

PROSPECT HOME INSPECTIONS

45 Sweet Eloise Lane, SE
(770) 386-1322 Office

Cartersville GA 30120-6857
1-800-260-8566 Pager

Date of Inspection Report

ProSpect Client

RE: 1234 Your Street Your
Town, GA xxxxx

Dear Mr. Client

At your request, and in your presence, a visual inspection of the above referenced property was conducted on Date of Your Inspection. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

This property is a one story, three bedroom, one bath home. It has a carport and is built on a raised slab and crawl space. Where directions are given, such as right, left, front or back, the point of reference is always facing the house from the street unless otherwise specified.

There are several potential health safety issues, such as potential lead based paint, asbestos materials and suspected mold growth. These issues should be further addressed by qualified persons.

This inspection was performed according to the Standards of Practice of the Georgia Association of Home Inspectors, in good faith and to the best of my ability. Code references, when given, refer to the CABO One and Two Dwelling Code, and other state mandated codes, with Georgia Amendments, where applicable.

FOUNDATION - SUBSTRUCTURE AREAS

SLAB ON GRADE:

- Most of the slab was not visible for inspection due to floor coverings, etc.

CRAWL SPACE (GENERAL):

- The crawl space was not fully accessible due to low clearance at the entry way. Inspector was unable to view most floor framing, subflooring, etc.
- There is evidence that water is entering into the crawl space, such as stains and dampness. Crawl space should be monitored during and after periods of rain. Corrective action may be required.
- Vapor barrier is not installed. A vapor barrier is essential to stop water vapor from the soil from penetrating through crawl space walls and floors.
- Insulation is not installed on main level subflooring. Energy loss issue. Recommended upgrade.
- There is suspected mold growth on framing, subflooring, etc. This is an indication of high moisture level. Some types of mold can lead to serious health issues, especially for young children and persons with allergies or asthma. Fixing the problem means both cleaning up the mold and correcting the moisture problem. Recommend further evaluation by qualified indoor air technician if purchasers are concerned.

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- The hatch cover is badly deteriorated. Appears to be due to water damage or wood destroying organism damage.

BEAMS - GIRDERS:

- 4x4 support post is not supported at the overlapped area.
- Most of the beams and girders were not visible for inspection.

FLOOR JOISTS:

- Most of the floor joists were not visible for inspection.

INTERMEDIATE SUPPORTS:

- Most of the intermediate supports were not visible for inspection.
- Proper footings are not installed for concrete block piers.
- Piers are not capped with solid block, termite shield, etc.

FOUNDATION WALLS:

- Most of the foundation walls were not visible for inspection.
- There is efflorescence and moisture on concrete block walls. Small amounts of water can leak through foundation walls. The moisture carries some of the minerals in the concrete with it. When the water dries, it leaves the minerals on the inside of the foundation. The mineral deposits look like white chalk and are called efflorescence. This can be an indication of excessive amount of water on outside of the foundation wall.

EXTERIOR

PREDOMINANT WALL COVERING:

- There are deteriorated areas of siding, such as below the window on the right side, at carport slab on left side, etc.
- There is zero to one inch clearance between siding and grade. Recommend further evaluation for wood destroying organisms.
- There is water damage to siding at back entry door.
- There are small puckered areas near the bottom of many sheets of siding.

WALL FLASHING:

- Most flashings were not visible for inspection.
- Flashing is not installed above projected wood trim, such as above windows. This can allow water to enter into the wall system.
- Flashing is not installed at horizontal joints in siding in some areas, such as at left rear.

FASCIA/SOFFIT MATERIAL:

- There is suspected carpenter bee damage at right rear.

WINDOW & DOOR TRIM:

- There is at least one soft area of window/door trim, such as above windows on the right side.

OTHER EXTERIOR TRIM:

- There is at least one area of soft trim at the bottom on left side.

PAINT:

- Many homes built before 1978 were painted with lead based paint (inside and outside). Ingestion of lead based paint chips, dust, etc. can lead to serious health risks, especially in infants, children, and pregnant

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women. Note that lead dust can be generated by sanding, scraping or heating lead based paint. You may wish to have test performed by a qualified technician.

- There are areas of very thin paint, such as above gutter on front, etc.

ROOF SYSTEM

ATTIC ACCESSIBILITY:

- Hinges are loose on the pull down stair. The stair will not remain straight at the back hinges. May require replacement.

ATTIC (GENERAL):

- Down spout material is installed as bathroom vent fan. This is not an approved installation.
- Vent material for the heater and water heater is single wall in some places. This is not an approved installation. Corrective action will be required.
- Fabric tape on the gas flue is likely to contain asbestos. Asbestos is not considered to be harmful unless it is releasing fibers into the air where they can be inhaled or ingested. If asbestos tape is disturbed it can release fibers into the air. If left undisturbed, fibers will not be released. Testing is the only way to determine if tape contains asbestos. For more information buyer can call the EPA at 202-554-1404.
- There is no access to attic area above the back of the house due to low slope. Inspector was unable to inspect framing, insulation, sheathing, etc, in this area.

ATTIC SHEATHING:

- Exposed ends of sheathing are beginning to deteriorate. Flashing will be required.

ATTIC VENTILATION:

- Gable vent screens are damaged and clogged. Will require replacement.

ATTIC INSULATION:

- Insulation is very thin by current standards. Although not required when this home was built, strong consideration should be given to increasing attic insulation to R-30 or R-38 as an energy upgrade.
- Several layers of insulation is installed. Inspector was unable to determine type of material for bottom layer (nearest ceiling).
- Vapor barrier is turned towards the roof instead of ceiling. I recommend that holes be randomly punched in barrier.

ROOF COVERING:

- There are some exposed, rusted nail heads. These often work through shingles.
- Roof slope at back of house has less than 1 1/2:12 pitch. Shingles are three tab composition shingles. This type shingles is not approved for installation on roofs with less than 2:12 pitch.
- There are numerous puckered shingles. These are often due to misdriven nails.
- Corners are broken off of several shingles.
- Numerous shingles have incorrect overlap. This is resulting in exposure on areas that are not designed for exposed to weather. This can lead to premature failure.
- Drip edge flashing is not installed. Recommended upgrade.
- Roof appears to be at/near the end of its useful life.
- Due to above deficiencies, I recommend that the roof be further evaluated and repaired as needed by a qualified roofing contractor.

ROOF STRUCTURE:

- Several braces installed above the living room are supported by strong back for ceiling joists. Recommend installation of purlins that are sized as beam with supports braced to load bearing walls.

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CARPORT ROOF COVERING:

- There is considerable debris on the carport roof. This prevented close inspection of metal roof material. Should be further evaluated after roof is cleaned.

CARPORT ROOF FRAMING:

- Both support posts are rusted, bent, etc. These should be considered unsafe and will require replacement.

EXPOSED FLASHINGS:

- Most not visible for inspection.
- Inspector was unable to determine if transition in roof slope on back of house is properly flashed.

GUTTERS & DOWNSPOUTS:

- Leaves, pine needles or other debris is present in gutters and/or downspouts on front of house. I recommend that the gutters be cleaned, adjusted and tested with water for proper drainage.
- Elbow is missing from down spout at left front.
- There are no gutters on back of house. These are needed to help with site drainage. Recommended upgrade.

PLUMBING

MAIN LINE:

- Inspector was unable to determine what type material is installed (piping not visible). Should verify what type piping is installed with current homeowner. Information should be kept with home for future reference.

SUPPLY LINES:

- Most of the water piping is installed in the slab and was not visible for inspection.
- Water piping for the kitchen and bath is a mixture of materials with numerous fittings.
- Faucets could not be tested for proper hot and cold orientation and leaks due to no water and gas supplies.

WASTE LINES:

- There appears to be a leak in the drain piping under the sink (evidenced by stains on piping and small can under drain).

MAIN WASTE CLEANOUT:

- Main waste cleanout was not observed. Location should be verified by current homeowner.

HOSE FAUCETS:

- Exterior faucets could not be tested for proper operation due to no water service to home.

WATER HEATER:

- Unit could not be tested due to no gas and water service.
- The temperature and pressure relief valve discharge line terminates at the water heater. This is likely to result in damage to home and could result in injury to occupants if valve were to operate.
- Due to above deficiency(ies), I recommend that the unit be further evaluated and repaired as needed by a licensed master plumber.

FUEL SYSTEM:

- Gas service was off at time of inspection.
- Flexible gas connectors at the water heater are longer than 3 feet.
- There is no shut off in gas piping at water heater.

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- There is an open gas line in laundry room (likely for dryer). The end of the line is partially crimped closed. Serious safety issue.

HEATING - AIR CONDITIONING

HEATER:

- There is a considerable accumulation of rust, dust, etc, inside the unit.
- Unit was not tested due to no gas service.
- Older unit, appears to be at/near end of useful service life. Average lifespan for a gas furnace is 18 to 20 years and 10 to 15 years for a heat pump. Life span depends upon how much unit was used, how well unit was maintained, etc.
- The blower does not operate with thermostat set to fan.
- Fuel lines and fittings were not visible for inspection.
- Due to age (30 plus years) and above deficiencies, I strongly recommend that the unit be further evaluated replacement by a qualified HVAC contractor.

SUPPLY AIR DUCTWORK:

- There is no heat in right center and right rear bedrooms, dining room and laundry room.
- Note: Air conditioner is not installed.

ELECTRICAL SYSTEM

SERVICE:

- There is no service disconnecting means installed for the home. This is a serious electrical safety issue.

MAIN ELECTRICAL PANEL:

- Cable is entering the panel without clamps.
- Knockout has been removed from left side (facing panel). Wood stud is exposed. Fire hazard.
- There are two small areas in the panel cover where blanks have been removed (leaving access into the panel).
- Sharp tipped screws are installed to secure the panel. Should be replaced with blunt end screws.
- The panel is listed for use as a service panel if a main breaker is installed (none present).
- Panel is manufactured by Zinsco. These panels are reported to have problems with aluminum bus bars that corrode and other issues. Breakers and other replacement parts are also very expensive. Panel should be further evaluated by a licensed master electrician.

SUBPANEL/LAUNDRY ROOM:

- Fuses are not labeled to indicate which circuits they serve.

WIRING:

- Flexible extension cord is installed to connect outlet in the right front bedroom to building. This is not an approved wiring method.
- Plastic jacketed cable on the exterior at left rear is not terminated in a junction box.
- There is running splice in the attic above the stair.
- There is a running splice near the left side in the attic above the living room. Copper tubing is used as raceway. This is not an approved wiring method.
- There is abandoned wiring and light fixture on the back of the house. Should be removed..

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MAIN GROUNDING CONDUCTOR:

- No grounding means was found.
- Recommend that two ground rods be installed when service disconnect is installed. Rods should be located at least 6 feet on center.

SWITCHES AND OUTLETS:

- Some outlets are recessed behind face of cover plates, such as in the dining room, etc.
- Cover plates are missing from some outlets, such as in the dining room, etc.
- Exterior outlets on left side and front of house are not ground fault protected. Safety issue. Recommended upgrade.
- The outlet on the left wall in the right center bedroom has no power.
- Some of the outlets are grounded type (3 prong) outlets installed on circuits wired with ungrounded (2 conductor) cable. This is not allowed by the electrical code unless proper protection is added, such as ground fault protection, replacement of wiring, or other protection allowed by the code. Note that outlets may be replaced in kind without any other changes.
- Note: Some outlets are two conductor ungrounded outlets that appear to be working as originally intended.
- One switch in the right rear bedroom is set behind the face of combustible material.
- Two outlets in the kitchen are not secured to the wall.
- The washing machine outlet has reversed polarity.
- Cover plates for exterior outlets are not weatherproof with cords plugged in. Safety issue. Recommended upgrade.

LIGHTING CIRCUITS:

- Bulbs were missing from several fixtures. Fixtures could not be tested for proper operation.
- There is wall switched light or outlet in the right center bedroom.
- Fixture has been removed from right rear bedroom. Wires are hanging from device box.
- Protective globe and bulb are missing from living room light fixture.
- Dining room light fixture does not work. Bulb may be blown.
- Protective globe is missing from laundry room light fixture.

INSPECTOR'S COMMENTS - GENERAL

- I strongly recommend that the electrical system be further evaluated and repaired as needed by a licensed master electrician.

CARPORT

FLOOR:

- Typical cracks noted. All cracks should be sealed and monitored for further growth.
- The carport slab is above elevation of the siding on left side of house.

INTERIOR

MAIN ENTRY DOOR:

- The door bell does not work.
- There are small shrinkage cracks in the door. Should be filled.

OTHER EXTERIOR DOORS:

- Deadbolt is missing from back door.

INTERIOR DOORS:

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- Hallway bath and hallway closet doors are dragging.
- Right front bedroom entry door casing is badly damaged. Will require replacement.

WINDOWS:

- Some windows are painted and/or stuck shut, such as in the right center bedroom, living room, right rear bedroom, etc. It is very important that all bedroom windows be fully operational due to emergency egress and rescue issues.
- There are water stains on some windows. Should be monitored during and after periods of rain.
- There are several broken panes, such as in the right front bedroom, living room, dining room.
- Paint is badly peeling, glazing putty is damaged in numerous areas. Corrective action will be required.
- There is a missing pane in one window in right rear bedroom.

INTERIOR WALLS:

- Paneling is puckered, damaged, and missing in some areas, such as in the right rear bedroom.

CEILINGS:

- There are cracks in the right front bedroom, living room, etc. All cracks should be sealed and monitored for further growth.
- There is a large stain in the right front bedroom, tape is cracked. Area should be monitored during and after periods of rain. Corrective action may be required.
- There is a large damaged area near the front door in the living room.
- There are very rough, damaged areas in several places, such as in the living room, etc.

CEILING FANS:

- Right center bedroom ceiling fan does not work. The canopy plate is loose at the ceiling.
- The living room ceiling fan is very noisy.

FLOOR COVERINGS:

- Floor tile is likely to contain asbestos. There are numerous loose and/or damaged tiles. I strongly recommend further evaluation of these tiles by a qualified environmental testing technician.

SMOKE / FIRE DETECTOR:

- Due to presence of gas fueled appliances, recommend installation of carbon monoxide detector(s) where recommended by manufacturer.
- Living room smoke detector does not work. Safety issue. Should be replaced prior to occupancy.
- Smoke detectors are not installed in immediate vicinity of bedrooms. Serious safety issue. Detectors should be installed prior to occupancy.

KITCHEN

SINK:

Sink and faucet could not be tested due to no water service.

VENTILATION:

- Light does not work.

CABINETS:

- Cabinets have large openings below the sink.
- Some cabinet doors are out of plumb, hinges are loose, etc.

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BATHROOMS

BATHROOM:

SINK:

- Sink could not be tested due to no water service.

TOILET:

- Toilet could not be tested due to no water service.
- Note: Toilet has been used without water.

TUB/SHOWER PLUMBING FIXTURES:

- Plumbing fixtures could not be tested due to no water service.

TUB:

- There is a large opening in unused faucet location.

OUTLET:

- Outlet is not installed.

BATH VENTILATION:

- The vent fan is very noisy.

GROUNDS & APPURTENANCES

DRIVEWAY:

- There are major cracks in the concrete driveway with as much as 3 inch vertical displacement. Corrective action will be required.
- There are spalling areas. This is due to water entering and freezing.

GRADING:

- Lot slopes toward house in some areas, such as at front. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

TREES, SHRUBS & VEGETATION:

- Plants/shrubs are growing very close to structure. Should be trimmed back to allow for proper air circulation at siding, foundation, etc.

GROUND COVER ADJACENT TO FOUNDATION:

- Ground cover was overgrown. Should be cut back.

FRONT PORCH:

- Steel support posts for the roof are not secured properly at the bottom.

FENCES & GATES:

- Fence is loose in several places. Corrective action will be required.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority of these are the result of normal wear and tear.

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Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Gary L. Lewis

ICC Residential Combination Inspector # 5169112 - R5
ICC Property Maintenance & Housing Inspector # 5169112 - 64
ICC Plumbing Inspector # 5169112 - P5
ICC Plumbing Plans Examiner # 5169112 - P3
ICC Mechanical Inspector # 5169112 - M5
ICC Mechanical Plans Examiner # 5169112 - M3 ICC
Residential Electrical Inspector # 5169112 - E1 ICC
Commercial Electrical Inspector # 5169112 - E2 ICC
Electrical Inspector # 5169112 - E5
ICC Electrical Plans Examiner # 5169112 - E3
ICC Building Inspector # 5169112 - B5
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