

**Home Inspection**

**By**

**All In 1 Home Inspections LLC**

**@**

**6469 Flint Rd Camilla GA**

**Inspector: Chris Purvis**

**1605 Camp Lane**

**Albany, Ga**

**Telephone: (229) 308-9204**

6469 Flint RD

### **All In 1 Home Inspections**

If you have a concern that is not mentioned in the report, please bring it to my attention so it can be discussed.

**Please Read:** By accepting this report you agree on the following: The client has requested the inspection of the above property subject to the following limitations and conditions.

#### **The Purpose and Scope of The Inspection**

The purpose of the inspection is to disclose my opinion of the condition of the building, improvements, and mechanical systems as they exist on the day of the inspection. The scope of the inspection is a visual observation of readily accessible areas of the building, improvements, and mechanical systems. This is strictly my opinion based upon inspection which I performed.

Due to the complexity of the modern home, there is always a possibility of an oversight. Due to the possibility of an oversight, this inspection is not a guarantee, warranty, or an insurance policy. However, in the event of an oversight, the maximum liability that this company will accept will be limited to the amount of the fee that was charged to you for the inspection.

I reserve the right to inspect and add to this report other items that need repair when discovered by other contractors during estimates and repairs. This should also be noted in the amendments to your sales contract.

**HVAC:** I only do a limited inspection of the heat and cooling systems. For a more detailed evaluation of the system, please hire a HVAC contractor.

**ELECTRICAL:** I only do a limited inspection of the electrical systems. We do not check any 220 receptacles that the appliances plug into. We only inspect the appliance that is plugged into it. For a more detailed evaluation of the system, please hire an ELECTRICIAN.

**PLUMBING:** I only do a limited inspection of the plumbing systems. For a more detailed evaluation of the systems, please hire a licensed PLUMBER. I do NOT check SEPTIC SYSTEMS but I recommend having them pumped every 5 to 7 years.

This is NOT a sprinkler system inspection and I am not a sprinkler system inspector. I will make note of the apparent damage and I will recommend a licensed sprinkler system specialist to be contracted.

This is NOT a mold inspection and I am not a mold inspector. I will make note of apparent mold/fungus and I will recommend a licensed mold specialist to be contracted.

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6469 Flint Rd

**\*\*Exterior House**

All bushes and tree limbs are away from the house.

Hardi Board & Baton Siding in good condition, paint is not faded

Newer vinyl windows all operable

Gutters with gutter guards in good shape

Galvalume metal roof is in great shape

**\*Crawl Space**

Floor joist appears to be new in great condition

I could not get crawl to the front of the house but did see all pressure treated floor joist

Moisture barrier is installed in good shape

All duct lines are in good shape

The floor system is insulated

**\*HVAC**

Trane 2018 electric

Mitsubishi mini splits 2019 3 interior heads with 1 unit

**\*Water Heater**

Rinnai tankless water heater 2019

Generac backup generator is in service

**\*\*Interior**

**\*Foyer/ Hallway**

Back door operable

All lights are operable

All outlets/ switches are operable

Flooring is in good shape

Walls are in good shape

Ceiling is in good shape

**\*Hall Bathroom**

**All lights/ switches/ outlets are operable**

**Sink and Tub drains properly**

**No leaks under the sink**

**No cracks in tile or grout**

**Toilet flushes properly with no leaks**

**Door closes and locks properly**

**\*Front Bedroom**

**Lights/ switches/ outlets are all operable**

**Flooring is in good shape**

**Walls are in good shape**

**Ceiling is in good shape**

**Doors close and lock properly**

**\*Stairway**

**Stairs meet code**

**There is a dime size hole in the sheetrock due to a nail pop at top of stairway**

**Lights/ switches are operable**

**\*Upstairs Bedroom**

**Lights/ switches/ outlets area all operable**

**Flooring is in good shape**

**Walls are in good shape**

**Ceiling is in good shape**

**Doors close and lock properly**

**\*Upstairs Bathroom**

**All lights/ switches/ outlets are operable**

**Sink and Tub drains properly**

Commented [CP1]:

Commented [CP2]:

**No leaks under the sink**

**No cracks in tile or grout**

**Toilet flushes properly with no leaks**

**Door closes and locks properly**

**\*Living room/Dining Room**

**Lights/ switches/ outlets are all operable**

**Flooring is in good shape**

**Walls are in good shape**

**Ceiling is in good shape**

**Doors close and lock properly**

**Fireplace is wood burning with gas igniter. Works properly**

**\*Kitchen**

**Lights/ switches/ outlets are all operable**

**Flooring is in good shape**

**Walls are in good shape**

**Ceiling is in good shape**

**New appliances are all I working order**

**No leaks under Kitchen sink. Sink drains properly**

**Gas range**

**\*Back Bathroom**

**All lights/ switches/ outlets are operable**

**Sink and Tub drains properly**

**No leaks under the sink**

**No cracks in tile or grout**

**Toilet flushes properly with no leaks**

**Door closes and locks properly**

**Back bathroom**

Commented [CP3]:

Commented [CP4]:

**\*Back Bedroom**

**Lights/ switches/ outlets area all operable**

**Flooring is in good shape**

**Walls are in good shape**

**Ceiling is in good shape**

**Doors close and lock properly**

**\*\*Electric Panel**

**All circuits are labeled**

**All breakers are GFI**

**\*\*Plumbing**

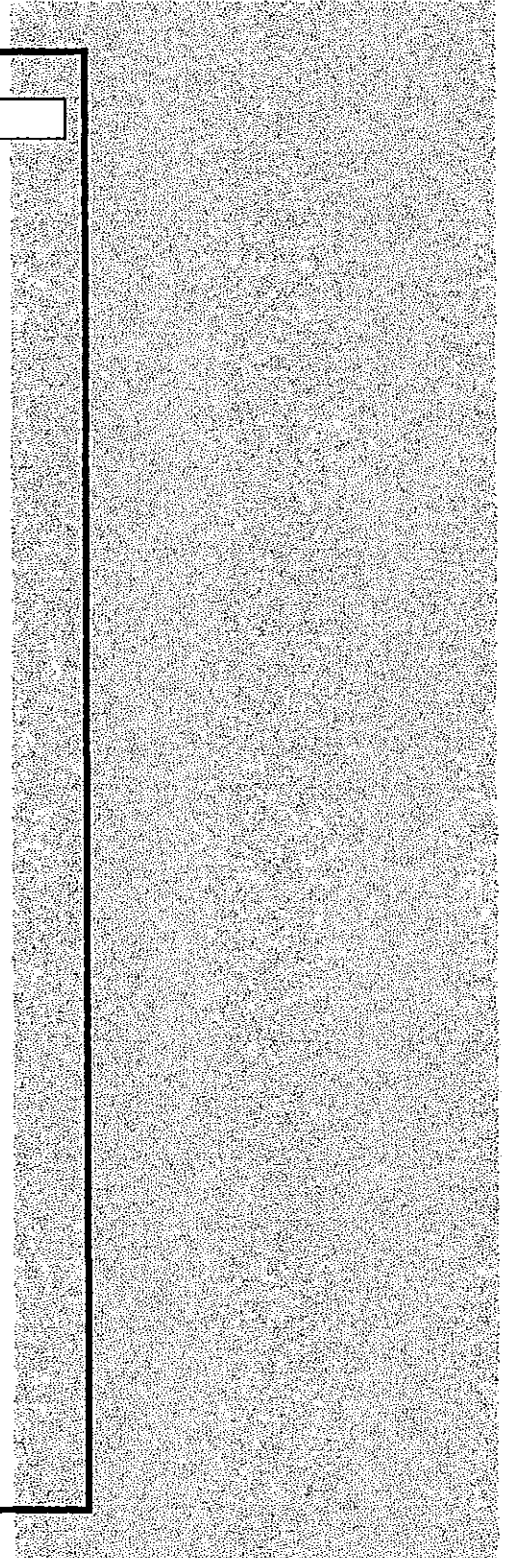
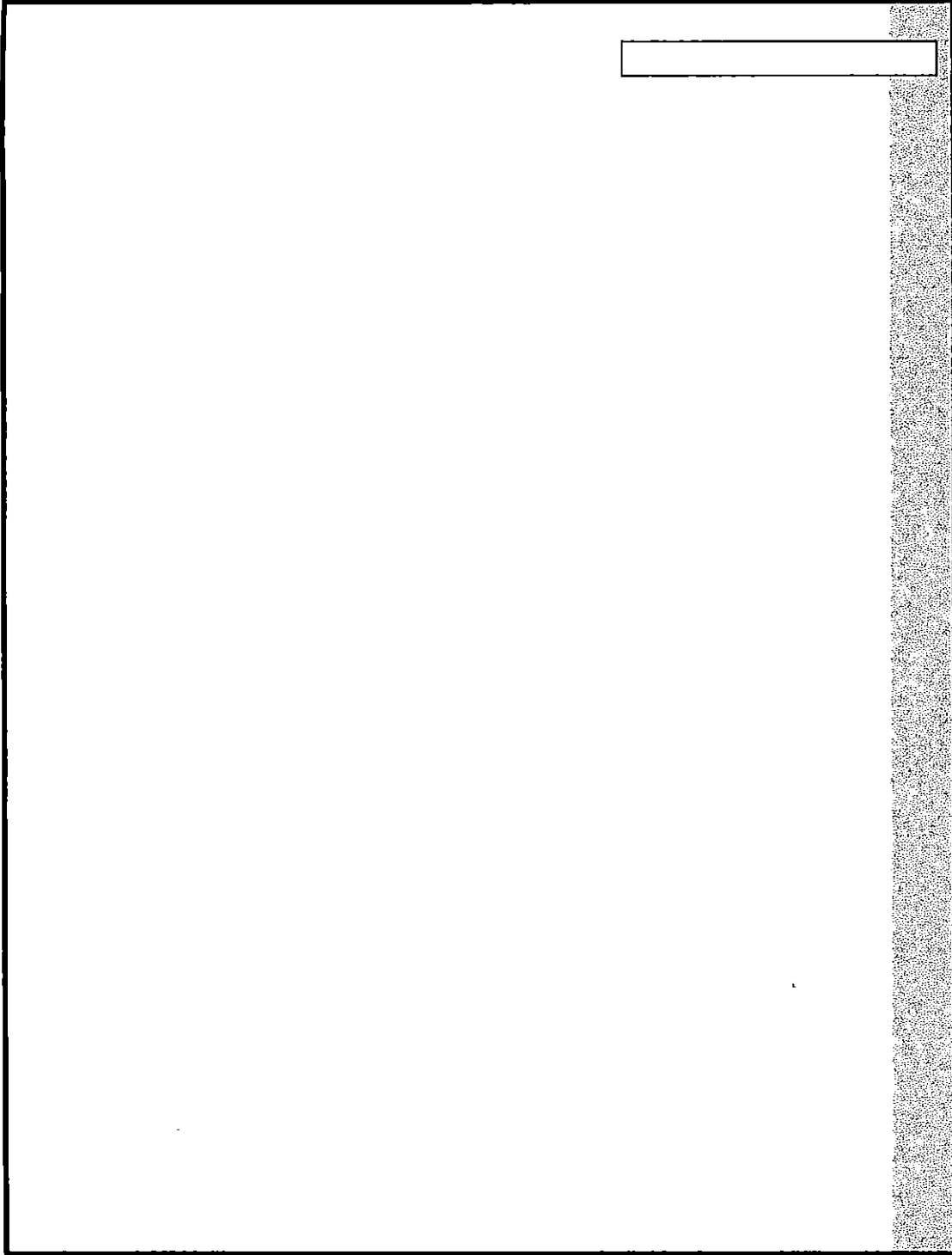
**All water lines are pex tubing with pvc drains**

**\*\*This house appears to have been completely remodeled from floor system to roof deck. This house is in excellent condition**

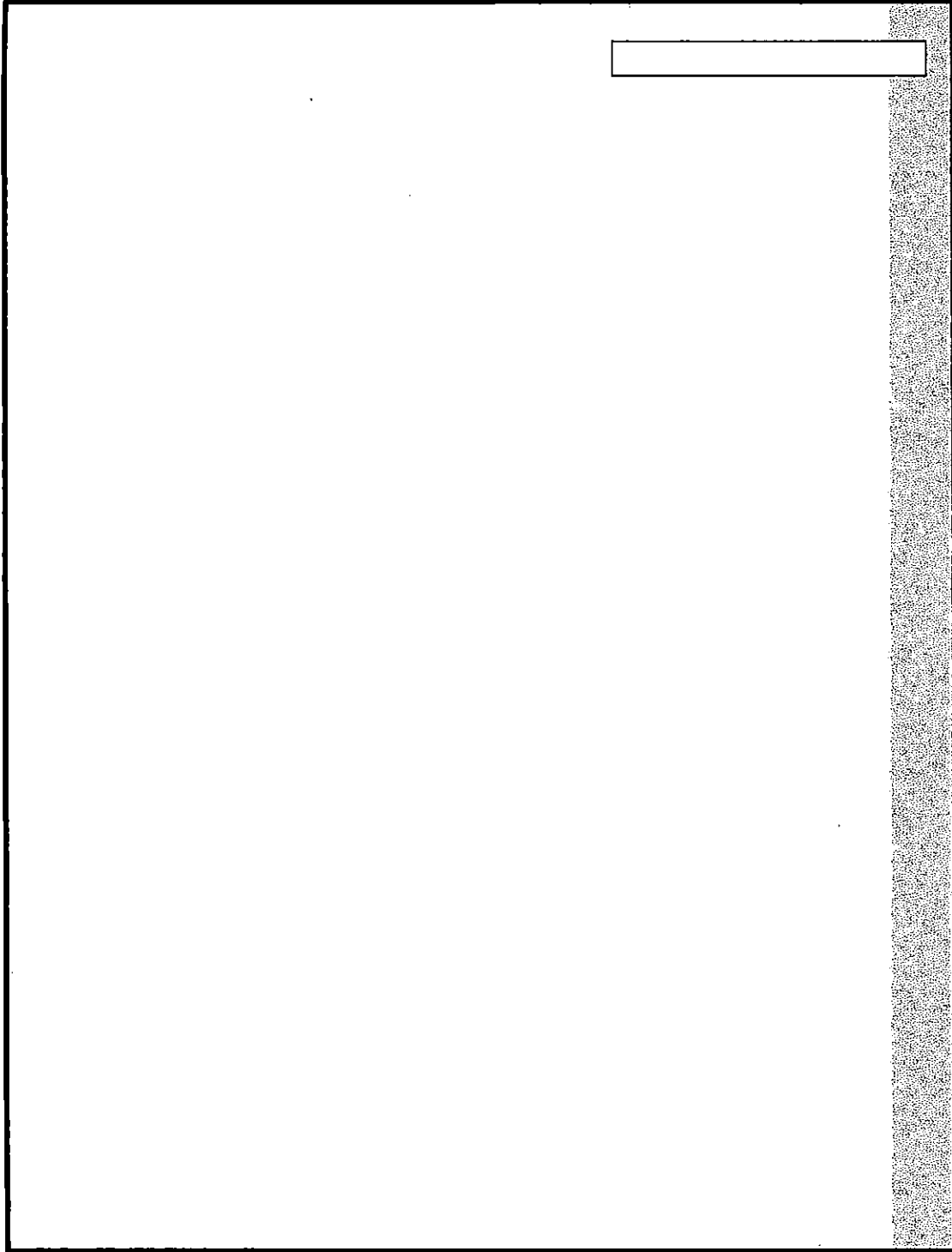
Commented [CP5]:



**PROPERTY ADDRESS**







PROPERTY ADDRESS

Home Inspection

By CHRIS PURVIS

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