



8698 S. US HWY 1
LYONS, GEORGIA 30436
Prepared Especially For:
GREG WILLIAMSON
6/16/2026



KELLY
Home Inspections, LLC

Otis Kelly - (912)245-3146



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omkelly@bellsouth.net

**"Know before you list." Offering Pre-Listing
Inspections for that extra peace of mind.**

6/16/2026

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★ SPECIAL NOTE: For simplification purposes - - Non-applicable sections and/or details may be omitted from individual completed Inspection Reports.

TERMS & CONDITIONS

6/16/2026

Property Address **8698 S. US HWY 1; LYONS, GEORGIA 30436**

Apparent Condition - Inspection findings, components and systems are rated as follows:

- 1** **1 SATISFACTORY** - "Acceptable condition, component and/or system"; is functionally consistent with its original purpose but **"may show signs of normal wear and tear and deterioration"**.
- 2 MARGINAL** - A point of **caution** or the component/system **"may require repair or replacement anytime within the next five (5) years" or at owner's option.**
- 3 POOR** - Defective component or system is significantly deficient or inoperable. **"Most likely need repair or replacement now or within the very near future"**.
- 4 COMMENTS, EXPLANATION, GENERAL INFORMATION**
- +** **SAFETY HAZARD** - Condition that is considered **"unsafe and prompt attention recommended"**.
- X** **RECOMMENDATION** - If not detailed in any of the above categories.
- NA** **NOT APPLICABLE** - at present time and/or conditions
- NI** **NOT INSPECTED** - not present, not found, not scoped, inaccessible or inoperable

2 Installed Systems and Components: structural components; exterior, interior, roofing, plumbing, electrical, heating, central air-conditioning (weather permitting); insulation and ventilation.

3 Readily Accessible Systems and Components: only those systems and components where inspector is not required to remove personal items, furniture, equipment, soil, snow or other items which obstruct access or visibility.

4 Any component not listed as being deficient in some manner is assumed to be satisfactory.

5 Non-applicable areas-locations may be omitted from report for clarity and/or to save space.

6 This inspection does not constitute a pest or mold inspection. [CONTACT PROFESSIONAL SERVICES](#)

Lot Size	79.29 Acres	Construction Type	☒ Conventional	☐ Manufactured	☐ Commercial
Approx. Age	56 Yrs.	Year Built	1970	Original	Heated Sq. Feet 3822
Style	☒ Single Family ☐ Multi-Family				
# Stories	☒ 1	☐ 1-1/2	☐ 2	☐ 2-1/2	☐ 3
# Total Rooms	18	Excluding Closets	Bathrooms 5	Bedrooms 4	Other 9
Main Entrance Faces	☐ N ☐ NE ☒ E ☐ SE ☐ S ☐ SW ☐ W ☐ NW				
Foundation	☐ Slab ☒ Crawl Space >> Foundation Piers ☐ Basement				
Utilities	Electric On ☒ Yes ☐ No ☐ N/A Gas On ☐ N/A ☒ Yes - LP for Generator				
	Water On ☒ Yes ☐ No ☐ N/A ☐ Public ☒ Private ☐ Shared				
	Sewer ☐ Public ☒ Private Public garbage service ☐ Yes ☒ Not Specified				
Working Air Conditioning	☒ Yes ☐ No System Type Forced Air x3 + 1 Through Wall Unit				
State of Occupancy	☐ Vacant ☒ Occupied ☐ Unoccupied But Furnished				
	☒ Fully ☐ Partially ☐ Under Construction				
Weather Conditions	☐ Sunny ☒ Cloudy ☐ Windy ☐ Snow				
	☐ Raining ☒ Recent Rain ☐ Other				
Ground Cover	☐ Dry ☐ Wet ☒ Damp ☐ Snow				
Temperature	Start 81 ☒ °F ☐ °C Finish 81 ☒ °F ☐ °C				
Scheduled Start Time	1:00 PM	Actual Start Time	12:30 PM	End Time	4:00 PM
				Total Time	4.5 Hrs.

NOTES:

INSPECTION FINDINGS "QUICK REFERENCE"

KELLY Home Inspections, LLC

Phone: (912)245-3146; Email: omkelly@bellsouth.net

6/16/2026

Property Address >

8698 S. US HWY 1; LYONS, GEORGIA 30436

FOR CLIENT CONVENIENCE - This page is a "SUMMARY" of all "MARGINAL", "MAJOR" and "SAFETY" Inspection findings from Inspection details in Report Section 4. May also include "SATISFACTORY" and "RECOMMENDATIONS" when appropriate.

LEGEND → { 1 Satisfactory 2 Marginal 3 Major 4 Comments/Information
+ Safety Hazard X Recommendation NA Not Apply NI Not Inspected

↓ RATING	↓ AREAS	REPORT SECTION	FINDING(S)
1	GROUPS	4.1	APPEARS "All Satisfactory"
NA	GROUPS - ELECTRICAL	4.1	Did NOT notice specific GROUPS applications
1	ROOF	4.2	APPEARS "All Satisfactory"
2	EXTERIOR	4.3	Missing window screens
1	EXTERIOR - ELECTRICAL	4.3	APPEARS "All Satisfactory"
1	GARAGE/CARPORT	4.4	APPEARS "All Satisfactory"
1	GARAGE/CARPORT - ELECTRICAL	4.4	APPEARS "All Satisfactory"
1	ELECTRICAL SERVICE	4.5	APPEARS "All Satisfactory"
NI	MISCELLANEOUS - ELECTRICAL	4.5	Generac Home Generator not evaluated
3	KITCHEN	4.6	Range missing anti-tip bracket - POTENTIAL Safety Hazard
1	KITCHEN - ELECTRICAL		APPEARS "All Satisfactory"
2	LAUNDRY	4.7	Dryer vent APPEARS to be terminated into crawl space
1	LAUNDRY - ELECTRICAL	4.7	APPEARS "All Satisfactory"
1	BATHROOMS	4.8	APPEARS "All Satisfactory"
1	BATHROOMS - ELECTRICAL	4.8	APPEARS "All Satisfactory"
1	INTERIOR ROOMS	4.9	APPEARS "All Satisfactory"
1	INTERIOR ROOMS - ELECTRICAL	4.9	APPEARS "All Satisfactory"
1	ATTIC	4.1	APPEARS "All Satisfactory"
1	ATTIC - ELECTRICAL	4.1	APPEARS "All Satisfactory"
NA	BASEMENT	4.11	Not Applicable
1	CRAWL SPACE	4.12	APPEARS "All Satisfactory"
1	CRAWL SPACE - ELECTRICAL	4.12	APPEARS "All Satisfactory"
2	PLUMBING - WATER	4.13	One of two water heaters age exceed average life expectancy - Appears performing "Satisfactory"
2	HEAT - COOL	4.14	3 of 4 Systems ages beyond average life expectancy - All appear performing "Satisfactory"
1	MISCELLANEOUS - ELECTRICAL	4.15	Includes on-site social building and metal building shop

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436	Date	6/16/2026
AREA ↓	LEGEND →	1 Satisfactory 2 Marginal 3 Major 4 Comments/Information ⊕ Safety Hazard ⊗ Recommendation NA Not Apply NI Not Inspected	

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 1 - GROUNDS

Revision

J



Applies as checked

- | | | |
|---|---|---|
| 1 | Proper grading, drainage away from structure, no visible negative backfill | 1 |
| 2 | Grounds free standing water or visible evidence thereof | 1 |
| 3 | No visible evidence of leaks from septic tank or leech field | 1 |
| 4 | Yard, landscaping and trees in good condition | 1 |
| 5 | Shrubbery/bushes/tree branches not touching structure, within 12" | 1 |
| 6 | Grounds add-ons (<i>fences/gates, sheds, decks, retaining walls, etc.</i>) in good condition, no visible evidence of insect/termite damage or rotted wood | 1 |
| 7 | Driveways, sidewalks in good condition, typical settling cracks, pitched away from structure | 1 |
| 8 | Parking areas in good condition | 1 |

GROUNDS ELECTRICAL

4

Did NOT notice specific GROUNDS applications

- | | | |
|----|--|----|
| 9 | Lights and switches work properly | NA |
| 10 | * Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring, outlets/switches have proper covers | NA |
| 11 | * Electrical outlets wiring test properly - polarity correct, no open grounds | NA |
| 12 | * 125V Electrical outlets are GFCI protected and have approved outdoor type covers (Code 1975) | NA |
| 13 | * 250V Electrical outlets have thermo-magnetic trip breakers and have approved outdoor type covers | NA |
| 14 | * 250V Electrical outlets are GFCI protected and have approved outdoor type covers (Code 2020) | NA |
| 15 | <u>GROUNDS EXTRA</u> | NA |

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →

- | | | | |
|--|--|--|--|
| ☒ 1 Satisfactory | ☒ 2 Marginal | ☒ 3 Major | ☒ 4 Comments/Information |
| ☒ Safety Hazard | ☒ Recommendation | ☒ NA Not Apply | ☒ NI Not Inspected |

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 2 - ROOF

Revision

☒ Applies as checked (When Applicable)

- | | |
|---|---|
| ☐ 1 No tree limbs or other vegetation touching the roof or overhanging within 12" | ☒ 1 |
| ☐ 2 Roof type: | ☒ Gable ☐ Hip ☐ Combo
☐ Flat ☐ Low ☒ Medium
☒ All ☐ Partial ☐ Limited by
☐ Roof ☐ Ladder ☒ Ground
☐ Shingles ☒ Metal ☐ Wooden
☐ Composition ☐ 3-Tab ☐ Architectural |
| ☐ 3 Pitch: | |
| ☐ 4 Visibility: | |
| ☐ 5 Inspected from: | |
| ☐ 6 Covering Material: | |
| ☐ 7 Number of layers: | ☒ Single ☐ Double ☐ Mixed |
| ☐ 8 <u>Estimated</u> percent of granulation particulate remaining | <input type="text" value="NA"/> |
| ☐ 9 <u>Estimated</u> life remaining (on average) (Shingle Only) | <input type="text" value="NA"/> |
| ☐ 10 Composition shingles: no curling, no cupping, no no broken damaged or missing shingles, no more than two layers of roofing, no improper nailing, no excessive nail pops, no evidence of excessive roofing cement/tar/caulk | <input type="text" value="NA"/> |
| ☐ 11 Wood shingles/shakes: no visible mildew or mold, rot or decay, no cracked/broken/missing/curling | <input type="text" value="NA"/> |
| ☐ 12 Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings, no visible evidence of leaking detected | <input type="text" value="NA"/> |
| ☐ 13 Valleys appear to be in good condition | ☒ 1 |
| ☐ 14 Plumbing vents at least 6" above roof | ☒ 1 |
| ☐ 15 Flashings around roof penetrations and changes in elevation/levels in good condition | ☒ 1 |
| ☐ 16 Ridge and fascia board lines appear straight and level | ☒ 1 |
| ☐ 17 No exposed felt, no nail pops, no obvious/visible soft spongy spots, no mildew, no visible evidence of leaks detected | ☒ 1 |
| ☐ 18 When applicable - drip edge, exhaust fans, skylights in proper condition | ☒ 1 |
| ☐ 19 Soffits and fascia: no visible damage, decay/rot, no visible insect/termite damage, no stains | ☒ 1 |
| ☐ 20 Exterior venting for eave areas (soffits), vents are clean and not painted over | ☒ 1 |
| ☐ 21 Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean (not stopped up), no mud deposits, downspout drainage directed away from structure | ☒ 1
☒ 4 Gutters have covers |

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436	Date	6/16/2026
AREA 	LEGEND	Satisfactory Marginal Major Comments/Information Safety Hazard Recommendation Not Apply Not Inspected	

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 2 - ROOF

Revision

K



Applies as checked *(When Applicable)*

22 Chimneys: straight. properly flashed, no evidence of damaged bricks or cracked joints, mortar/cement cap in good condition, proper spark arrester, no visible evidence of leaking around

1

23 ROOF EXTRA

NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →



1 Satisfactory

2 Marginal

3 Major

4 Comments/Information

+ Safety Hazard

X Recommendation

NA Not Apply

NI Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 3 - EXTERIOR

Revision **Q**

☒ Applies as checked

- | | | | |
|-----------|--|--|------------------------|
| 1 | Visible foundation walls in good condition - appears straight, plumb, with no significant cracks (greater than 1/4 inch) | 1 | |
| 2 | Exterior wall material | ☐ Block ☒ Brick ☐ Cement board ☐ Stone ☐ Other | 4 |
| 3 | Sides of structure appear straight, not bowed or sagging | 1 | |
| 4 | Window and door frames appear square (especially bowed windows) | 1 | |
| 5 | Exterior doors are of the proper grade and in good condition, weather-stripping is in good condition | 1 | |
| 6 | Exterior doors keyed alike | 1 | |
| 7 | Porches, entrance landings, in good condition, typical settling cracks and pitched away from structure | 1 | |
| 8 | * Landings at exterior doors <u>that open to the outside</u> are at 36" in depth (for door opening clearance) | 1 | |
| 9 | * Decks, steps and landings, 36" and greater off the ground, have proper railings (4" max. spacing) | NA | (VA/FHA) |
| 10 | * Vertical railings on stairs and steps are adequate spacing (4" max.) and securely fastened | 1 | (VA/FHA) |
| 11 | Adequate clearance between earth (ground) and wood siding materials (6 inches minimum), no non-pressure treated wood in direct wood-to-earth contact | NA | |
| 12 | No visible evidence of cracked/curling/loose siding or visible evidence of rot/decay or insect/termite damage | 1 | |
| 13 | Vinyl and/or aluminum siding - no dents, damage, no bowing or loose siding (Including underpinnings) | NA | |
| 14 | Masonry veneers: no cracks in joints greater than 1/4 inch, no broken, spalling or flaking components | 1 | |
| 15 | Stucco: no large cracks | NA | |
| 16 | No vines on surface of structure | 1 | |
| 17 | Exterior paint/stain - no peeling, flaking or blisters | 1 | (VA/FHA) |
| 18 | No stains on exterior surfaces, no mildew detected | 1 | |
| 19 | Wood frames and trim pieces are secure, no cracks, no visible rot or decay, no visible insect/termite damage detected | 1 | |
| 20 | Joints around frames are caulked | 1 | |
| 21 | No broken glass (window or storm panes) or damaged/missing screens, no broken double-paned insulated window seals (<i>fogged appearance</i>) | 2 | Missing window screens |

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436				Date	6/16/2026	
AREA							
LEGEND	➡	{	1 Satisfactory	2 Marginal	3 Major	4 Comments/Information	
↓			+ Safety Hazard	✕ Recommendation	NA Not Apply	NI Not Inspected	

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 3 - EXTERIOR		Revision	Q	X Applies as checked
22	Muntin (strips of wood or metal separating panes of glass) and mullion (bar that separates window units) and glazing compound in good condition			1
23	Storm windows or thermal glass used as applicable			1
24	Storm doors are in good condition			1
25	Drip caps installed over windows			NA
26	Handicap ramp provided			1 Side entrance door
27	Designated handicap parking	(Commercial)		NA
<u>EXTERIOR ELECTRICAL</u>				4 (See detail below)
28	Lights and switches work properly			1
29	* Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring, no missing outlet/switch covers			1
30	* Electrical outlets wiring test properly - polarity correct, no open grounds			1
31	* 125V Electrical outlets are GFCI protected and have approved outdoor type covers	(Code 1975)		1
32	* 250V Electrical outlets have thermo-magnetic trip breakers and approved outdoor type covers			NA
33	* 250V Electrical outlets are GFCI protected and have approved outdoor type covers	(Code 2020)		NA
34	<u>EXTERIOR EXTRA</u>			NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 4 - GARAGE-CARPORT

Revision

☒ Applies as checked

- | | | |
|---|--|--|
| ☐ 1 Garage or Carport: | ☐ Garage (enclosed sides) | ☒ Carport (2 or more sides open) |
| ☐ 2 Attached or detached | ☐ Attached | ☒ Detached |
| ☐ 3 Type (1 car, 2 car, etc.) | ☐ 1 ☒ 2 ☐ 3 ☐ Other | <input type="text"/> |
| ☐ 4 Exterior service door | ☐ Yes ☐ None ☒ Not Apply | |
| ☐ 5 Roof: | ☒ Same as home ☐ Other | <input type="text"/> |
| ☐ 6 Floor: | ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt | <input type="text"/> |
| ☐ 7 Sill plates: | ☒ Not Apply ☐ Elevated ☐ Not visible ☐ Rotted/damaged | |
| ☐ 8 Roof, ceiling, walls, floor and exterior siding in good condition | | <input type="text" value="1"/> |
| ☐ 9 Storage area in good condition | | <input type="text" value="NA"/> |
| ☐ 10 Wood framing around garage entrance (or garage door) appears in good condition, no rot/decay or insect damage | | <input type="text" value="NA"/> |
| ☐ 11 * Windows operable and latches/locks in working condition | | <input type="text" value="NA"/> |
| ☐ 12 * Proper fire separation between house and ceilings where applicable | | <input type="text" value="NA"/> |
| ☐ 13 * Garage entrance door(s) into main residence/structure is fire rated | | <input type="text" value="NA"/> |
| ☐ 14 * Residence entrance steps have proper hand rails | | <input type="text" value="1"/> |
| ☐ 15 * Automatic garage door opener operable, auto-reverse and down force reverse working properly | | <input type="text" value="NA"/> |

GARAGE-CARPORT ELECTRICAL

☒ (See detail below)

- | | |
|--|---------------------------------|
| ☐ 16 Lights and switches work properly | <input type="text" value="1"/> |
| ☐ 17 * Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring, no missing outlet/switch covers | <input type="text" value="1"/> |
| ☐ 18 * Electrical outlets are at least 18" above floor level | <input type="text" value="NA"/> |
| ☐ 19 * Electrical outlets wiring test properly - polarity correct, no open grounds | <input type="text" value="NA"/> |
| ☐ 20 * 125V Electrical outlets are GFCI protected and (Code 1978) have approved outdoor type covers when exposed to the elements | <input type="text" value="NA"/> |
| ☐ 21 * 250V Electrical outlets have thermo-magnetic trip breakers and approved outdoor type covers when exposed to the elements | <input type="text" value="NA"/> |
| ☐ 22 * 250V Electrical outlets are GFCI protected and (Code 2020) have approved outdoor type covers exposed to the elements | <input type="text" value="NA"/> |
| ☐ 23 * Permanently installed ignition sources (electric motors, spark or flame sources) are no less than 18" above floor level | <input type="text" value="NA"/> |

24 GARAGE-CARPORT EXTRA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 5A - ELECTRICAL SERVICE

Revision

Q



Applies as checked

- | | | | | | |
|----|--|--|--|---|---|
| 1 | Electrical service type | ☒ Overhead | ☐ Underground | | 4 |
| 2 | Overhead service is proper height (clearance to ground/driveways) | | | | 1 |
| 3 | Electrical service rating | ☐ 100 Amp | ☐ 150 Amp | ☒ 200 Amp ☐ Other <input type="text"/> | 1 |
| 4 | Meter location | ☒ Outside | ☐ Inside | Specific <input type="text" value="North wall"/> | 4 |
| 5 | * No double tapping at meter base | None visible | | | 1 |
| 6 | "Main Service Disconnect" location | ☒ Outside | ☐ Inside | Specific <input type="text" value="North wall"/> | 4 |
| 7 | "Main Service Disconnect" type | ☒ Breaker | ☐ Fuses | ☐ Fusible switch ☐ Other | 1 |
| 8 | Sub-Main panel location | ☐ Outside | ☒ Inside | Specific <input type="text" value="Coffee bar room"/> | 4 |
| 9 | Sub-Main panel "MAINS" type | ☒ Breaker | ☐ Fusible panel | ☐ Fusible switch ☐ Other | 1 |
| 10 | * Main service panel and "sub-panels" (if any) are NOT Federal Pacific Stab-Lok | | | | 1 |

Stab-Lok

4

*The NFPA has determined
FEDERAL PACIFIC STAB-LOK
panels to be a safety hazard*

- | | | |
|----|---|----|
| 11 | Main service panel meets requirements for Service Equipment: "Must not require more than 6 hand movements to turn all power off". | 1 |
| 12 | Main "service panel" location, front clearance to panel (36" minimum) and accessibility are adequate | 1 |
| 13 | * Panel fronts are in good condition and no live internal parts accessible without removing the front | 1 |
| 14 | * Panel(s) and incoming conductors/cables are of adequate capacity for the intended use, no double tapping at main conductors | NI |
| 15 | Main conductor wire material ☐ Aluminum ☐ Copper | NI |
| 16 | If "Aluminum" - Oxide inhibitor (electrical grade grease) used at joints | NI |
| 17 | Installation practices appear to be correct and according to local and/or governing codes - when known | NI |
| 18 | Neutral insulated/isolated | NI |
| 19 | Neutral wires and ground wires separated | NI |
| 20 | * Panel appears to be <u>grounded</u> per manufacture's instructions
(See Wiring diagram) | NI |
| 21 | * Panel appears to be <u>bonded</u> per manufacture's instructions
(See Wiring diagram) | NI |
| 22 | * Branch circuits appear to be protected by correct type/size wiring/overcurrent devices | 1 |
| 23 | * Branch circuits - no double tapping | NI |
| 24 | * Branch circuits - 15 and 20 amp - no visible single strand aluminum conductors | NI |

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436						Date	6/16/2026
AREA ↓	LEGEND →	1 Satisfactory	2 Marginal	3 Major	4 Comments/Information			
		+ Safety Hazard	X Recommendation	NA Not Apply	NI Not Inspected			

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

25	* Branch circuits - breakers or fuses or wiring show no signs of overheating	1
26	GFCI (Ground Fault Circuit Interrupter) installed at service disconnect (main panel)	NA
27	AFCI (Arc Fault Circuit Interrupter) type breakers installed at service disconnect (main panel) of overheating	NA
28	Branch circuits - identities are clearly marked for each circuit	1
29	<u>ELECTRICAL SERVICE EXTRA</u>	NI
		Generac Home Generator NOT evaluated

INSPECTION BY AREA DETAILS			
Address	8698 S. US HWY1; LYONS, GEORGIA 30436		Date 6/16/2026
AREA ↓	LEGEND → 1 Satisfactory 2 Marginal 3 Major 4 Comments/Information + Safety Hazard X Recommendation NA Not Apply NI Not Inspected		

WI 6 - KITCHEN☒ Applies as checked

- Page 13 of 28

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436	Date	6/16/2026
AREA 	LEGEND	Satisfactory Marginal Major Comments/Information Safety Hazard Recommendation Not Apply Not Inspected	

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 6 - KITCHEN Revision Q ☒ Applies as checked

electrical outlets

28 * GFCI protection for electrical outlets within 6 feet of water **(Code 1987)** 1

29 * GFCI protection for electrical outlets mounted along counter top surfaces **(Code 2008)** NA

30 * GFCI protection for dishwasher circuits **(Code 2014)** NA

31 KITCHEN EXTRA NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 7 - LAUNDRY

Revision

J



Applies as checked

1	Laundry Location	Adjacent to side exterior entrance
2	Laundry free of precarious pedestrian traffic hazards	1
3	Floors, walls and ceilings appear straight, plumb, level and in good condition	1
4	Cabinets in good condition, doors and drawers operate properly/smoothly	1
5	No visible leaks at pipes under the sink cabinet(s)	1
6	Visible flooring and walls under the sink(s) solid, no stains or visible decay/rot	1
7	Water flow into, and drainage out of, sinks and fixtures appears adequate, fixtures in good condition	1
8	Cabinets & countertops in good condition, doors and drawers operate properly/smoothly	1
9	Washer	☐ None ☒ Operable ☐ Inoperable
10	Water flow into, or drainage out of, washer appears adequate	1
11	Dryer	☐ None ☒ Operable ☐ Inoperable
12	Dryer fuel type	☒ Electric ☐ Gas ☐ Other
13	* Dryer vent appears to be vented to outside and in good condition	2 Dryer vent APPEARS to be terminated into Crawl Space
14	* Gas piping, when applicable (gas dryer), in good condition, no leaks	NA
15	* Room vented properly when applicable (for gas dryer)	NA
16	No visual evidence of mildew/mold detected in laundry area	1
LAUNDRY ELECTRICAL		4 (See detail below)
17	Lights and switches work properly	1
18	* Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring	1
19	* Electrical outlets wiring test properly - polarity correct, no open grounds	1
20	* No missing outlet/switch covers	1
21	* Arc Fault Circuit Interrupter ("AFCI") protection for electrical outlets	(Code 2014) NA Current built 2010
22	* GFCI protection for electrical outlets within 6 feet of water	(Code 2014) NA Current built 2010
23	* GFCI protection for electrical outlets mounted along counter top surfaces	(Code 2014) NA Current built 2010
24	LAUNDRY EXTRA	NA

INSPECTION BY AREA DETAILS

1/1/1900 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 8 - BATHROOM(S)

Revision

Q



Applies as checked

- | | | |
|----|--|----|
| 1 | Bathrooms free of precarious pedestrian traffic hazards | 1 |
| 2 | Floors, walls and ceilings appear straight, plumb, level and in good condition | 1 |
| 3 | Working exhaust fan (IRC 2003) | 1 |
| 4 | Vanity cabinets are in good condition (When provided) | 1 |
| 5 | Adequate flow and pressure at all fixtures, fixtures in good condition | 1 |
| 6 | Plumbing and cabinet floor and walls under sink(s) in good condition | 1 |
| 7 | Water appears to drain from sinks adequately - no leaks | 1 |
| 8 | If sink is metal, no signs of rust, over flow drain does not leak | NA |
| 9 | Tub(s) and/or shower(s) in good condition and appear to drain properly | 1 |
| 10 | Caulking in good condition inside and outside of the tub and shower area | 1 |
| 11 | Tub and/or shower ceramic tiles secure, wall surface solid | NA |
| 12 | No stains or evidence of past leaking around base of bath tub and/or shower | 1 |
| 13 | Toilet(s) stable, no rocking operates properly, no leaks, stains around base | 1 |
| 14 | No visual evidence of mildew/mold detected in bathroom area(s) | 1 |

BATHROOM(S) ELECTRICAL

4 (See detail below)

- | | | |
|----|---|----|
| 15 | Lights and switches work properly | 1 |
| 16 | * Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring | 1 |
| 17 | * Electrical outlets wiring test properly - polarity correct, no open grounds | 1 |
| 18 | * No missing outlet/switch covers | 1 |
| 19 | * GFCI protection for electrical outlets within 6 feet of water (Code 1975) | 1 |
| 20 | * GFCI protection for electrical outlets mounted along counter top surfaces (Code 2008) | 1 |
| 21 | * Jet tub GFCI protected | NA |
| 22 | Lights inside bathroom shower(s) is protected by moisture proof enclosure | 1 |
| 23 | BATHROOM(S) EXTRA | NA |

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436	Date	6/16/2026
AREA ↓	LEGEND →	1 Satisfactory 2 Marginal 3 Major 4 Comments/Information ⚠ Safety Hazard 🔍 Recommendation NA Not Apply NI Not Inspected	

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 9 - INTERIOR ROOMS (OTHER)

Revision S

☒ Applies as checked

(Family Rooms, Dens, Breakfast/Dinning Rooms, Bedrooms, Living Rooms, Closets, Hallways, Offices, Libraries, Etc.)

1	Interior rooms free of precarious pedestrian traffic hazards	1
2	Floors, walls and ceilings appear straight, plumb, level and in good condition	1
3	Windows operate easily and latch properly, no sashes painted shut, no decay, "weep holes" installed	1
4	Interior doors operate easily and latch properly, minimal damage, no broken hardware	1
5	Wood trim installed well and in good condition	1
6	Heating/cooling source in each habitable room	1
7	* Smoke and carbon monoxide detectors where required	4
	🔍 Recommended inside each sleeping area and immediately outside each sleeping area	
8	Evidence of adequate insulation in walls	NI
9	* Fireplace: no cracking or damaged masonry, no evidence of back-drafting (staining on fireplace façade), damper present and operates properly, flue has been cleaned, flue is lined, hearth is correct	NI
10	Stairway treads and risers solid and tight - no squeaking	NA
11	* Stairway handrails where needed and in good condition, 4" max between vertical rails/spindles	NA
12	No visual evidence of mildew/mold detected in interior room area(s)	1
13	Fire extinguishers available at predetermined location(s) (Commercial)	NA
14	Emergency exit plan established/displayed (Commercial)	NA
15	* Proper EXIT signage provided (Commercial)	NA

INTERIOR ROOMS (OTHER) ELECTRICAL

4 (See detail below)

16	Lights and switches work properly	1
17	Emergency lighting applicable/available/working (Commercial)	NA
18	* Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring	1

INSPECTION BY AREA DETAILS

Address	8698 S. US HWY1; LYONS, GEORGIA 30436	Date	6/16/2026
AREA 	LEGEND	Satisfactory Marginal Major Comments/Information Safety Hazard Recommendation Not Apply Not Inspected	

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 9 - INTERIOR ROOMS (OTHER)

Revision S

☒ Applies as checked

(Family Rooms, Dens, Breakfast/Dinning Rooms, Bedrooms, Living Rooms, Closets, Hallways, Offices, Libraries, Etc.)

19	* Electrical outlets wiring test properly - polarity correct, no open grounds		1
20	* No missing outlet/switch covers		1
21	* Arc Fault Circuit Interrupter ("AFCI") protection for electrical outlets	(Code 2008)	NA
22	INTERIOR ROOMS (OTHER) EXTRA		NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →

- | | | | |
|--|--|--|--|
| ☒ 1 Satisfactory | ☒ 2 Marginal | ☒ 3 Major | ☒ 4 Comments/Information |
| ☒ Safety Hazard | ☒ Recommendation | ☒ NA Not Apply | ☒ NI Not Inspected |

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 10 - ATTIC

Revision

Q

☒ Applies as checked

☒ 1 Inspected from	☒ In the attic	☐ Access location	
☒ 2 Access method	☐ Stairs	☒ Pulldown	☐ Scuttle/hatch
☒ 3 Access location	☐ Bedroom	☐ Closet	☐ Garage
☒ 4 Flooring	☐ Complete	☐ Partial	☒ None
☒ 5 Roof structure (framing)	☒ Wood	☐ Metal	☒ Rafters
	☐ Collar ties	☐ Purlins	☒ Knee wall
☒ 6 Rafter size(s)	☐ 2 x 4	☒ 2 x 6	☐ 2 x 8
☒ 7 Rafter spacing (inch)	☒ 16"	☐ 24"	☐ 36 Inch
☒ 8 Sheathing	☒ Plywood	☐ OSB	☒ Planking
☒ 9 No visible structural problems			☒ 1
☒ 10 No visible delaminated sheathing, no visible stains on underside of sheathing, especially around roof penetrations			☒ 1
☒ 11 No visible evidence of leaking, past or present			☒ 1
☒ 12 Ceiling joist	☒ Wood	☐ Metal	☐ Not visible
☒ 13 Ceiling joist size(s)	☐ 2 x 4	☒ 2 x 6	☐ 2 x 8
☒ 14 Ceiling joist spacing (inch)	☒ 16"	☐ 24"	☐ 36"
☒ 15 Sufficient insulation, properly installed (moisture barrier installed closest to the heated area of the structure - when applicable)			☒ 1
☒ 16 Adequate ventilation (1 sqft./300 sqft. of attic floor space), clear path into attic for air entering through properly sized gable, soffit and/or ridge vents, all mechanical ventilation operational			☒ 1
☒ 17 No visible plumbing, exhaust or appliance vents terminating in attic			☒ 1
☒ 18 Visible A/C ductwork appears to be in good condition			☒ 1
☒ 19 No visible decay (rot) or damage to structure			☒ 1
☒ 20 No visible evidence of insect/termite damage			☒ 1
☒ 21 No visible evidence of mildew/mold detected in attic area			☒ 1
ATTIC ELECTRICAL			☒ 4 (See detail below)
☒ 22 Lights and switches work properly			☒ 1
☒ 23 * Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring, no missing outlet/switch covers, no open junction boxes			☒ 1
☒ 24 * Electrical outlets wiring test properly - polarity correct, no open grounds			☐ NI
☒ 25 ATTIC EXTRA			☐ NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 12 - CRAWL SPACE

Revision

M



Applies as checked

- | | | | | |
|--|---|--|--|--|
| <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> | <div>Visible foundation walls in good condition - appears straight, plumb, with no significant cracks (greater than 1/4 inch)</div> <div>Vapor barrier installed and in good condition</div> <div>Adequately vented to exterior</div> <div>Floor joist:</div> <div>Floor joist size(s)</div> <div>Floor Joist spacing (inch)</div> <div>Subfloor material</div> <div>No visible structural problems</div> <div>Insulation on exposed water supply, waste and vent pipes</div> <div>No evidence of plumbing leaks, past or present</div> <div>No visible evidence of moisture damage</div> <div>Insulation between crawl space and heated areas, installed with vapor barrier towards heated area</div> <div>Visible air conditioning ductwork in good condition</div> <div>No visible evidence of insect/termite damage</div> <div>No visual evidence of mildew/mold detected in crawl space area</div> | <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> | <div></div> <div>4</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> | <div></div> <div>Under new addition only - no vapor barrier under original structure</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> |
|--|---|--|--|--|

CRAWL SPACE ELECTRICAL

4

(See detail below)

- | | | |
|---|---|--|
| <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> | <div>Lights and switches work properly</div> <div>* Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring, no missing outlet/switch covers, no open junction boxes</div> <div>* Electrical outlets wiring test properly - polarity correct, no open grounds</div> <div>* GFCI protection for electrical outlets</div> <div>CRAWL SPACE EXTRA</div> | <div>NA</div> <div>1</div> <div>NA</div> <div>NA</div> <div>NA</div> |
|---|---|--|

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 13 - PLUMBING-WATER

Revision J



Applies as checked

1 Water service is operable ☒ Yes ☐ No 1

2 Water service source ☒ Private ☐ Public ☐ Shared

3 If private well, location appears to be proper distance from septic system (most generally 100 feet) 1

4 Well pump location ☒ Submersible ☐ Well house 4

5 Water pump is free of short cycling 1

6 Water pressure gauge is operable 1

7 Well water quality test is acceptable (when contractually/legally required) NA

8 Water pressure 40 PSI 1



9 Water pressure is below 80 PSI 1

10 Main water shut-off location ☒ Well ☐ Street box ☐ Other

11 Distribution piping (Visible only) ☐ Copper ☐ Galvanized ☒ Plastic > PVC / PEX 4

12 Distribution piping flow is satisfactory 1

13 Drain/waste pipes (Visible only) ☐ Cast iron ☐ Galvanized ☒ Plastic > PVC 4

14 Drain/waste piping flow is satisfactory 1

15 Vent pipes: (Visible only) ☐ Cast iron ☐ Galvanized ☒ Plastic > PVC ☐ Not visible

16 Galvanized pipes do not appear to restrict water flow NA

17 Vent piping performance appears satisfactory 1

18 Sanitary grinder operable NA

19 Sewage pump operable NA

20 Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes, drain pipes, slope slightly downwards towards 1

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



1 Satisfactory

2 Marginal

3 Major

4 Comments/Information



Safety Hazard



Recommendation

NA

Not Apply

NI

Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 13 - PLUMBING-WATER

Revision

J



Applies as checked

outlet to septic/sewage system

21	Water heater location	Attic X2		
22	Fuel type	☒ Electric	☐ Gas	☐ Other
23	Water heater wiring appears satisfactory			1
24	Capacity (Gallons)	50	Older water heater	4
		40	New water heater	
25	Water heater(s): no signs of rust, vented properly (gas), sized to produce adequate quantities of hot water for the number of bedrooms in the house			1
26	Suspect gas leak			NA
27	Gas appliances appear properly vented			NA
28	Brand	RELIANCE		4 Older heater
29	Model number	650D0LS		4 Older heater
30	Serial (SN) number	M07A122315		4 Older heater
31	Date of manufacture	2007, SEPTEMBER		4 Older heater
		4 Above date is date of equipment manufacture, not date of installation		
32	Age/yrs.	19		2 Older heater
		4 Electric water heater life expectancy is 10-15 years		
28	Brand	AMERICAN		4 New heater
29	Model number	E6N-40R		4 New heater
30	Serial (SN) number	25500146421790		4 New heater
31	Date of manufacture	2025, WEEK 50		4 New heater
		4 Above date is date of equipment manufacture, not date of installation		
32	Age/yrs.	< 1		1 New heater
		4 Electric water heater life expectancy is 10-15 years		
33	* PRV valve extension correct (Pressure Relief Valve)			1
34	Hot water temperature between 118 - 125 degrees Fahrenheit			NI
35	Exterior hose bibs (faucets)	☐ Yes	Quantity	NI
36	Exterior hose bib locations	NI		
37	* Anti-siphon valves installed on exterior hose bibs			NI
		Recommended		
38	PLUMBING-WATER EXTRA			NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



1 Satisfactory

2 Marginal

3 Major

4 Comments/Information

+ Safety Hazard

X Recommendation

NA Not Apply

NI Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 14 - HEAT-COOL

Revision

☒ Applies as checked

NOTE: Home has four (4) separate air conditioning systems - Detailed below

System #1: Located at service (Kitchen) end home

1	System is operable	☒ Yes	☐ No	1
2	System type	☒ Central Heat & Cool	☐ Heat only	☐ Cool only
3	Unit(s) type	☐ Packaged	☒ Split	☐ Mini-split
4	Energy source	☒ Electric	☐ Gas	☐ Dual fuel
5	System operated in HEAT mode	☐ Yes	☒ No	4
	<i>"Why not?"</i>	4 <i>If No - "Why not?"</i>	☒ <i>Extreme outside temps</i>	☐ <i>Equipment malfunction</i>
6	System operated in COOL mode	☒ Yes	☐ No	1
7	Temperature differential		Degrees "F"	NI

Condensing Unit (When Applicable)

8	Location	South exterior service end of home - adjacent to side entrance	4
9	Condensing unit is operable		1
10	Unit is level		1
11	Outside disconnect		1
12	Refrigerant lines/good condition		1
13	Brand	GRANDAIR	
14	Model number	JT5BD-036K (3.0 TON)	
15	Serial (SN) number	JTA080501869	
16	Date of Manufacture	2008, MAY	

4 *Above date is date of equipment manufacture, not date of installation*

17	Age/years	18	2 Exceeds average life expectancy
---------------------------------	-----------	---------------------------------	--

4 *Historical "average" equipment life expectancy is between 12 - 15 years*

18	Max breaker/fuse rating	30	Ampere
---------------------------------	-------------------------	---------------------------------	--------

4 *From data plate on unit*

19	Breaker/fuse installed is correct	NI Not Inspected - Not identified at distribution panel
---------------------------------	-----------------------------------	--

4 *At main or other distribution panel*

Evaporator Unit (When Applicable)

20	Location	Coffee Room closet	4
21	Evaporator unit is operable		1
22	Brand	GRANDAIR	
23	Model number	GB5BM-T36K-B-10	
24	Serial (SN) number	GBF080503324	

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



1 Satisfactory

2 Marginal

3 Major

4 Comments/Information

+ Safety Hazard

X Recommendation

NA Not Apply

NI Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 14 - HEAT-COOL

Revision **L**

☒ Applies as checked

25 Date of Manufacture

2008, MAY

4 Above date is date of equipment manufacture, not date of installation

26 Age/years

18

2 Exceeds average life expectancy

4 Historical "average" equipment life expectancy is between 12 - 15 years

27 Condensate drain termination

☐ To outside

☐ To plumbing drain

1

28 Condensate drain does not appear clogged

1

29 Evaporator coil in good condition and clean (when visible)

NI

30 Unit is equipped with an auxiliary drain pan

NA

31 Auxiliary drain pan equipped with overflow shutdown switch

NA

32 Unit panels and doors fit tightly - minimum air leakage

1

33 Return air

Same closet

4

location(s)

34 Return air filters size(s)

NI

35 Return air filter(s) clean

NI

36 Visible ductwork appears to be in good condition

1

System #2: Located at Bedroom end of home

37 System is operable

☒ Yes

☐ No

1

38 System type

☒ Central Heat & Cool

☐ Heat only

☐ Cool only

39 Unit(s) type

☐ Packaged

☒ Split

☐ Mini-split

☐

40 Energy source

☒ Electric

☐ Gas

☐ Dual fuel

☐ Oil

☐ Solid fuel

41 System operated in HEAT mode

☐ Yes

☒ No

4

"Why not?" **4** If No - "Why not?"

☒ Extreme outside temps

☐ Equipment malfunction

☐ Other

42 System operated in COOL mode

☒ Yes

☐ No

1

43 Temperature differential

☐ Degrees "F"

NI

Condensing Unit (When Applicable)

4

44 Location

Exterior Bedroom end of home - West side wall

45 Condensing unit is operable

1

46 Unit is level

1

47 Outside disconnect

1

48 Refrigerant lines/good condition

1

49 Brand

GRANDAIRE

50 Model number

JT5BD-024K (2 .0 TON)

51 Serial (SN) number

JTA080501869

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



1 Satisfactory

2 Marginal

3 Major

4 Comments/Information



Safety Hazard



Recommendation

NA

Not Apply

NI

Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 14 - HEAT-COOL

Revision



Applies as checked

52 Date of Manufacture

2008, FEBRUARY

4 Above date is date of equipment manufacture, not date of installation

53 Age/years

18

2

Exceeds average life expectancy

4 Historical "average" equipment life expectancy is between 12 - 15 years

54 Max breaker/fuse rating

25

Ampere

4 From data plate on unit

55 Breaker/fuse installed is correct

NI

Not Inspected - Not identified at distribution panel

4 At main or other distribution panel

Evaporator Unit (When Applicable)

4

56 Location

Bedroom end hall closet

57 Evaporator unit is operable

1

58 Brand

GRANDAIRE

59 Model number

GB5BM-T24K-A-10

60 Serial (SN) number

GBD080513248

61 Date of Manufacture

2008, MAY

4 Above date is date of equipment manufacture, not date of installation

62 Age/years

18

2

Exceeds average life expectancy

4 Historical "average" equipment life expectancy is between 12 - 15 years

63 Condensate drain termination

☐ To outside

☐ To plumbing drain

1

64 Condensate drain does not appear clogged

1

65 Evaporator coil in good condition and clean (when visible)

NI

66 Unit is equipped with an auxiliary drain pan

NA

67 Auxiliary drain pan equipped with overflow shutdown switch

NA

68 Unit panels and doors fit tightly - minimum air leakage

1

69 Return air

Same closet

4

location(s)

70 Return air filters size(s)

NI

71 Return air filter(s) clean

NI

72 Visible ductwork appears to be in good condition

1

System #3: Located at Onion Room addition side of home

73 System is operable

☒ Yes

☐ No

1

74 System type

☒ Central Heat & Cool

☐ Heat only

☐ Cool only

75 Unit(s) type

☐ Packaged

☒ Split

☐ Mini-split

76 Energy source

☒ Electric

☐ Gas

☐ Dual fuel

☐ Oil

☐ Solid fuel

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026



LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 14 - HEAT-COOL

Revision



Applies as checked

77 System operated in HEAT mode

☐ Yes

☒ No

4

"Why not?" 4 If No - "Why not?"



Extreme outside temps



Equipment malfunction



Other

78 System operated in COOL mode

☒ Yes

☐ No

1

79 Temperature differential

Degrees "F"

NI

Condensing Unit (When Applicable)

4

80 Location

Exterior - North side wall

81 Condensing unit is operable

1

82 Unit is level

1

83 Outside disconnect

1

84 Refrigerant lines/good condition

1

85 Brand

GRANDAIR

86 Model number

WCH3304GKA1

87 Serial (SN) number

X102164863

88 Date of Manufacture

2010, WEEK 21 (MAY)

4

Above date is date of equipment manufacture, not date of installation

89 Age/years

16

2

Exceeds average life expectancy

4

Historical "average" equipment life expectancy is between 12 - 15 years

90 Max breaker/fuse rating

30

Ampere

4

From data plate on unit

91 Breaker/fuse installed is correct

NI

Not Inspected - Not identified

4

At main or other distribution panel

at distribution panel

Evaporator Unit (When Applicable)

4

92 Location

Onion Room closet

93 Evaporator unit is operable

1

94 Brand

GRANDAIR

95 Model number

WAHM304A

96 Serial (SN) number

A103970071

97 Date of Manufacture

2010, WEEK 39 (SEPTEMBER)

4

Above date is date of equipment manufacture, not date of installation

98 Age/years

16

2

Exceeds average life expectancy

4

Historical "average" equipment life expectancy is between 12 - 15 years

99 Condensate drain termination

☐ To outside

☐ To plumbing drain

1

100 Condensate drain does not appear clogged

1

101 Evaporator coil in good condition and clean (when visible)

NI

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



1 Satisfactory

2 Marginal

3 Major

4 Comments/Information



Safety Hazard



Recommendation

NA

Not Apply

NI

Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 14 - HEAT-COOL

Revision

L



Applies as checked

102 Unit is equipped with an auxiliary drain pan

NA

103 Auxiliary drain pan equipped with overflow shutdown switch

NA

104 Unit panels and doors fit tightly - minimum air leakage

1

105 Return air location(s)

Same closet

4

106 Return air filters size(s)

NI

107 Return air filter(s) clean

NI

108 Visible ductwork appears to be in good condition

1

System #4: Located in Sun Room addition

PTAC (Packaged Terminal Air Conditioner)

4



109 Location

Sun Room - North exterior wall

110 System is operable

☐ Yes

☐ No

NI

Not operated

111 System type

☒ Heat & Cool

☐ Heat only

☐ Cool only

112 Unit(s) type

☒ Packaged

☐ Split

☐ Mini-split

113 Energy source

☒ Electric

☐ Gas

☐ Dual fuel

☐ Oil

☐ Solid fuel

114 System operated in HEAT mode

☐ Yes

☒ No

115 System operated in COOL mode

☐ Yes

☒ No

116 Brand

GREE

117 Model number

Not inspected - Not readily available

118 Serial (SN) number

Not inspected - Not readily available

119 Date of Manufacture

Not inspected - Not readily available

115 HEAT-COOL EXTRA

NA

INSPECTION BY AREA DETAILS

Address 8698 S. US HWY1; LYONS, GEORGIA 30436

Date 6/16/2026

AREAS
↓

LEGEND →



Satisfactory



Marginal



Major



Comments/Information



Safety Hazard



Recommendation



Not Apply



Not Inspected

Note: Individual line items preceded by asterisk () have "Safety Hazard Potential"*

WI 15 - MISCELLANEOUS

Revision C



Applies as checked

Areas included: (1) external social building; (2) on-site metal building/shop

MISCELLANEOUS ELECTRICAL



(See detail below)

1 * Visible circuit wiring appears in good condition, no "knob-and-tube" wiring, no exposed splices, no visible handyman wiring, no missing outlet/switch covers, no open junction boxes



2 Lights and switches work properly



3 * Electrical outlets wiring test properly - **polarity correct, no open grounds**



14 MISCELLANEOUS EXTRA

