

Inspection Report

Betty Koukis

Property Address: 8 Cherokee Dr Moultrie GA



Welcome Home!

Premier Home Inspections of Valdosta, LLC

Shea Wynn 1709A Gornto Rd, UPS #131 Valdosta, GA 31601 229-292-4694

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Date: 7/11/2014	Time: 09:00 AM	Report ID:
Property:	Customer:	Real Estate Professional:
8 Cherokee Dr	Betty Koukis	Kirk Friedlander
Moultrie GA		Matco

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit <u>and if no other comments were made</u> then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

<u>**Repair**</u> = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Investigate = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

Standards of Practice: INACHI National Association of Certified Home Inspectors	In Attendance: Seller only	Type of building: Single Family (1 story)
Approximate age of building: Over 10 Years	Temperature: Over 65 (F) = 18 (C)	Weather: Clear
Ground/Soil surface condition: Damp	Rain in last 3 days: Yes	

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:	Method used to observe Crawlspace:	Floor Structure:
Masonry block	Crawled	Wood joists
		Wood beams
Wall Structure:	Columns or Piers:	Roof-Type:
Wood	Masonry block	Нір
Method used to observe attic:	Attic info:	
From entry	Scuttle hole	
Walked	Storage	
	Light in attic	

		IN	NI	NP
1.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•		
1.1	Walls (Structural)	•		
1.2	Columns or Piers	•		
1.3	Floors (Structural)	•		
1.4	Ceilings (Structural)	•		
1.5	Roof Structure and Attic	•		
		IN	NI	NP

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Comments:

1.0 Moisture damaged subflooring is present at the front of the crawlspace near the porch. Water is seeping in through the brick and has damaged a small section of the flooring. A licensed contractor is suggested for repairs.





1.0 Item 1(Picture) Soft subflooring at the front of the space

1.0 Item 2(Picture) Soft subflooring at the front of the space

▲ 1.5 Two stains are present in the attic above the garage; the stain nearest the garage attic access is active and leaking. The decking is damaged and will also need repairing. It is unknown if the stain at the far end of this attic is active. A licensed roofer is needed for further inspection.



1.5 Item 1(Picture) Damaged decking in the garage attic from an active leak

1.5 Item 2(Picture) Stain in the garage attic near the front of the home

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:	Siding Material:	Appurtenance:
Brick	Masonry	Covered porch
		Patio
Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One manual	Metal	GENIE
True and an atta		

Two automatic

		IN	NI	NP
2.0	Wall Cladding Flashing and Trim	•		
2.1	Doors (Exterior)	•		
2.2	Windows	•		
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•		
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•		
2.5	Eaves, Soffits and Fascias	•		
2.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

2.0 A settlement crack is located in the brick at the left side of the home. All cracks in the siding are suggested for further evaluation from a licensed contractor.

NOTE: Efflorescence is located on the brick at the left side of the home. This is a fine, white, powdery substance of water-soluble salts left on the surface of masonry as the water evaporates. This has not caused an issue or deficiency with the structure of the home.





2.0 Item 2(Picture) Efflorescence at the left side of the home

2.0 Item 1(Picture) Cracked brick at the left side of the home

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

	Styles & Materials				
Roo	f Covering:	Viewed roof covering from:			
Arch	nitectural	Ground			
Rub	ber membrane	Ladder			
		Walked roof			
			IN	NI	NP
3.0	Roof Coverings		•		
3.1	3.1 Flashings		•		
3.2	3.2 Skylights, Chimneys and Roof Penetrations		•		
3.3	3.3 Roof Drainage Systems		•		
			IN	NI	NP

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Comments:

✓ 3.0 Tree limbs hang over the right side roof (garage) and will need to be trimmed back so the shingles are not scraped.

The shingles have a 30 year life expectancy; a licensed roofer is needed to inspect the center areas of roofing where the rooflines meet. This is a rubber / roll material. The roof above the garage is actively leaking. A shingle patch is present over the back of the kitchen / breakfast room.



3.0 Item 1(Picture) Shingle patch at the back



3.0 Item 2(Picture) Tree limbs touch the roof



3.0 Item 3(Picture) Roofing above the master area between the rooflines



3.0 Item 4(Picture) Roofing between the rooflines over the garage



3.0 Item 5(Picture) Additional sealant suggested

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside
Public	PVC	home):
		PEX
Washer Drain Size:	Plumbing Waste:	Water Heater Power Source:
2" Diameter	PVC	Electric
Water Heater Capacity:	Water Heater Location:	Manufacturer:
40 Gallon (1-2 people)	Crawlspace	Extra Info : Premier Plus
Two units	Extra Info : Garage	
Extra Info : 46.5 Gallon		

		IN	NI	NP
4.0	Plumbing Drain, Waste and Vent Systems	•		
4.1	Plumbing Water Supply and Distribution System and Fixtures	•		
4.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•		
4.3	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•		
4.4	Main Fuel Shut Off (Describe Location)	•		
		IN	NI	NP

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Comments:

▲ 4.0 Over the garage, the vent stack has come disconnected and will need to re-connect to the main vent so all plumbing gases can escape to the exterior.



4.0 Item 1(Picture) Plumbing vent disconnected

▲ 4.1 ALL PLUMBING REPAIRS ARE SUGGESTED TO BE COMPLETED BY A LICENSED PLUMBER / QUALIFIED PROFESSIONAL

NOTE: The Jacuzzi tub is not yet plugged in or operable. The seller informed me that the tub's jets will be operable and the outlet will be grounded with proper GFCI protection.

The master shower door does not properly close and latch; the top of this door is loose and does not secure in place. Also, there is a negative slope inside this shower with a bowed wall. In the crawlspace, heavy staining was found on the subflooring from prior leaking. A section of the structural support beam has been replaced under the shower. Repairs are suggested from a qualified professional so the water can properly slope to drain and the wall is no longer bowed.





4.1 Item 2(Picture) Stained subfloor under the master shower

4.1 Item 1(Picture) Standing water and bowed shower wall

▲ 4.2 Both water heaters will need a PVC pipe attached to the TPR valves. The attached PVC is needed in case the tank needs to release temperature or pressure, it will release down the pipe instead of spew from the valve.



4.2 Item 1(Picture) Piping needed on the TPR valve

4.4 NOTE: The main fuel shut off is located at each fireplace. It is thought that the propane tank is in the ground somewhere in the yard because a tank was not found.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		Styles & Materials				
Elec	trical Service Conductors:	Panel capacity:	Panel Type:			
Belo	ow ground	200 AMP	Circuit breakers			
Elec	tric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:			
CU	LER HAMMER	Copper	Romex			
				IN	NI	NP
5.0	Service Entrance Conductors			•		
5.1	Service and Grounding Equipme	nt, Main Overcurrent Device, Main and Dist	ribution Panels	•		
5.2	Branch Circuit Conductors, Over	current Devices and Compatability of their	Amperage and Voltage	•		

5.4	Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•
5.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•
5.6	Location of Main and Distribution Panels	•
5.7	Smoke Detectors	•
		IN

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting

fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

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5.3

.

NI

NP

Comments:

5.1 One breaker cover is suggested to be installed inside the main panel to cover an exposed opening.



5.1 Item 1(Picture) Breaker cover needed

5.3 One of the back porch ceiling fans are inoperable and will need replacement.

5.4 The breakfast room has 2 outlets that are not grounded and another in the kitchen area towards the master bedroom. The back spare bedroom has one non-grounded plug. The ground wire may be loose; a licensed electrician is suggested for further evaluation.

One light is out in the kitchen; the bulb has most likely blown and will need replacement.

5.5 All 3 GFCI receptacles in the master bathroom are not grounded. The ground wire may be loose; a licensed electrician is suggested for further evaluation.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding
Heat Pump Forced Air (also provides cool	Electric	wood):
air)		Three
Ductwork:	Filter Type:	Filter Size:
Insulated	Disposable	(Three filters)
		14x20
		20x20

Types of Fireplaces:

Propane gas logs non-vented

		IN	NI	NP
6.0	Heating Equipment	•		
6.1	Normal Operating Controls	•		
6.2	Automatic Safety Controls	•		
6.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
6.4	Presence of Installed Heat Source in Each Room	•		
6.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•		
6.6	Gas/LP Firelogs and Fireplaces	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Air Conditioning

Styles & Materials

Cooling Equipment Type:

Cooling Equipment Energy Source:

Heat Pump Forced Air (also provides Electricity

warm air)

		IN	NI	NP
7.0	Cooling and Air Handler Equipment	•		
7.1	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•		
7.2	Presence of Installed Cooling Source in Each Room	•		
7.3	Normal Operating Controls	•		
		IN	NI	NP

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Comments:

7.1 The return air filters will need changing.

On all the air handlers, the drain lines are mostly pex piping instead of PVC material. A certified HVAC technician is suggested for another opinion on this type of material used for a condensate drain line.



7.1 Item 1(Picture) Pex piping used for drain line on the air handlers

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		Styles & Material	S			
Ceil	ing Materials:	Wall Material:	Floor Covering(s):			
Dry	wall	Drywall	Carpet			
			Tile			
			Wood			
Inte	rior Doors:	Window Types:				
Hol	ow core	Thermal/Insulated				
				IN	NI	NP
8.0	Ceilings			•		
8.1	Walls			•		
8.2	Floors			•		
8.3	Doors (Representative number)			•		
8.4	Windows (Representative number)			•		
				IN	NI	NP

Comments:

▲ 8.4 The front spare bedroom window has turned foggy and lost its seal in its lower pane. A small crack is present in this pane; replacement glass is suggested for correction.



8.4 Item 1(Picture) Foggy glass at front spare bedroom

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

	Styles & Materials				
c Insulation:	Ventilation:	Exhaust Fans:			
wn	Ridge vents	Fan with light			
	Soffit Vents				
	Thermostatically controlled fan				
er Power Source:	Dryer Vent:				
Electric	PVC Rigid				
			IN	NI	NP
Insulation in Attic			•		
Insulation Under Floor Syste	m				•
.2 Vapor Retarders (In crawlspace or basement)					
Ventilation of Attic and Found	dation Areas		•		
Venting Systems (Kitchens, E	Baths and Laundry)		•		
				1	NP
	Insulation Under Floor Syste Vapor Retarders (In crawlspa Ventilation of Attic and Found	c Insulation: Ventilation: wn Ridge vents Soffit Vents Thermostatically controlled fan er Power Source: Dryer Vent: DElectric PVC Rigid Insulation in Attic Insulation Under Floor System Vapor Retarders (In crawlspace or basement)	Insulation: Ventilation: Exhaust Fans: wn Ridge vents Fan with light Soffit Vents Thermostatically controlled fan Power Source: Dryer Vent: Electric PVC Rigid Insulation in Attic Insulation Under Floor System Vapor Retarders (In crawlspace or basement) Ventilation of Attic and Foundation Areas	Insulation: Ventilation: Exhaust Fans: wn Ridge vents Fan with light Soffit Vents Thermostatically controlled fan Power Source: Dryer Vent: Electric PVC Rigid Insulation in Attic IN Insulation Under Floor System • Vapor Retarders (In crawlspace or basement) • Ventilation of Attic and Foundation Areas •	Insulation: Ventilation: Exhaust Fans: wn Ridge vents Soffit Vents Thermostatically controlled fan Fan with light er Power Source: Dryer Vent: VC Rigid et Lectric PVC Rigid IN NI Insulation in Attic 0 1 1 Insulation Under Floor System 0 0 0 Vapor Retarders (In crawlspace or basement) 0 0 0 Ventilation of Attic and Foundation Areas 0 0 0

Comments:

9.3 NOTE: There is limited ventilation for the back of the crawlspace; however, there is not a moisture problem under the house.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		Styles & Materials				
	washer Brand: ERAL ELECTRIC	Disposer Brand: IN SINK ERATOR	Exhaust/Range hood: GENERAL ELECTRIC			
-	e/Oven: ERAL ELECTRIC	Trash Compactors: GENERAL ELECTRIC				
				IN	NI	NP
10.0	Dishwasher			•		
10.1	Ranges/Ovens/Cooktops			•		
10.2	Range Hood			•		
10.3	Trash Compactor			•		
10.4	Food Waste Disposer			•		
				IN	NI	NP

Comments:

▲ ▲ 10.0 The dishwasher was not ran or cycled through because standing water is present inside the unit. Further evaluation is suggested from an appliance repair person to assess the drain line. Also, the drain line is not clamped. A clamp is needed.



10.0 Item 1(Picture) Clamp missing on the DW drain line

▲ 10.2 The down draft hood vent terminates into the cabinet below the stove top. It is best suggested that the exhaust terminate either in the crawlspace or exterior.



10.2 Item 1(Picture) Kitchen exhaust fan empties into the cabinet

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Lawn Sprinklers

		IN	NI	NP
11.0	Sprinkler Operation	•		
11.1	Controllers	•		
11.2	Rotary Heads	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

12. Out Building

		IN	NI	NP
12.0	Walls (Interior and Exterior)	•		
		IN	NI	NP

IN= Inspected, NI= Not Inspected, NP= Not Present

Comments:

12.0 Mold is actively present in the back out building. Remediation is needed from a licensed removal company.



Repair



Premier Home Inspections of Valdosta, LLC

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> Customer Betty Koukis

Address 8 Cherokee Dr Moultrie GA

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, <u>"Repair"</u> refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and <u>"Investigate"</u> refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. *This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.*

1. Structural Components

- 1.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) Inspected
- Moisture damaged subflooring is present at the front of the crawlspace near the porch. Water is seeping in through the brick and has damaged a small section of the flooring. A licensed contractor is suggested for repairs.

1. Structural Components



1.0 Item 1(Picture) Soft subflooring at the front of the space



1.0 Item 2(Picture) Soft subflooring at the front of the space

1.5 Roof Structure and Attic

Inspected

Two stains are present in the attic above the garage; the stain nearest the garage attic access is active and leaking. The decking is damaged and will also need repairing. It is unknown if the stain at the far end of this attic is active. A licensed roofer is needed for further inspection.



1.5 Item 1(Picture) Damaged decking in the garage attic from an active leak



1.5 Item 2(Picture) Stain in the garage attic near the front of the home

3. Roofing

3.0 Roof Coverings

Inspected

Tree limbs hang over the right side roof (garage) and will need to be trimmed back so the shingles are not scraped.

The shingles have a 30 year life expectancy; a licensed roofer is needed to inspect the center areas of roofing where the rooflines meet. This is a rubber / roll material. The roof above the garage is actively leaking. A shingle patch is present over the back of the kitchen / breakfast room.

3. Roofing



3.0 Item 1(Picture) Shingle patch at the back

3.0 Item 2(Picture) Tree limbs touch the roof





3.0 Item 3(Picture) Roofing above the master area between the rooflines

3.0 Item 4(Picture) Roofing between the rooflines over the garage



3.0 Item 5(Picture) Additional sealant suggested

4. Plumbing

4.0 Plumbing Drain, Waste and Vent Systems

4. Plumbing

Inspected

Over the garage, the vent stack has come disconnected and will need to re-connect to the main vent so all plumbing gases can escape to the exterior.



4.0 Item 1(Picture) Plumbing vent disconnected

4.1 Plumbing Water Supply and Distribution System and Fixtures

Inspected

ALL PLUMBING REPAIRS ARE SUGGESTED TO BE COMPLETED BY A LICENSED PLUMBER / QUALIFIED PROFESSIONAL

NOTE: The Jacuzzi tub is not yet plugged in or operable. The seller informed me that the tub's jets will be operable and the outlet will be grounded with proper GFCI protection.

The master shower door does not properly close and latch; the top of this door is loose and does not secure in place. Also, there is a negative slope inside this shower with a bowed wall. In the crawlspace, heavy staining was found on the subflooring from prior leaking. A section of the structural support beam has been replaced under the shower. Repairs are suggested from a qualified professional so the water can properly slope to drain and the wall is no longer bowed.



4.1 Item 1(Picture) Standing water and bowed shower wall



4.1 Item 2(Picture) Stained subfloor under the master shower

4. Plumbing

- 4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents Inspected
- Both water heaters will need a PVC pipe attached to the TPR valves. The attached PVC is needed in case the tank needs to release temperature or pressure, it will release down the pipe instead of spew from the valve.



4.2 Item 1(Picture) Piping needed on the TPR valve

5. Electrical System

5.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

- One of the back porch ceiling fans are inoperable and will need replacement.
- 5.4 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure Inspected
- The breakfast room has 2 outlets that are not grounded and another in the kitchen area towards the master bedroom. The back spare bedroom has one non-grounded plug. The ground wire may be loose; a licensed electrician is suggested for further evaluation.

One light is out in the kitchen; the bulb has most likely blown and will need replacement.

- 5.5 Operation of GFCI (Ground Fault Circuit Interrupters) Inspected
- All 3 GFCI receptacles in the master bathroom are not grounded. The ground wire may be loose; a licensed electrician is suggested for further evaluation.

- 8.4 Windows (Representative number)
 - Inspected
- The front spare bedroom window has turned foggy and lost its seal in its lower pane. A small crack is present in this pane; replacement glass is suggested for correction.



8.4 Item 1(Picture) Foggy glass at front spare bedroom

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected

The dishwasher was not ran or cycled through because standing water is present inside the unit. Further evaluation is suggested from an appliance repair person to assess the drain line. Also, the drain line is not clamped. A clamp is needed.



10.0 Item 1(Picture) Clamp missing on the DW drain line

10.2 Range Hood

Inspected

The down draft hood vent terminates into the cabinet below the stove top. It is best suggested that the exhaust terminate either in the crawlspace or exterior.

10. Built-In Kitchen Appliances



10.2 Item 1(Picture) Kitchen exhaust fan empties into the cabinet

12. Out Building

12.0 Walls (Interior and Exterior) Inspected

Mold is actively present in the back out building. Remediation is needed from a licensed removal company.



12.0 Item 1(Picture) Mold in the out building



12.0 Item 2(Picture) Mold in the out building

Premier Home Inspections of Valdosta, LLC

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed: The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Investigate



Premier Home Inspections of Valdosta, LLC

1709A Gornto Rd, UPS #131 Valdosta, GA 31601 229-292-4694

> Customer Betty Koukis

Address 8 Cherokee Dr Moultrie GA

2. Exterior

- 2.0 Wall Cladding Flashing and Trim Inspected
- A settlement crack is located in the brick at the left side of the home. All cracks in the siding are suggested for further evaluation from a licensed contractor.

NOTE: Efflorescence is located on the brick at the left side of the home. This is a fine, white, powdery substance of water-soluble salts left on the surface of masonry as the water evaporates. This has not caused an issue or deficiency with the structure of the home.

2. Exterior





2.0 Item 2(Picture) Efflorescence at the left side of the home

2.0 Item 1(Picture) Cracked brick at the left side of the home

3. Roofing

3.0 Roof Coverings

Inspected

Tree limbs hang over the right side roof (garage) and will need to be trimmed back so the shingles are not scraped.

The shingles have a 30 year life expectancy; a licensed roofer is needed to inspect the center areas of roofing where the rooflines meet. This is a rubber / roll material. The roof above the garage is actively leaking. A shingle patch is present over the back of the kitchen / breakfast room.

3. Roofing



3.0 Item 1(Picture) Shingle patch at the back

3.0 Item 2(Picture) Tree limbs touch the roof





3.0 Item 3(Picture) Roofing above the master area between the rooflines

3.0 Item 4(Picture) Roofing between the rooflines over the garage



3.0 Item 5(Picture) Additional sealant suggested

7. Air Conditioning

- 7.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Inspected
- The return air filters will need changing.

On all the air handlers, the drain lines are mostly pex piping instead of PVC material. A certified HVAC technician is suggested for another opinion on this type of material used for a condensate drain line.



7.1 Item 1(Picture) Pex piping used for drain line on the air handlers

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected

The dishwasher was not ran or cycled through because standing water is present inside the unit. Further evaluation is suggested from an appliance repair person to assess the drain line. Also, the drain line is not clamped. A clamp is needed.



10.0 Item 1(Picture) Clamp missing on the DW drain line

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INVOICE

Premier Home Inspections of Valdosta, LLC 1709A Gornto Rd, UPS #131 Valdosta, GA 31601 229-292-4694 Inspected By: Shea Wynn

Inspection Date: 7/11/2014 Report ID:

Customer Info:	Inspection Property:
Betty Koukis	8 Cherokee Dr Moultrie GA
Customer's Real Estate Professional: Kirk Friedlander Matco	

Inspection Fee:

Service	Price	Amount	Sub-Total	
Heated Sq Ft 2,501 - 3,000		1		
			Tax \$ 0.00	
		Total Price \$		

Payment Method: Check Payment Status: Not Paid Note: Thank you



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Shea Wynn

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