

Reachable Appraisals & Home Inspections

Home Inspection
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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Property Information:

146 Garrison Court
Temple Ga 30179

Summary

Site Grounds & Grading

Steps to Building

There is chipped paint at the bottom step and the bottom of the stairs railing post. This is because of water damage. It is also recommended to have wooden steps painted to help prevent water damage. I would recommend seeing a general contractor for further details.

Grading at House Wall

Under the back deck, there is water damage to the foundation from improper drainage. The grading around the house should drop 1 inch for every 1 foot sloping away from the house. This would help prevent water from pooling up around the foundation. I would recommend seeing a landscaper for further details and repair.

General Grading / Drainage

The back yard slopes towards the house. This allows for water to flow towards the house. It is recommended that a sufficient swale be placed. I would recommend seeing a landscaper for further details and repair.

Deck

It is recommended that all dirt be dug out around the deck posts to show concrete footings. The railing on the opposite side of the back deck stairs is loose. Some of the wood flooring is warped and some of the wood flooring is also cracking/deteriorating from weather. The front porch has cracks and water stains. I would recommend seeing a general contractor for further details and repair.

Exterior & Structure

Foundation

Around and under the back porch, there is moss is growing on and near the foundation. Moss retains moisture and can eventually cause moisture damage to the foundation. This is from improper drainage, as water runs towards the foundation and pools up, allowing for moss to grow. There is also a hole in the foundation between the ground and the foundation on the back right side of the house by the heat pump. This allows for water entry and pest entry. Please see a general contractor for further details and repair.

Exterior Wall Covering

There are some holes/cracks in the siding in a couple of different spots. This allows for easy water/pest entry. It's recommended that a general contractor is seen for further details and repair.

Trim

Some of the trim has holes/deflections in it. It's recommended to see a general contractor for further details and repair.

Downspouts

Downspout extenders should be added to all downspouts to prevent water from pooling around the foundation. It's recommended to keep downspouts extended 5' - 6' from the building.

Exterior Receptacles

For safety reasons, GFCI protection should be added to all circuits in potentially wet areas such as the kitchen, bath, and exterior. Consult an electrician for further evaluation and repair as necessary.

Roof

Gutters & Downspouts

Downspout extenders should be added to all downspouts to prevent water from pooling around the foundation. It's recommended to keep downspouts extended 5' - 6' from the building.

Electrical

Smoke Detectors

The smoke alarms need new batteries. It's recommended to keep the batteries changed every 6 months.

Circuits & Conductors

It is recommended that all outlets in wet area's such as the kitchen, bathroom, and outside should be GFCI protected. Please consult with a licensed electrician for further details and repair.

Interior

Walls

In the bedroom to the right of hall bath, there is a hole in the wall on the far side wall. There are also deflections in the wall behind the handrail endings leading to the basement. There's also another deflection by the door leading outside to the garage. It's recommended to see a general contractor for further details.

Other Entry Doors

The back door to the back deck has minor wear on the exterior part of it . The previous home owner has/had two dogs in the backyard

Bathrooms

Floor

There is water damage to a baseboard right beside the door frame. It's recommended to see a general contractor on further details and repair.

Toilets

The toilet in the master bathroom should be recaulked to the floor. It's recommended to see a licensed plumber for further details and repair.

Bathtub

There are cracks all along the base of the tub and the floor. The master tub should be recaulked to the floor. It's recommended to see a licensed plumber for further details and repair.

Shower Walls

There is cracking between the wall and the shower walls. The shower should be recaulked to the wall. It's recommended to see a licensed plumber for further details and repair.

Basement / Crawlspace

Stairs / Railings

The handrail leading to the basement is loose. This is a safety hazard. It's recommended to consult with a general contractor for further details and repair.

Garage

Flooring

There was a crack in the corner of the garage. This is from the house settling over time.

Moisture & Mildew

There is a spot in the utility closet on the plywood framing of the house that looks like there may have been a past leak of some kind. There's a pipe that has duct tape on it. The plywood also has some black spots on it that looks like possible mold. I would recommend seeing a licensed plumber to make sure this pipe is no longer leaking, and a mold inspector to make sure that the black spots aren't mold.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Driveway

Condition: Satisfactory

Type: Concrete

Steps to Building

Condition: Needs Maintenance

Step Type: Wood

Landing Type: Wood

Railing: Yes

Comments:

There is chipped paint at the bottom step and the bottom of the stairs railing post. This is because of water damage. It is also recommended to have wooden steps painted to help prevent water damage. I would recommend seeing a general contractor for further details.



Grading at House Wall

Condition: Needs Maintenance

Problems

- There are low areas where water could pool.

Comments:

Under the back deck, there is water damage to the foundation from improper drainage. The grading around the house should drop 1 inch for every 1 foot sloping away from the house. This would help prevent water from pooling up around the foundation. I would recommend seeing a landscaper for further details and repair.



General Grading / Drainage

Condition: Needs Maintenance

Problems

- The ground slopes toward the house.
- There are low areas where water could pool.

Comments:

The back yard slopes towards the house. This allows for water to flow towards the house. It is recommended that a sufficient swale be placed. I would recommend seeing a landscaper for further details and repair.



Deck

Condition: Needs Maintenance

Type: Wood

Construction: Bolted to House

Deck: Raised

Railing: Yes

Problems

·There are signs of cracking/deterioration on the floor/railings.

Comments:

It is recommended that all dirt be dug out around the deck posts to show concrete footings. The railing on the opposite side of the back deck stairs is loose. Some of the wood flooring is warped and some of the wood flooring is also cracking/deteriorating from weather. The front porch has cracks and water stains. I would recommend seeing a general contractor for further details and repair.





Front



Front

Trees & Shrubs

Condition: Satisfactory

Fences and Gates

Condition: Satisfactory

Type: Chainlink

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 2004

Type: Single

Wall Structure

Condition: Satisfactory

Type: Brick, Wood Frame

Foundation

Condition: Needs Maintenance

Type: Concrete, Brick

Problems

- There are signs of water penetration / condensation to the foundation.
- There are gaps in the mortar.

Comments:

Around and under the back porch, there is moss is growing on and near the foundation. Moss retains moisture and can eventually cause moisture damage to the foundation. This is from improper drainage, as water runs towards the foundation and pools up, allowing for moss to grow. There is also a hole in the foundation between the ground and the foundation on the back right side of the house by the heat pump. This allows for water entry and pest entry. Please see a general contractor for further details and repair.



Exterior Wall Covering

Condition: Needs Maintenance

Type: Brick, Vinyl

Problems

- Cracks, holes, or deflections were observed in siding.

Comments:

There are some holes/cracks in the siding in a couple of different spots. This allows for easy water/pest entry. It's recommended that a general contractor is seen for further details and repair.





Chimneys

Condition: Satisfactory

Type: In Chase

Eaves & Soffits

Condition: Satisfactory

Trim

Condition: Needs Maintenance

Type: Vinyl

Comments:

Some of the trim has holes/deflections in it. It's recommended to see a general contractor for further details and repair.



Downspouts

Condition: Needs Maintenance

Comments:

Downspout extenders should be added to all downspouts to prevent water from pooling around the foundation. It's recommended to keep downspouts extended 5' - 6' from the building.



Exterior Windows

Condition: Satisfactory

Exterior Receptacles

Condition: Professional Consultation

Type: Non-GFCI

Problems

- There are exterior receptacles without GFCI circuits.

Comments:

For safety reasons, GFCI protection should be added to all circuits in potentially wet areas such as the kitchen, bath, and exterior. Consult an electrician for further evaluation and repair as necessary.

Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Gable, Hip

Comments:

Cross-Gable Hip

Roof Covering

Condition: Satisfactory

Shingle Type: Asphalt

Observations

Layers Observed: 1

Approximate Age: 8-10 years

Roof Leaks

Condition: Satisfactory

Leaks Observed: None Observed

Viewed From: Binoculars, Ground

Exposed Flashing

Condition: Satisfactory

Type: Aluminum

Gutters & Downspouts

Condition: Needs Maintenance

Type: Aluminum

Extensions: No extensions

Comments:

Downspout extenders should be added to all downspouts to prevent water from pooling around the foundation. It's recommended to keep downspouts extended 5' - 6' from the building.

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vents, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type: Public



Water Entrance

Condition: Satisfactory

Type: Plastic

Pipes

Condition: Satisfactory

Flow rate: Satisfactory

Waste

Condition: Satisfactory

Pipe type: Plastic

Septic type: Public

Vent Pipes

Condition: Satisfactory

Type: Plastic

Drain

Condition: Satisfactory

Type: Cast iron

Water Heater

Condition: Satisfactory

Fuel type: Electric

Water Heater Data

Extension: Present

Relief valve: Present

Gas shutoff: Not applicable

Venting (air supply): Not applicable

Expansion tank: Present

Location & Capacity

Location: Downstairs utility closet on garage

Capacity (gallons): 50



Fixtures

Condition: Satisfactory

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Conductor: Aluminum

Type of wiring: B/X

Main disconnect location: Garage

Number of circuits: 21

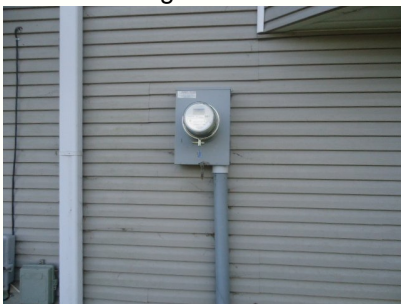
Service Entrance Cable

Volts: 240 - 120V

Type: Underground

Capacity: 240V

Location: Right of house



Main Panel

Condition: Satisfactory

Location: Garage

Volts: 240 - 120V

Capacity: 200 A

Type: Circuit-breakers

Grounding & Bonding

Grounding: Grounded

Bonding: Bonded



Smoke Detectors

Condition: Needs Maintenance

Smoke Detectors: Tested

Comments:

The smoke alarms need new batteries. It's recommended to keep the batteries changed every 6 months.



Circuits & Conductors

Condition: Needs Maintenance

Type of wiring: B/X

Exterior GFCI Outlets

Exterior GFCI Receptacles: No

of Outlets: 2

Garage GFCI Outlets

Garage GFCI Receptacles: No

of Outlets: 1

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: Yes

of Outlets: 7

Bathroom GFCI Outlets

Bathroom GFCI Outlets: Yes

of Outlets: 3

Comments:

It is recommended that all outlets in wet area's such as the kitchen, bathroom, and outside should be GFCI protected. Please consult with a licensed electrician for further details and repair.

Outlets, Fixtures, & Switches

Condition: Satisfactory

Testing Information

Testing Method: GFCI Outlet tester

Number Tested: Representative number

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Sheathing

Condition: Satisfactory

Observed: Observed

Ceiling Frame

Condition: Satisfactory

Type: Joist framing

Comments:

55% of the attic was seen.

Roof Frame

Condition: Satisfactory

Type: Rafter framing

Type of Sheathing: Plywood

Attic Insulation

Condition: Satisfactory

Type of Insulation: Poured

Location: In-rafters

Average Depth (inches): 8

Attic Ventilation

Condition: Satisfactory

Type: Gable louvers

Fan Type: None observed

Vent Pipes & Flashing

Condition: Satisfactory

Leaks Observed: No leaks

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Attic Access

Location: Hallway to master bedroom

Access Method: Pull down

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Floors

Condition: Satisfactory

Type: Hardwood, Carpet

Ceilings

Condition: Satisfactory

Type: Plaster

Walls

Condition: Needs Maintenance

Type: Drywall

Problems

·There are cracks or holes in the walls.

Comments:

In the bedroom to the right of hall bath, there is a hole in the wall on the far side wall. There are also deflections in the wall behind the handrail endings leading to the basement. There's also another deflection by the door leading outside to the garage. It's recommended to see a general contractor for further details.



Interior Doors

Condition: Satisfactory

Stairs / Railings

Condition: Satisfactory

Comments:

Please see 'Basement:Stairs/Railings' section for further details.

Other Entry Doors

Condition: Needs Maintenance

Type: French

Insulated: Insulated

Comments:

The back door to the back deck has minor wear on the exterior part of it . The previous home owner has/had two dogs in the backyard

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Interior Information

Number of Bedrooms: 3

Number of Bathrooms: 2

Fireplace

Condition: Satisfactory

Type: Wood-burning

Operational: Yes

Windows

Condition: Satisfactory

Type: Double hung

Material: Metal

Glass Properties: Dual pane

<h2>Bathrooms</h2>

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: Master and Hall Bath

Floor

Condition: Needs Maintenance

Type: Ceramic tile

Comments:

There is water damage to a baseboard right beside the door frame. It's recommended to see a general contractor on further details and repair.



Toilets

Condition: Needs Maintenance

Comments:

The toilet in the master bathroom should be recaulked to the floor. It's recommended to see a licensed plumber for further details and repair.



Bathtub

Condition: Needs Maintenance

Type: Built-in

Comments:

There are cracks all along the base of the tub and the floor. The master tub should be recaulked to the floor. It's recommended to see a licensed plumber for further details and repair.



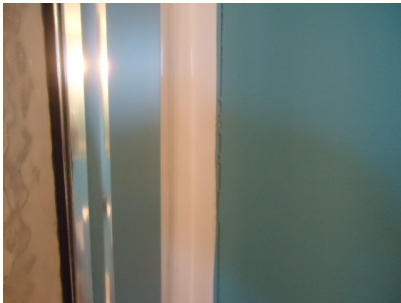
Shower Walls

Condition: Needs Maintenance

Type: Fiberglass

Comments:

There is cracking between the wall and the shower walls. The shower should be recaulked to the wall. It's recommended to see a licensed plumber for further details and repair.



Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Sinks

Condition: Satisfactory

Ventilation

Condition: Satisfactory

Bathroom window present: Yes

Fan Vents to: Outside

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Counters

Condition: Satisfactory

Type: Laminate

Flooring

Condition: Satisfactory

Comments:

Other is laminate

Receptacles

Condition: Satisfactory

Type: GFCI

Ventilation

Condition: Satisfactory

Fan Vents to: No fan present

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Sink

Condition: Satisfactory

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Basement. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Basement and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Basement during the rainy season.

Columns

Condition: Satisfactory
Type: Wood

Foundation

Condition: Satisfactory
Type: Concrete

Sub Flooring

Condition: Satisfactory
Visibility: Not visible

Ceiling

Condition: Satisfactory
Type: Open

Floor Drain

Condition: Satisfactory
Visibility: Not visible

Floor Joists

Condition: Satisfactory
Type: Conventional
Visibility: Visible

Walls

Condition: Satisfactory
Walls: Unfinished

Ventilation

Condition: Satisfactory
Location: Front left room
Type: Windows

Stairs / Railings

Condition: Needs Maintenance
Type: Wood

Comments:

The handrail leading to the basement is loose. This is a safety hazard. It's recommended to consult with a general contractor for further details and repair.



Vapor Barrier

Condition: Satisfactory

Visibility: Not visible

Insulation

Condition: Satisfactory

Location: In floor

Sump Pump

Condition: Satisfactory

Type: Submersible

Description

Basement Description

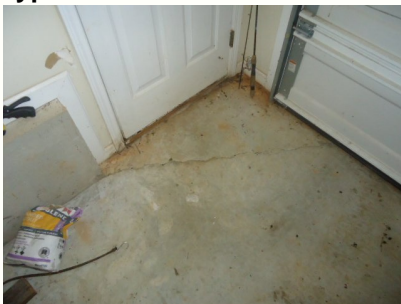
Type: Full

Access: Stairs

Floor

Condition: Satisfactory

Type: Concrete



Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Disconnect

Condition: Satisfactory

Location: Back of house



Air Conditioning Type

Condition: Satisfactory

Type: Heat pump

Status: Turned on

Air Conditioning Unit

Condition: Satisfactory

Status: Tested

AC Unit Data

Age: 10

Capacity: 208/230 volts

Location: Back of house

Air Distribution

Condition: Satisfactory

Type: Ductwork

Location: Each room

Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Description

Condition: Satisfactory

Type: Attached Garage

Flooring

Condition: Satisfactory

Type: Concrete

Problems

-There is excessive staining on the floor.

Comments:

There was a crack in the corner of the garage. This is from the house settling over time.

Separation Wall

Condition: Satisfactory

Type: 5/8" Drywall

Walls/Windows/Ceiling

Condition: Satisfactory

Receptacles

Condition: Satisfactory

Type: Non-GFCI

Problems

-There are non-GFCI receptacles in the garage.

Comments:

It is recommended that all the receptacles in the garage are GFCI protected. It's recommended to see a licensed electrician for further details.

Vehicle Doors

Condition: Satisfactory

Status: Not applicable

Ventilation

Condition: Satisfactory

Door to Living Space

Condition: Satisfactory

Type: Solid wood

Fire Resistance: Fire resistant

Moisture & Mildew

Condition: Professional Consultation

Degree of Damage: Mold and mildew

Comments:

There is a spot in the utility closet on the plywood framing of the house that looks like there may have been a past leak of some kind. There's a pipe that has duct tape on it. The plywood also has some black spots on it that looks like possible mold. I would recommend seeing a licensed plumber to make sure this pipe is no longer leaking, and a mold inspector to make sure that the black spots aren't mold.



INVOICE

FROM:

Reachable Appraisals & Home Inspections
95 Wesleyan Way Oxford, GA 30054

Telephone Number: 770-760-1967 Fax Number: 770-760-0333

TO:

Haoran Ma

E-Mail: peterma918@hotmail.com

Telephone Number: Fax Number:
Alternate Number:

INVOICE NUMBER

14-12-028

DATES

Invoice Date: 12/03/2014

Due Date:

REFERENCE

Internal Order #: 14-12-028

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: **Client:** Haoran Ma
Purchaser/Borrower:
Property Address: 146 Garrison Ct
City: Temple
County: **State:** GA **Zip:** 30179
Legal Description:

FEES

AMOUNT

HOME INSPECTION	300.00
SUBTOTAL	300.00

PAYMENTS

AMOUNT

Check #:	Date:	Description: PAID BY CREDIT CARD	300.00
Check #: 300.00	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			300.00
TOTAL DUE			\$ 0

PROFESSIONAL HOME INSPECTION
INSTITUTE



Basic Home Inspection

This certificate confirms that

Justin Duke

has successfully completed the Basic Home Inspection
Course from Professional Home Inspection Institute (PHII)
and passed the final exam.

Certificate #: LMH30000024076
Award Date: 09-07-2014

Robert V Graham
Robert Graham, PHII President/CEO