cracks, the paper tape seam is loose from settlement. I recommend a qualified finisher correct as needed.



4.2 Item 2 (Picture)

(3) Signs of previous leaks in the hallway, the areas were not actively wet during time of inspection and is likely from before the roof replacement. Recommend repair or replace as needed by qualified contractor.



4.2 Item 3 (Picture)

(4) The ceiling has a stain indicating a leak did or still exists at the Guest bath. I am unable to determine if a repair is needed due to a lack of rain. I recommend monitor and repair leak if detected.

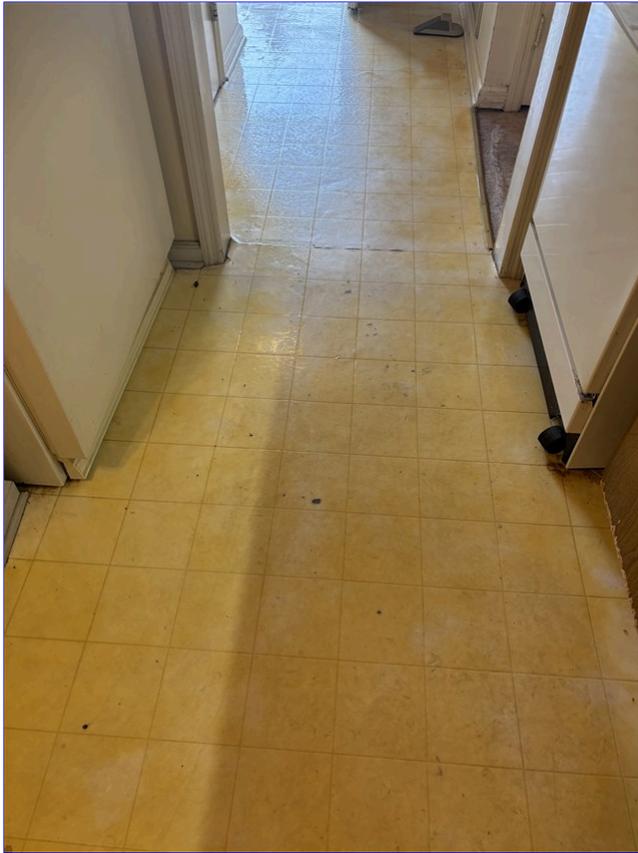


4.2 Item 4 (Picture)

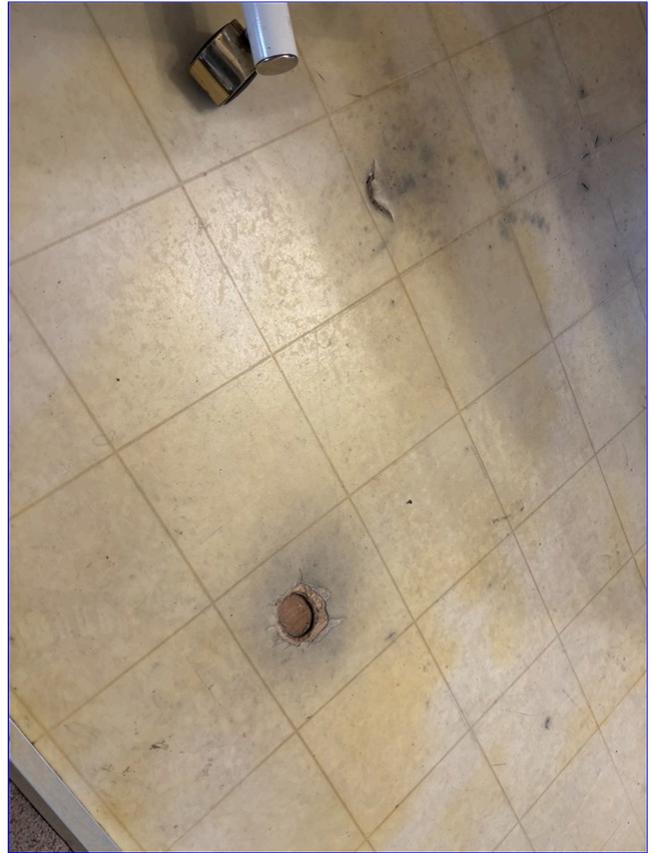
### 4.3 Floors

#### Repair or Replace

(1) Damage to the linoleum throughout the home, with staining that has turned it yellow, and multiple holes through out. Recommend Repair or replace as needed by qualified contractor.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)



4.3 Item 4 (Picture)

(2) The carpet throughout the home is loose, wrinkled, and appears to be aged. Loose carpeting can present a trip hazard. Additionally, the home shows indications that previous occupants smoked indoors, which may have resulted in odors and residue being absorbed into the carpet. Recommend replacement of the carpeting as needed for improved safety, comfort, and indoor air quality.



4.3 Item 5 (Picture)

(3) The subflooring in the front guest bedroom is squeaking and popping in several places . This can be repaired by securing the subfloor to the floor joists and should not be considered a structural defect. A qualified contractor should repair or replace.



4.3 Item 6 (Picture)

#### 4.4 Walls

##### Repair or Replace

(1) The wall in the entrance hallway reveals hairline cracks from settlement. This appears to be cosmetic in nature. I recommend a qualified finisher correct as needed.



4.4 Item 1 (Picture)

(2) The wall in the master bath reveals hairline cracks from settlement. This appears to be cosmetic in nature. I recommend a qualified finisher correct as needed.



4.4 Item 2 (Picture)

(3) The wall in master bathroom reveals hairline cracks from settlement. This appears to be cosmetic in nature. I recommend a qualified finisher correct as needed.



4.4 Item 3 (Picture)

**4.7 Doors (representative number)**

**Repair or Replace**

(1) The master bedroom door did not latch properly, the door should be adjusted. Recommend repair or replace as needed by qualified contractor.



4.7 Item 1 (Picture)

(2) The master bathroom door does not latch properly, the door should be adjusted. Recommend repair or replace as needed by qualified contractor.



4.7 Item 2 (Picture)

#### 4.8 Windows (representative number)

##### Repair or Replace

All windows are stuck and painted shut. This is a safety issue if the window will not open in the event of a fire. The windows should open and close properly . A qualified person should repair or replace as needed.



4.8 Item 1 (Picture)

## 5. Bathroom and Components

### 5.6 Tile Shower

#### Repair or Replace

I recommend silicone caulk along floor and threshold of shower at master bath. This can allow for moisture intrusion causing further damage.



5.6 Item 1 (Picture)

## 6. Plumbing System

### 6.0 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

(1) The water spigot at the rear of the home is loose in the wall, this can lead to leaks at the crawlspace. Recommend hard mounting the spigot to the wall to prevent damages, Repair or replace as needed..



6.0 Item 1 (Picture)

(2) The water observed at multiple fixtures throughout the home appeared cloudy when operated at the time of inspection. Additionally, the water heater (manufactured in 2020) was not heating water, as the pilot light was found to be off. The cause of these conditions was not determined during the inspection. Recommend further evaluation and repair as needed by a qualified plumber or water heater technician.



6.0 Item 2 (Picture)

(3) The toilet is loose at floor at the Master bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



6.0 Item 3 (Picture)

(4) The shower head piping is loose in the wall and needs to be secured at the master bath. A qualified person should repair or replace.



6.0 Item 4 (Picture)

**6.1 Plumbing Drain, Waste and Vent Systems**

**Repair or Replace**

(1) Plumbing drain under the kitchen sink is taped together, this could lead to leaks overtime causing further damage. Recommend repair or replace as needed by qualified contractor.

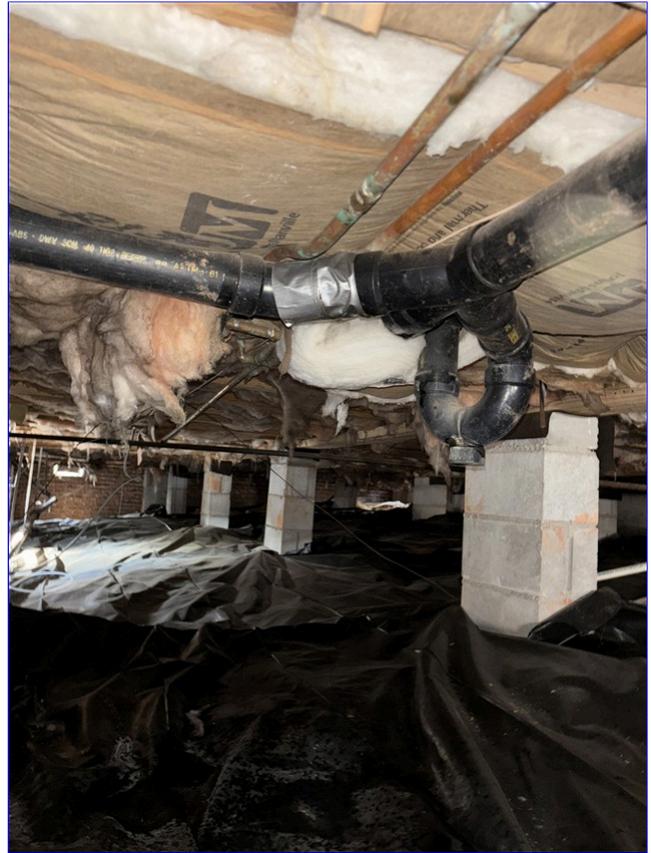


6.1 Item 1 (Picture)

(2) Plumbing drain in the crawlspace has a large leak, the pipes are taped together with duct tape. This can lead to moisture intrusion in the crawlspace causing further damages. Recommend repair or replace as needed by qualified contractor.



6.1 Item 2 (Picture)



6.1 Item 3 (Picture)



6.1 Item 4 (Picture)



6.1 Item 5 (Picture)

**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Repair or Replace**

(2) Your water heater does not have a "Thermal Expansion tank" installed to relieve tank pressure and prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code in 2007 require one when a new water heater is installed. A licensed plumber should install an expansion tank.



6.2 Item 3 (Picture)

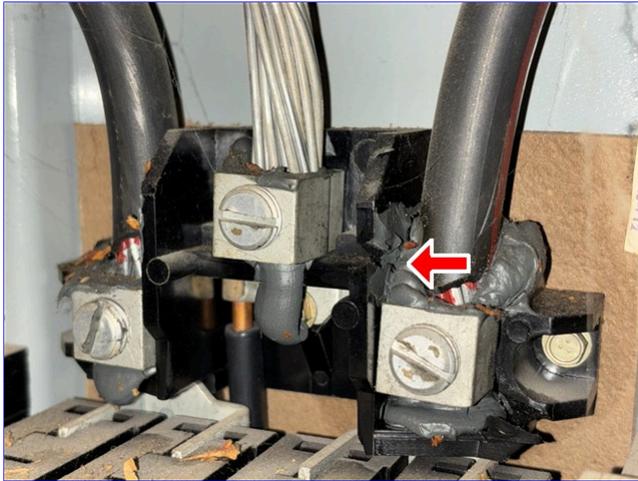
(3) The pilot light for the hot water heater was not lite during time of inspection, not allowing me to properly inspect the hot water heater. Recommend repair or replace as needed by qualified contractor.

## 7. Electrical System

### 7.0 Service Entrance Conductors

**Repair or Replace**

The bracket securing the main service conductors inside the electrical panel was observed to have a small crack. Damage to this component could allow the service conductors to become loose, creating a significant safety hazard. Recommend evaluation and repair or replacement as needed by a qualified electrician.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

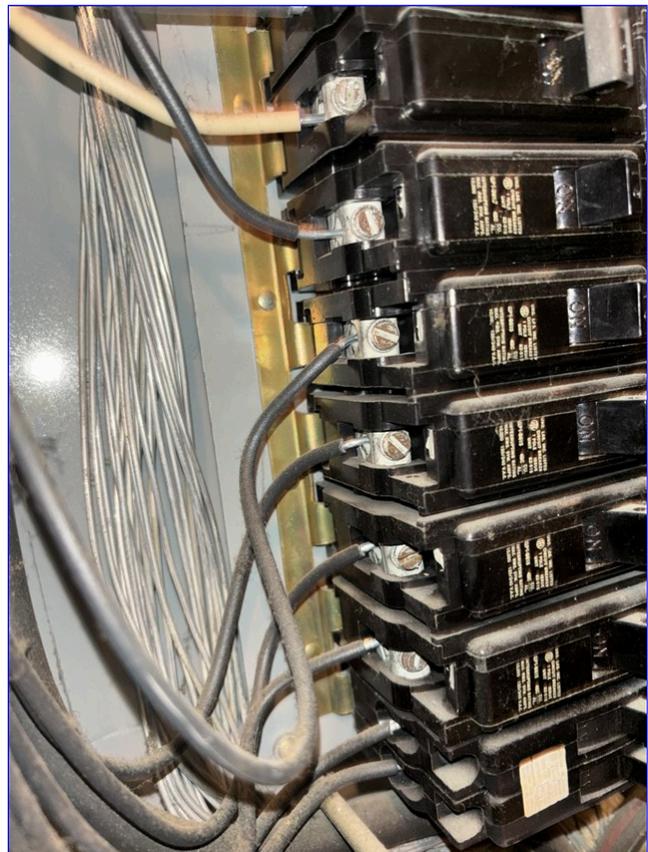
**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Repair or Replace**

(1) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrical contractor.



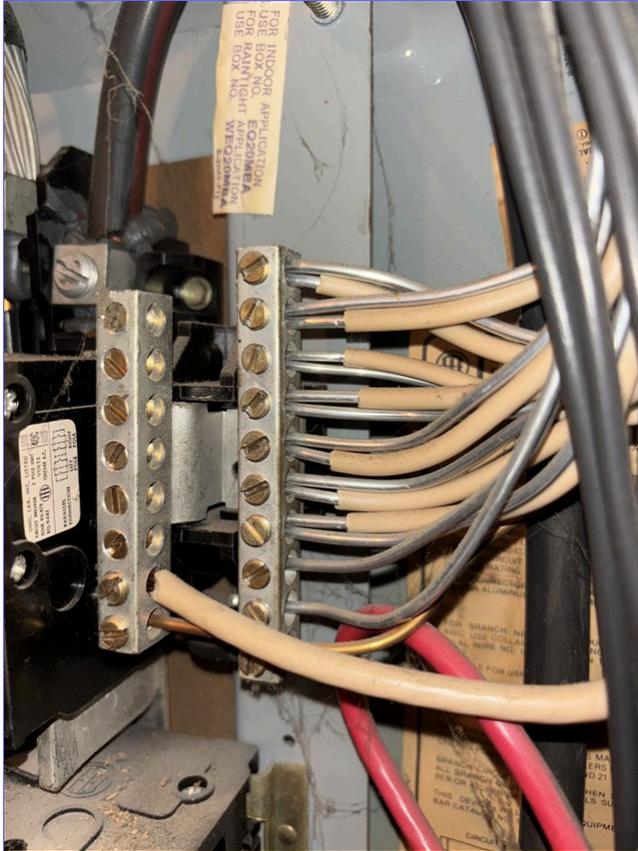
7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

(2) Multiple grounding conductors were observed terminated under a single lug (double-lugged). Most

terminals are designed to accept only one conductor, and this condition may result in a loose or improper connection. Recommend evaluation and correction as needed by a qualified electrician.



7.2 Item 3 (Picture)

**7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Repair or Replace**

(1) The exterior electrical outlet located at the right rear of the home is not properly covered and is not GFCI protected. This condition presents a potential safety hazard, especially in wet conditions. Recommend installation of a weather-resistant cover and GFCI protection by a qualified electrician to improve safety and meet current standards.



7.3 Item 1 (Picture)

(2) Exposed electrical wiring at the rear of the home, this is likely power leading to the detached garage, this leaves the wire exposed to sun damage or external damaging. Recommend installing a conduit for the wiring to run through for protection.



7.3 Item 2 (Picture)

(3) Light out at the guest bedroom, this can be a simple bulb replacement or possible electrical issue. Recommend repair or replace as needed.



7.3 Item 3 (Picture)

(4) Light and fan at the guest bathroom did not work properly when tested. Recommend repair or replace as needed by qualified contractor.



7.3 Item 4 (Picture)

(5) Light out at the guest bathroom, this could be a simple bulb replacement or possible electrical issue. Recommend repair or replace as needed.



7.3 Item 5 (Picture)

## 7.8 Smoke Detectors

### Repair or Replace

(1) The smoke detectors and carbon monoxide detectors should be tested upon moving in to your home. Without these alarms you have no first alert to fire or high carbon monoxide levels.

(2) The smoke alarms in this home are over 10 years old and should be replaced. The National Fire Protection Association issued NFPA standard 72 that says all smoke alarms and carbon monoxide detectors should be replaced when they are 10 years old or sooner. A qualified person should replace all smoke alarms. for more info: <https://www.nachi.org/smoke-alarm-inspection.htm>

[Link to Purchase Alarms](#)



7.8 Item 1 (Picture)

## 8. Heating / Central Air Conditioning

### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

(3) The age of the Furnace unit is unknown, the data plate was not located on the unit. Recommend repair or replace as needed by qualified contractor.

(4) The insulation is deteriorated on the freon lines at the exterior condenser unit. This will degrade the efficiency of the unit. Replace the missing or deteriorated insulation as needed.



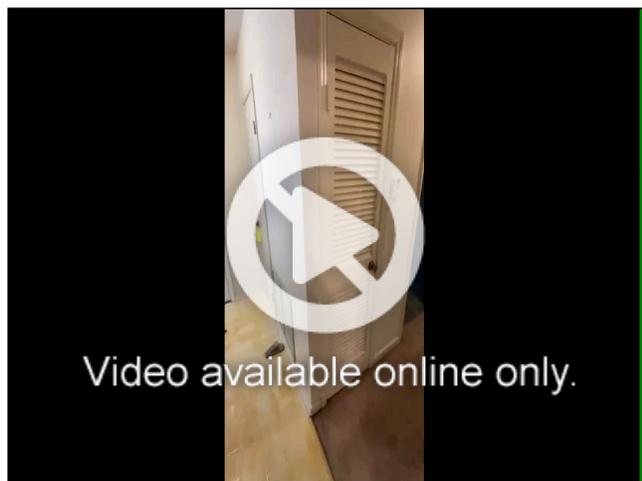
8.3 Item 4 (Picture)

(5) The refrigerant (Freon) lines at the furnace unit located in the closet were observed to be exposed and missing insulation. Lack of insulation can reduce system efficiency and may contribute to condensation issues. Recommend repair or installation of proper insulation as needed by a qualified HVAC contractor.



8.3 Item 5 (Picture)

(6) The furnace unit located in the closet produced a loud humming noise that was audible throughout much of the home at the time of inspection. This condition may indicate an operational or mechanical issue. Recommend further evaluation and repair as needed by a qualified HVAC contractor.



8.3 Item 6 (Video)

## 9. Structural Components

### 9.5 Foundations, Basement and Crawlspace

#### Repair or Replace

(1) The crawlspace door shows signs of deterioration, and the paint is peeling. The door can be resurfaced and painted to prevent intrusion that could lead to further damaged. Recommend repair or replace as needed by qualified contractor.



9.5 Item 1 (Picture)

(3) The insulation in the crawlspace was observed to be discolored, consistent with past or ongoing moisture intrusion. Moisture-damaged insulation may lose effectiveness and contribute to unfavorable conditions. Recommend further evaluation and repair or replacement as needed, along with addressing the source of moisture, by a qualified contractor.



9.5 Item 9 (Picture)

## 10. Insulation and Ventilation

### 10.1 Insulation Under Floor System

#### Repair or Replace

The insulation is loose/fallen in the crawlspace. Insulation that has fallen to the ground or has become damp from the ground or from condensation usually needs to be replaced with new insulation. A qualified contractor should inspect and repair as needed.



10.1 Item 1 (Picture)

### 10.2 Ventilation of Attic and Foundation Areas

#### Repair or Replace

The screens behind the crawlspace grates are loose and falling, this can allow for pest intrusion into the crawlspace that can cause further damage overtime. Recommend repair or replace as needed by qualified contractor.



10.2 Item 1 (Picture)



10.2 Item 2 (Picture)



10.2 Item 3 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

**Terry Franks Inspections**  
**103 Grappa Court**  
**Bonaire, Georgia, 31005**  
**(478)703-2360**  
**Inspected By: Chandler Beal**

**Inspection Date:** 1/23/2026  
**Report ID:** 20260123-4696-Pine-Valley-Dr

<b>Customer Info:</b>	<b>Inspection Property:</b>
Steve Slocumb	4696 Pine Valley Dr Macon GA 31210
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Home Inspection up to 1800 Sq ft	350.00	1	350.00
Crawl Space Inspection	75.00	1	75.00
			<b>Tax \$0.00</b>
			<b>Total Price \$425.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**