

BHI

Property Inspection Report

Inspector: Christopher S. Bullard, BHI

Cover Page This report is marked up by executor of the estate Mike Matre to show the repairs that have been done. Repair invoices are attached., 229-869-1111, mike@matreforestry.com



1231 Hilltop Drive, Albany, GA 31707
Inspection prepared for: Mike Matre
Date of Inspection: 4/17/2025 Time: 0900 Hours
Weather: Sunny
Inspection Fee Paid CK#2217

Inspector: Christopher S. Bullard
Cert#18584
134 Cambridge Rd, Albany, GA 31721
Phone: 229-669-4011
Email: bhi1551@yahoo.com

Bullard 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 to the following)The client has requested the inspection of the above property subject to the following limitations and conditions: The report is an opinion of the present condition of the property, based on a visual inspection of the readily accessible features of the property. This is strictly my opinion based upon the inspection which I performed

Due to the complexity of the modern home there is always the possibility of an oversight and that is why this inspection is not a guarantee, warranty or an insurance policy. However, in the event of an oversight of a defect, 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. "YOU MAY NOT FILE A LEGAL ACTION, WHETHER SOUNDING IN TORT (EVEN IF DUE TO OUR NEGLIGENCE OR OTHER FAULT), CONTRACT, ARBITRATION OR OTHERWISE, AGAINST US OR OUR EMPLOYEES MORE THAN ONE YEAR AFTER THE INSPECTION, EVEN IF YOU DO NOT DISCOVER A DEFECT UNTIL AFTER THAT."

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 a licensed HVAC contractor should be used to inspect and evaluate the entire system.

ELECTRICAL: I only do a limited inspection of the electrical systems. We do not check any 220 receptacles only the appliance plugged into it. For a more detailed evaluation of the system a licensed ELECTRICIAN should be used to inspect and evaluate the entire system.

PLUMBING: I only do a limited inspection of the plumbing systems. For a more detailed evaluation of the system a licensed PLUMBER should be used to inspect and evaluate the entire system. I do not check SEPTIC SYSTEMS but I recommend having them pumped every 5 to 7 years.

This is not a mold inspection and I am not a mold inspector. I will make note of apparent mold/fungus if noticed and I recommend a licensed mold specialist be contracted to test and treat any suspicious growth.

This is not a termite inspection and I am not a termite inspector. I will make note of apparent termite damage or activity if noticed and I recommend a licensed termite specialist be contracted to inspect and treat the premises .

1. Exterior

Exterior

Observations:

- 1.1. The windows are painted shut. Recommend having at least one operating window in each room.
- 1.2. The foundation vent wells are full of debris. Recommend having all vent wells cleaned out for proper drainage. **Foundation vents have been cleared.**
- 1.3. Overgrown vegetation. Recommend cutting back all vegetation that touches structure. **Vegetation has been cut away from structure.**
- 1.4. Dryer vents into foundation vent well. Recommend having vent extended out of well and add cover.
- 1.5. The downspout discharge too close to the foundation wall. Recommend adding extension pipe to discharge away from foundation wall.
- 1.6. The rear water spigot would not turn on. It may be possible to turn handle with a pair of pliers and get it to operate. **Rear spigot has been replaced.**
- 1.7. Settlement crack over rear bedroom window. No action needed.
- 1.8. Weak ground on outside outlets. Recommend review and repair by licensed electrician.
- 1.9. Minor damage to the rear screen door and screen. Recommend repair of screens and reattach the bottom lock. **Screen and latch were replaced.**
- 1.10. Raised and crack driveway slab.
- 1.11. Missing handle on right side water spigot. Recommend replacement of missing handle. **Right side spigot has been replaced.**



Windows are painted/sealed shut

Foundation wells full of debris



Overgrown vegetation



Dryer vents into foundation well



Downspout discharges at foundation wall



Rear spigot would not operate



Settlement crack over rear window



Weak ground outside outlet



Downspouts are clogged



Damaged screen doors at rear



Damaged screen doors at rear



Raised and cracked slab at driveway



Clogged downspouts



Missing handle on side spigot

Interior

Observations:

- 1.1. There are several old small water stains on the ceilings through-out. All areas tested dry and there were no visible issues noted in the attic. Recommend stain blocking then paint to match.
- 1.2. There are several old small water stains on the walls through-out. All areas tested dry and there were no visible issues noted in the attic. Recommend stain blocking then paint to match.
- 1.3. The dining room light fixture box is coming out of the ceiling. Recommend review and repair by licensed electrician. **Light fixture box has been secured by B&B Electrical.**
- 1.4. The stove was not tested due to large amount of dishes present. Recommend testing stove once items have been removed.
- 1.5. Broken kitchen sink strainer basket. Recommend replacement of sink strainer basket. **Sinker strainer were replaced by Metro plumbing.**
- 1.6. It appears that one of the kitchen cabinet drawers was replaced with a metal style drawer. The drawer was operational at time of inspection.
- 1.7. Damaged kitchen cabinet drawer front beside refrigerator. Recommend review and repair by cabinet company.
- 1.8. The kitchen floor has a slight slope. In my opinion this can be repaired by adding some support under kitchen floor joist.
- 1.9. Recommend having fireplace serviced before use.
- 1.10. The bar sink was not tested due to couch being in front of cabinets. Recommend tested sink and checking for leaks once couch has been removed. **The sink was tested and repaired by Metro plumbing company.**
- 1.11. Some outlets tested with open equipment grounds. This is common for a structure of this age.
- 1.12. Worn and damaged carpets. The carpet is well past its life expectancy. It is possible that the original floors may be hardwood.
- 1.13. No finished top floor under water heater.
- 1.14. Damaged wallpaper through-out structure. Recommend review by company that specializes in wallpaper for best options.
- 1.15. There is a squeak in the hallway floor. This may be from a sub-floor joint and if so it can be repaired by adding cross block between floor joist under joint area.
- 1.16. The washing machine supply is leaking. Recommend review and repair by licensed plumber. **The washing machine supply valves were replaced by Metro plumbing.**
- 1.17. Stress crack over master bathroom door. Recommend review and repair by drywall company.
- 1.18. The master bathroom door would not close. Recommend adjustment of door for better operation. **Door has been corrected and properly closes.**
- 1.19. Master bathroom toilet is loose. Recommend replacement of wax seal then secure back to floor flange. **Toilet was repaired by Metro plumbing.**
- 1.20. Master bathroom sink faucet drips. Recommend review and repair by licensed plumber. **Master bathroom sink was repaired by Metro plumbing.**
- 1.21. Cracked ceiling finish in hallway closet. Recommend review and repair by drywall company.
- 1.22. There is no **GFCI** protection in bathrooms or kitchen. Recommend adding GFCI protection to all wet areas. **GFCI protection has been added by B&B Electrical.**
- 1.23. The Jack and Jill bathroom toilet has a continuous run in the bowl and is loose at the floor. Recommend replacement of flapper valve and wax seal then secure toilet back to floor flange.
- 1.24. Loose HVAC wall register in Jack and Jill bathroom. Recommend adding proper screws to secure register. **Proper fastener has been added to secure register.**
- 1.25. The wall under the Jack and Jill bathroom vanity was cut out for plumbing repairs. Recommend review and repair by handyman.

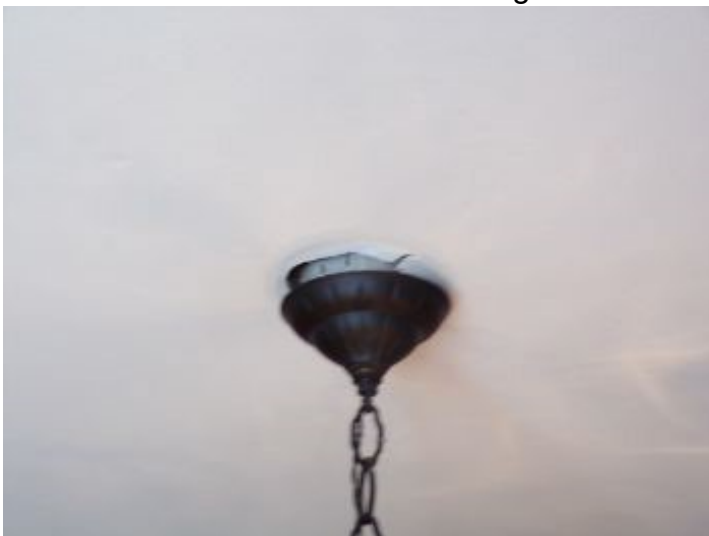
1.26. There is a small hump in the office floor. Recommend review by flooring company.



Old water stain in formal living room



Old water stain in formal living room



Dining room electrical box coming out of ceiling



Stove not tested



Broken kitchen sink strainer drain



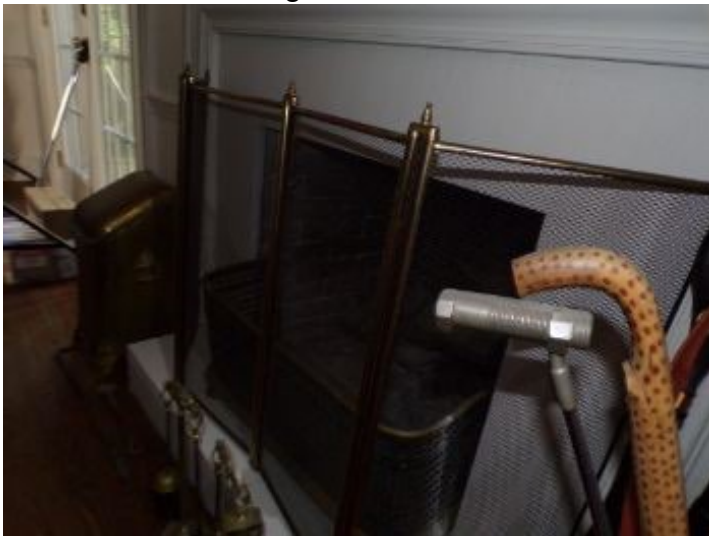
Metal drawer used in kitchen cabinet



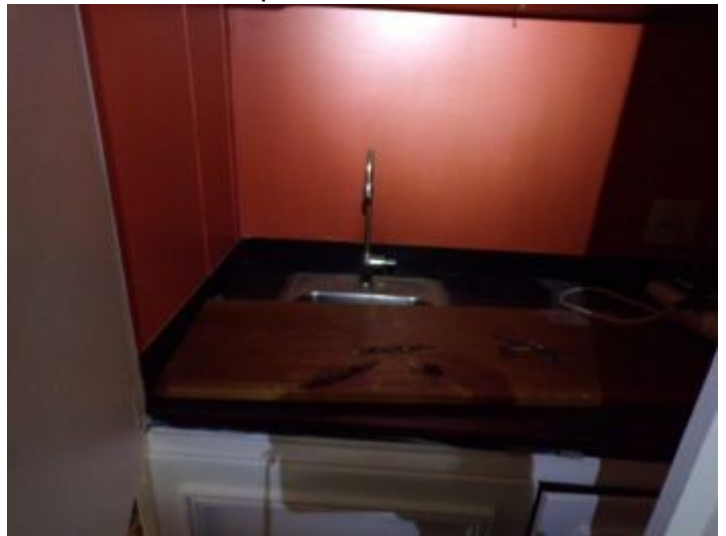
Damaged drawer front



Slope in kitchen floor



Recommend having fireplace serviced



Bar sink not tested



No equipment ground on some outlets



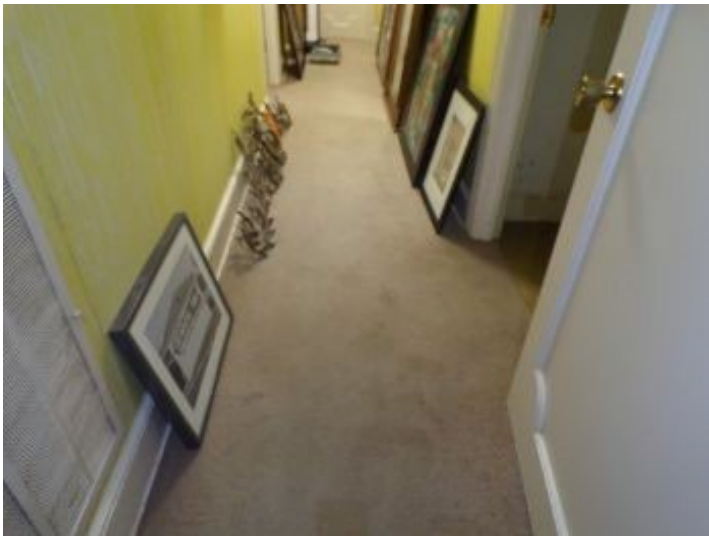
Worn/damaged carpets



No finish floor under water heater



Damaged wallpaper



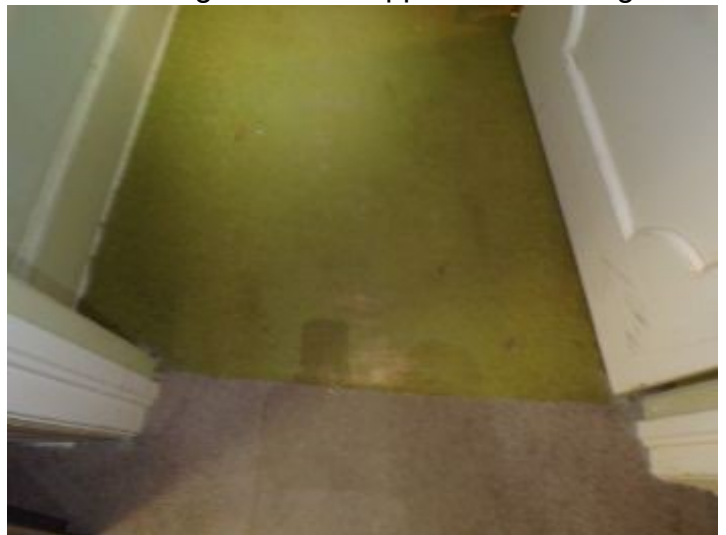
Squeak in hallway floor



Washing machine supplies are leaking



Damaged wallpaper



Worn/damaged carpet



Stress crack over bathroom door



Bathroom door would not close



Old water stains under window



Damaged wallpaper



Master bathroom toilet is loose



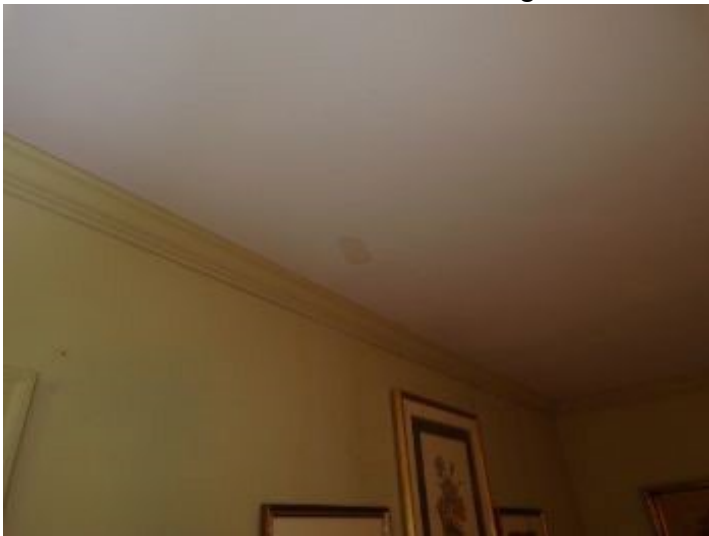
Master bathroom sink faucet drips



Old water stain on ceiling



Old water stains under window



Old water stain on ceiling



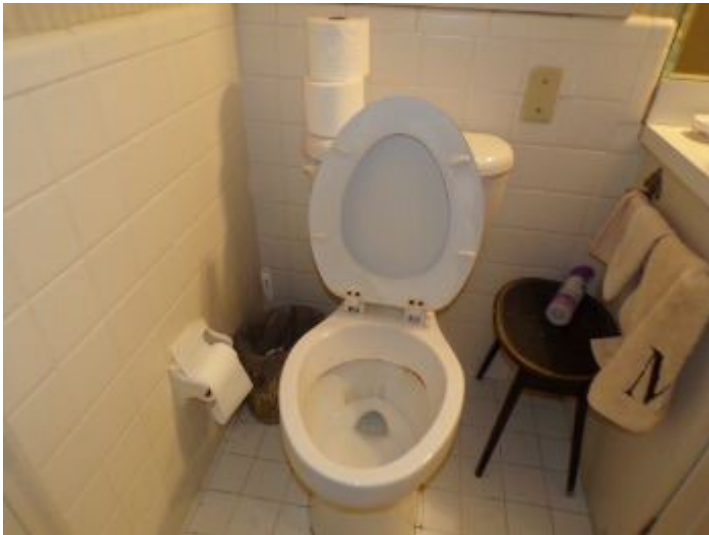
Old water stain on wall



Cracked ceiling finish in hallway closet



No GFCI protection



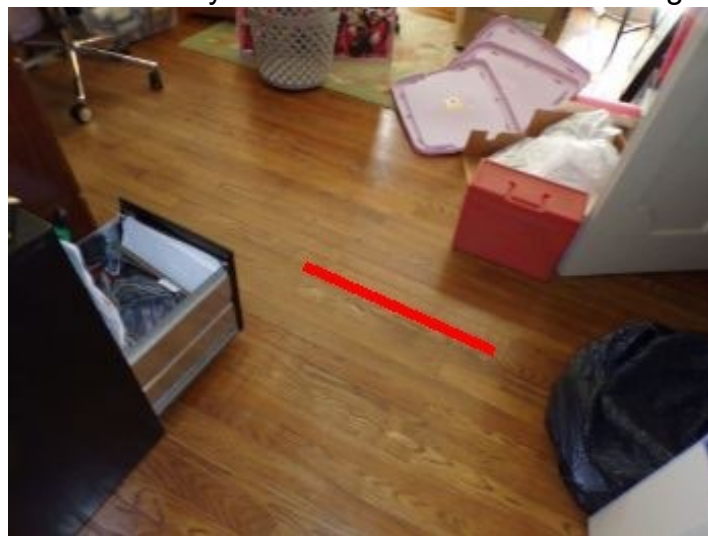
Jack and Jill bathroom has continuous run and is Vent cover is loose loose



Cut wall under bathroom vanity



Damaged wallpaper



Small hump in office floor

1. Air Conditioning

Air Conditioning

Observations:

1.1. RUUD 5 ton gas package system manufactured September 2015. System was tested in heat and cool modes with a temperature difference greater than 15 degrees. It is my opinion the system was operational at time of inspection. **The HVAC system has been serviced by AirPro heating and cooling as of 4/24/2025.**



RUUD 5 ton gas package September 2015



93.4 degree supply air heat



69.8 degree return air

Air leak on bottom of supply plenum



38.3 degree supply air cool

Attic

Observations:

- 1.1. Exposed wire ends from old attic fans. Recommend having power wire disconnected from system. **Electrical issues were repaired by B&B Electrical.**
- 1.2. Broken ridge beam brace. Recommend sistering brace and bolt together. **Brace was replaced with a 4x4 post.**
- 1.3. Open junction boxes. Recommend adding covers to secure open boxes. **Open junction boxes have been sealed by B&B Electrical.**
- 1.4. The insulation has settled and a few areas are missing insulation. Recommend adding insulation to bring R-Value to 30.
- 1.5. Wire splices made without junction boxes. Recommend placing all wire splices into junction boxes with proper covers to secure. **Wire splices were placed into junction boxes with proper covers by B&B Electrical.**
- 1.6. Property in attic. Recommend having all property removed before closing.



Exposed wire from old attic fans



Broken ridge beam brace



Open junction boxes

Missing insulation



Exposed wire from old attic fans



Open junction box



Wire splice no junction box



Wire splice wrapped in electrical tape



Settled insulation



Open junction box



Property in attic



Property in attic

Crawlspace

Observations:

- 1.1. There are a couple open junction boxes. Recommend adding covers to properly secure. **Junction boxes have been sealed by B&B Electrical.**
- 1.2. Old fungus issues noted. There is a dehumidifier present which seems to be control issue. Recommend having system serviced on regular basis. Most companies recommend a monthly inspection.
- 1.3. Old water damage sub-floor under master bathroom area. Area was dry at time of inspection and may have been caused by an old leak.
- 1.4. The TPV for the water heater terminates into the crawlspace. Recommend extending drain to exterior of structure. **Drain was extended to outside of structure by Metro plumbing.**
- 1.5. Exposed wiring in plastic box with no wire nuts. Recommend adding wire nuts the cover the box. **Wire was secured and proper cover was installed.**
- 1.6. Conditioned air is leaking from bottom of HVAC supply plenum. Recommend review and repair by licensed HVAC company.
- 1.7. Some of the floor boots having missing insulation. Recommend review and repair by licensed HVAC company.
- 1.8. Damp sub-floor under hall bathroom toilet. I shut the valve off to toilet and when wax seal is replaced the flooring should dry out.
- 1.9. Wire splice made with junction box. Recommend placing wire splices into junction boxes with proper covers to secure. **Wire splice has been placed in junction box with proper cover by B&B Electrical.**
- 1.10. Exposed outlet under hall bathroom area. Recommend adding proper cover to secure outlet.
- 1.11. There is an open drain line saddled to the washing machine drain. Recommend cutting pipe off at saddle and add cap to seal. **Pipe was cut and capped at saddle by Metro plumbing.**
- 1.12. Two support beams were added under master bedroom area. The wedges are no longer secured so beams can be moved by hand. Recommend securing wedges so that beams will be tight against floor joist. **Wedges were secured back into place and beams are now tight.**



Open junction box

Old fungus issues



Dehumidifier present



Open junction box



Old fungus issues



Water damaged sub-floor under m
bathroom area



TPV for water heater terminates in crawlspace



Exposed wiring no wire nuts



Old fungus issue



Uninsulated floor boot



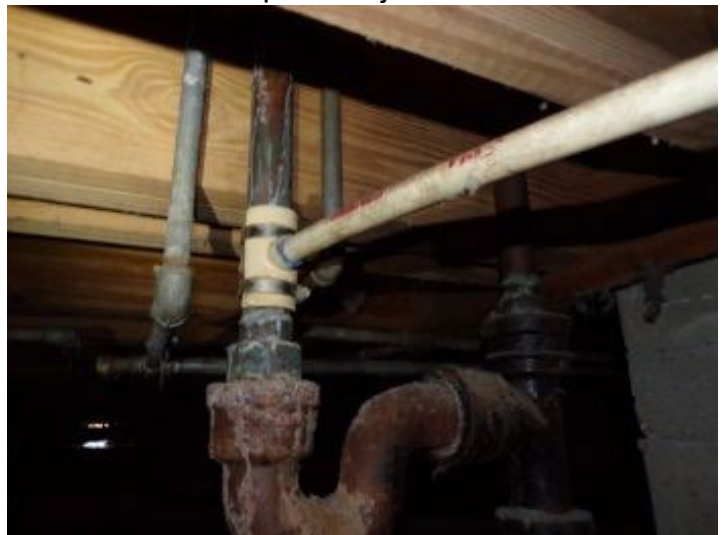
Damp sub-floor under hall bathroom area



Wire splice no junction box



Exposed outlet



Open drain saddled to washing machine drain



Beams added under master bedroom no longer tight



Uninsulated floor boot

1. Roof

Roof

Observations:

1.1. The roof is showing signs of aging. The following issues were noted at time of inspection. In my opinion roof will need to be replaced within the next 5 years. a) Moss growing on shingles

b) Worn and missing granular

c) Damaged shingles at front corner ridge

1.2. The gutters are full of debris and the downspouts appear to be clogged. Recommend having the gutter system cleaned. **Gutters have been cleaned.**



Moss growing on shingles



Moss growing on shingles



Worn and missing granular



Moss growing on shingles



Damaged shingles



Damaged shingles



Worn shingles



Gutters full of debris



Worn shingles

1. Water Heater

Water Heater

Observations:

1.1. A.O. Smith 50 gallon system manufactured November 2018. System is located in hallway closet. Heated water was received at all tested faucets.



A.O. Smith

1. Electrical Panel

Electrical Panel

Observations:

1.1. Eaton 200 amp main breaker style panel located in outside storage room. The system is not completely labeled. Recommend having panel labeled by licensed electrician. **Panel has been labeled by B&B Electrical.**



Eaton 200 amp main breaker style panel in outside storage room / Not labeled

Bullard Home Inspections

“ADDENDUM FOR DISCLAIMER OF MOLD”

I have not inspected and am not qualified to inspect the air, structure and surfaces of the indicated structure or dwelling for the presence of any molds, mold-like conditions or other non-wood destroying fungi (including but not limited to *Stachybotrys atra*) that could affect the health of any occupant. My liability for inspection or reporting of the presence of such molds, mold-like conditions or nonwood destroying fungi is specifically disclaimed. Mold, mold-like conditions or nonwood destroying fungi are not covered by this report or inspection, and is therefore outside the scope of this report. Any mention of abnormal growth anywhere should be followed up with an inspection by an appropriate mold professional.

Questions regarding the presence of mold, mold-like conditions or non-wood destroying fungi in this structure should be referred to the appropriate mold professional chosen by the seller, lender or purchaser, as appropriate.



INVOICE

Created:04/23/2025

MIKE MATRE
129 Broad Leaf Dr
Albany, GA 31701

Invoice Number	Job Number	Customer Number	Branch Dept	PO Reference
CD42500721	60081766	715297	40025048	

Job Location: MIKE MATRE
1231 Hilltop drive
Albany, GA 31701
Mike Matre 229-869-1111

Work Description:

Mike Matry repair plumbing issues found, Arrived at the location, inspected the plumbing issues that were listed for repairs. Replaced the 2 basket strainers in the kitchen sink. Ran the T&P line for the water heater out from underneath the house to exit the structure. Capped off the 1 inch pvc drain line that was saddled on the washing machine drain line. Pulled the toilet in the jack and Jill restroom, replaced the flange and installed a pvc riser and secured toilet to the floor. Also replaced the flapper, fill valve, and the supply line in the hallway toilet. Will return the following day to finish up repairs., Returned to the location. The hallway bath toilet was still running, had to remove the tank from the bowl and install a flush valve with new tank to bowl gasket and bolts. Caulked around the base and flushed several times to assure proper operation. In the master bath, pulled the toilet and secured the original flange to the floor using tap con screws. Reset toilet with new wax seal, bolts, smart caps, angle shot off valve, supply line and caulked around the base. Also. In the master bath replaced the hot/cold Kohler lavatory stems. Behind the washing machine had to cut a small section of Sheetrock to access the cold side line. Replaced the hot side boiler drain and on the cold side replaced the boiler drain and a short section of galvanized coupling and nipple. At the bar sink replaced the kohler stem, used hand top snake to rod drain line and install a new pvc p-trap. On the outside replaced the right side and the rear hose bibs.

Labor Type	Hours	Price	Total Price
Service Work ST	8.5	132.00	1122.00
Service Work ST	11.5	172.00	1978.00

Part No	Part Description	QTY	Price	Total Price
MATERIALS	Materials	1	147.00	1302.00
MATERIALS	Materials	1	109.00	1199.00

MetroPower Companies:
MetroPower Fire Protection
MetroPower Plumbing
ESS

Mail Remittance To:
PO Box 5228
Albany, GA 31706
(229) 432-7345

**B&B ELECTRICAL CONTRACTORS OF
ALBANY, LLC**

1008 WEST BROAD AVE.
ALBANY, GA 31701
229-435-0287

Invoice

Date	Invoice #
4/30/2025	11588

Bill To
MIKE MATRE 129 BROADLEAF DR LEESBURG, GA 31763

Ship To
JOB AT: 1231 HILLTOP DR. ALBANY, GA. 31707

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/30/2025			

Quantity	Item Code	Description	Price Each	Amount
5	HOUR LABOR	COMPLETED THE ELECTRICAL REPAIR TASKS ON THE INSPECTION REPORT AS PROVIDED INCLUDES THE FOLLOWING: LABELED THE HOUSE PANEL BOX IN CRAWSPACE AREA REPAIRED OPEN J-BOXES, INSTALLED PROPER WIRING CONNECTIONS AS NEEDED AND SECURED WIRING AS NEEDED. IN THE ATTIC AREA SECURED OPEN WIRING INTO J-BOXES WITH PROPER WIRING CONNECTIONS. INSTALLED GFCI RECEPTACLES AS NEEDED PER NEC CODE REQUIREMENTS. INSTALLED PROPER SEALS ON SWITCH AND OUTLET BOXES AS NEEDED. INSTALLED PROPER GROUNDING ON OUTLETS WITH OPEN-END GROUND. REPLACED IMPROPER SIZE CIRCUIT BREAKER FOR THE DRYER CIRCUIT AS PER NEC ELECTRICAL CODE.		
1	COVER - SINGLE ...	RECEPTACLE COVER PLATE SINGLE		
3	COVER - SINGLE ...	BLANK SINGLE COVER PLATE		
10	COVER - METAL ...	J-BOX COVER PLATE METAL		
2	RECEPT GFI (REG)	GFCI RECEPTACLE OUTLET (REG)		
1	RECEPT - SINGL...	SINGLE 120 VOLT RECEPTACLE OUTLET		
1	BOX - NAIL UP SI...	SINGLE-GANG NAIL UP PLASTIC BOX		
4	BOX - METAL - S...	4-SQUARE METAL J-BOX		
24	WIRE NUT	WIRE NUT (REG)		

Thank you for your business.

Total

Balance Due

Payments/Credits



Air Pro Heating and Cooling
1275 US Highway 82 W
Leesburg, Georgia 31763-5329
(229) 436-1212

BILL TO

Mike Matre
129 Broad Leaf Drive
Albany, GA 31701 USA

INVOICE
33600690

INVOICE DATE
4/24/2025

JOB ADDRESS

Matre, Robert (Marc)
1231 Hilltop Drive
Albany, GA 31707 USA

Completed Date 4/24/2025
Technician John Shealy
Customer PO #
Payment Term Due Upon Receipt
Due Date 4/24/2025

DESCRIPTION	QTY	PRICE	TOTAL
The technician performed a one-time planned maintenance on the Rheem Package Unit (M# RGEA14060AJT101AA S# F381501582). Chemically cleaned the condenser coil, flushed the drain line, changed the 16x20x1 and 20x25x1 air filters, installed algaecide tablets, and verified unit of operations. System is working properly at this time.	1.00	\$0.00	\$0.00
Residential Service Fee	1.00		
PM Residential Service One Time	1.00		
SUB-TOTAL LABOR			\$0.00
SUB-TOTAL MATERIALS			
SUB-TOTAL OTHER			
SUB-TOTAL TAX 0%			\$0.00
TOTAL DUE			
PAYMENT			\$0.00
BALANCE DUE			

Thank you for choosing Air Pro Heating and Cooling

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date 4/24/2025

Reid Dismuke

4/29/2025

1231 Hilltop Dr

Hedge trimming all bushes and trees,
Blow off roof,
Clean out gutter and drain,
Clean out air way ventilation for under house,
Weeds throughout flower beds knocked down,
And lawn cut and cleaned up.

~~XXXXXXXXXX~~

Chris Bullard
134 Cambridge Rd
Albany GA 31721
229-669-4011

YOUR LOGO
HERE

INVOICE 4904

5/07/2025

BILL TO

Mike Matre
1231 Hilltop Drive
Albany Ga

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Repaired ridge beam support		
	Repaired HVAC register in bathroom		
	Repaired master bathroom door		
	Secured beams and wedges under master bedroom area		
	Replaced screen in rear door		
	Replaced latch on rear screen door		
TOTAL			

Thank you for your business!