

ProChoice Home Inspection Services

Property Inspection Report



211 Windgate Ct, Peachtree City, GA 30269
Inspection prepared for: Eric Gleaton
Real Estate Agent: -

Date of Inspection: 3/12/2017 Time: 2:00 PM
Age of Home: 1985 Size: 1368
Order ID: 44

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Home Inspection Services

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 4 Item: 1	Cabinets	<ul style="list-style-type: none"> Many of the cabinet doors and drawer fronts have been damaged by animals chewing on them. Replace as needed.
Page 4 Item: 3	Closets	<ul style="list-style-type: none"> The closet door was missing in rear bedroom.
Page 4 Item: 6	Electrical	<ul style="list-style-type: none"> Outlet in family room next to the entry door is not grounded. Restore ground.
Page 4 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> Recommend installing all new smoke detectors.
Page 5 Item: 10	Wall Condition	<ul style="list-style-type: none"> Several places in house where the drywall has been damaged. Repair as needed.
Bathroom		
Page 6 Item: 4	Exhaust Fan	<ul style="list-style-type: none"> Fan is a slow starter, suggest having motor professionally cleaned.
Page 6 Item: 5	Floor Condition	<ul style="list-style-type: none"> Tile floor in master bath is unfinished. Missing tile at garagen tub. Missing transition tiles at doorways. Missing tile baseboard.
Page 7 Item: 8	Bath Tubs	<ul style="list-style-type: none"> Garden Tub functional. Tighten the loose faucet.
Page 7 Item: 9	Sinks	<ul style="list-style-type: none"> Sink bowl in master bath is cracked. Replace.
Kitchen		
Page 9 Item: 1	Cabinets	<ul style="list-style-type: none"> Several of the lower cabinet doors and drawer faces have been damaged by animals chewing on them. Bottom of sink base cabinet is missing.
Page 10 Item: 13	GFCI	<ul style="list-style-type: none"> No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Heat/AC		
Page 13 Item: 9	Registers	<ul style="list-style-type: none"> The duct has a damper zone system installed that does not appear to be functional. In the inspectors opinion it is not needed for a house of this square footage. Recommend disconnecting system.
Electrical		
Page 15 Item: 1	Electrical Panel	<ul style="list-style-type: none"> Recommend that the wiring connected to the 220v breaker that once serviced the pool be removed.
Roof		
Page 17 Item: 1	Roof Condition	<ul style="list-style-type: none"> Repairs noted around both skylights. Decking is rotted below the repaired shingles at the master bath area. Not able to access attic areas where the skylights are installed. No obvious signs of leaks at time of inspection.
Page 17 Item: 6	Gutter	<ul style="list-style-type: none"> Clean gutters: Significant amounts of debris evident.
Attic		
Page 19 Item: 1	Access	<ul style="list-style-type: none"> Pull Down Ladder located in garage. Reinforce the bottom section of pull down stair.

Page 20 Item: 8	Insulation Condition	• Insulation has been removed over kitchen area. Replace.
Exterior Areas		
Page 21 Item: 1	Doors	• Slight damage to the weather stripping on the side entry door.
Page 21 Item: 3	Siding Condition	• The ends of the siding are rotted on the front and rear gables. See photos.
Page 21 Item: 4	Eaves & Facia	• Wood fascia appears to be rotted in places behind the gutters. Gutters are not functional and are overflowing causing fascia to rot.
Grounds		
Page 23 Item: 2	Grading	• Rear yard slopes towards the house. No evidence on intrusion at time of inspection. Monitor to ensure no standing water next to rear of house in heavy rains.
Page 23 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

1. Attendance

In Attendance: Client present • Seller present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- Many of the cabinet doors and drawer fronts have been damaged by animals chewing on them. Replace as needed.

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Observations:

- The closet door was missing in rear bedroom.

4. Door Bell

Observations:

- Operated normally when tested.

5. Interior Doors

Observations:

- Hollow wood doors.

6. Electrical

Observations:

- Outlet in family room next to the entry door is not grounded. Restore ground.

7. Smoke Detectors

Observations:

- Recommend installing all new smoke detectors.

8. Stairs & Handrail

9. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.

10. Wall Condition

Materials: Drywall walls noted.

Observations:

- Several places in house were the drywall has been damaged. Repair as needed.

11. Fireplace

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Damper was present and functional.

12. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- Several windows could not be inspected from the exterior due to over growth of the shrubs.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom

2. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

3. GFCI

Observations:

- **GFCI** in master bathroom resets other bathroom receptacles
- GFCI tested and functioned properly.

4. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.
- Fan is a slow starter, suggest having motor professionally cleaned.

5. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- Tile floor in master bath is unfinished. Missing tile at garagen tub. Missing transition tiles at doorways. Missing tile baseboard.



Unfinished tiles in door frames.



Missing tiles at garden tub.



Missing baseboard tiles.

6. Showers

Observations:
• functional

7. Shower Walls

Observations:
• Fiberglass surround noted.

8. Bath Tubs

Observations:
• **Garden Tub functional. Tighten the loose faucet.**



Tighten handle on garden tub.

9. Sinks

Observations:
• **Sink bowl in master bath is cracked. Replace.**



Cracked sink bowl.

10. Toilets

Observations:

- Operated when tested. No deficiencies noted.

11. Window Condition

Materials: Vinyl framed fixed window noted.

Observations:

- Functional. Normal wear for age.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- Several of the lower cabinet doors and drawer faces have been damaged by animals chewing on them.
- Bottom of sink base cabinet is missing.

2. Counters

Observations:

- Plastic laminate tops noted.

3. Dishwasher

Observations:

- Operated.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Microwave

Observations:

- No built in microwave oven.

6. Cook top condition

Observations:

- Gas cook top noted.
- All burners operated when tested.

7. Oven & Range

Observations:

- Oven: gas burners

8. Sinks

Observations:

- Faucet was functional. No leaks detected.
- Kitchen has a Stainless steel - surface mounted sink.

9. Vent Condition

Materials: Recirculating

Observations:

- Exhaust fan and light are functional.

10. Window Condition

11. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- Common cracks noted.

12. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

13. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

Laundry

1. Locations

Locations: Off of garage entry.

2. Dryer Vent

Observations:

- The dryer vent terminates in the garage.

3. Gas Valves

Observations:

- No gas present.

4. Plumbing

Observations:

- Laundry room plumbing was not tested.

5. Doors

Observations:

- Functional.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air.

Observations:

- No concerns noted with furnace. 75K btu manufacture in 2014.

2. Heater Base

Observations:

- The heater base appears to be functional.

3. Enclosure

Observations:

- Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted.

4. Venting

Observations:

- Metal double wall chimney vent pipe noted.

5. Gas Valves

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Observations:

- No defects found.

7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior west.

Observations:

- The condensing unit was not tested due to the exterior temperatures. Must be above 60 degrees.

8. Air Supply

Observations:

- The return air supply system appears to be functional.

9. Registers

Observations:

- The air supply system appears to be functional.
- The duct has a damper zone system installed that does not appear to be functional. In the inspectors opinion it is not needed for a house of this square footage. Recommend disconnecting system.



Damper system on ducts.

10. Filters

Location: Located in a filter grill in a hall area wall.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

Observations:

- Location: central hall.

Water Heater

1. Base

Observations:

- On demand gas fired water heater located on left exterior wall. Manufacture in 2009.

2. Venting

Observations:

- Vented on exterior.

3. Water Heater Condition

Heater Type: Gas

Location: Located on exterior wall of garage.

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Gas Valve

Observations:

- Appears functional.

5. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location in garage.

Location: No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- **Recommend that the wiring connected to the 220v breaker that once serviced the pool be removed.**



View of panel. Okay.



Panel cover screw should not have pointed ends.
Can damage wiring.

2. Main Amp Breaker

Observations:

- 150 amp

3. Breakers in off position

Observations:

- 1

4. Cable Feeds

Observations:

- There is an underground service lateral noted.

5. Breakers

Materials: Copper armor sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Inspected from ladder.

Materials: Asphalt shingles noted.

Observations:

- Repairs noted around both skylights. Decking is rotted below the repaired shingles at the master bath area. Not able to access attic areas where the skylights are installed. No obvious signs of leaks at time of inspection.

2. Flashing

Observations:

- Flashing noted around chimney only.

3. Chimney

Observations:

- Wood framed chimney chase. No concerns noted.

4. Spark Arrestor

Observations:

- Rain cap and spark arrestor present and in good condition.

5. Vent Caps

Observations:

- Vent boots were in good condition.

6. Gutter

Observations:

- Clean gutters: Significant amounts of debris evident.



Gutter need cleaning.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Pull Down Ladder located in garage.
- Reinforce the bottom section of pull down stair.



Strengthen folding stair.

2. Structure

Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Thermostatically controlled Power Ventilator on roof field noted.

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Duct Work

Observations:

- Functional.

6. Electrical

Observations:

- Most areas not visible due to insulation.

7. Attic Plumbing

Observations:

- PVC plumbing vents

8. Insulation Condition

Materials: Unfinished fiberglass batts noted. • Blown in fiberglass insulation noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation has been removed over kitchen area. Replace.

9. Chimney

Observations:

- Chimney not visible from the attic.

10. Exhaust Vent

Observations:

- Functional.
- Terminates in the attic.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Slight damage to the weather stripping on the side entry door.



Damaged weather strip on side entry door.

2. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Materials: Wood and composition wood siding, wood frame construction, concrete slab foundation.

Observations:

- The ends of the siding are rotted on the front and rear gables. See photos.

4. Eaves & Facia

Observations:

- Wood fascia appears to be rotted in places behind the gutters. Gutters are not functional and are overflowing causing fascia to rot.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

- The foundation perimeter should be visible on all sides for proper monitoring of termites. Remove any soil or ground cover that cover the slab.

3. Foundation Plumbing

Observations:

- Foundation plumbing below the slab. Not visible for inspection. No concerns noted.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Observations:

- The exterior drainage is generally away from foundation.
- **Rear yard slopes towards the house. No evidence on intrusion at time of inspection. Monitor to ensure no standing water next to rear of house in heavy rains.**

3. Vegetation Observations

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- **Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.**

4. Main Gas Valve Condition

Materials: West side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

5. Exterior Faucet Condition

Location: Front and rear of structure.

Observations:

- Functional.

6. Fence Condition

Materials: Wood

Observations:

- Fence appears to be relatively new. No concerns noted.

7. Patio

Observations:

- Brick patio. No concerns.

Garage

1. Slab Condition

Observations:

- No concerns with the visible sections of the slab. Storage in garage prevented a complete inspection.

2. Door Condition and Function

Observations:

- Single aluminium paneled door. Some minor dents in door. Functional.



Slight dent in garage door.

3. Walls and Ceiling Condition

Observations:

- Drywall noted on ceilings and walls of garage. Peeling paint and loose drywall tape noted.

4. Garage door opener function

Observations:

- Garage door opener functioned properly. Door was opened and closed several times.

5. Garage door safety features

Observations:

- Safety features were functional at the time of the inspection.

Photos



Front view



View of roof over rear porch area.



View of roof



View of roof and chimney.



Trim or remove over grown shrubs.



Rotted decking below master bath skylight.



Water heater.



Seal holes in soffit above the water heater.



Trim shrubs.



Peeling paint on fascia.



Remove soil at garage wall to



Soft fascia on front behind gutters.



Exterior outlets should be GFCI protected.



Cracks in side walk.



Remove ground cover to expose foundation.



Add extension pipes to downspouts.



Rear view.



Condensing unit. Manufacture 2014



Suggest removing pool pump and filter. Pool has been filled in.



Suggest removing all electrical wiring for pool pump.



Damaged siding on rear porch addition.



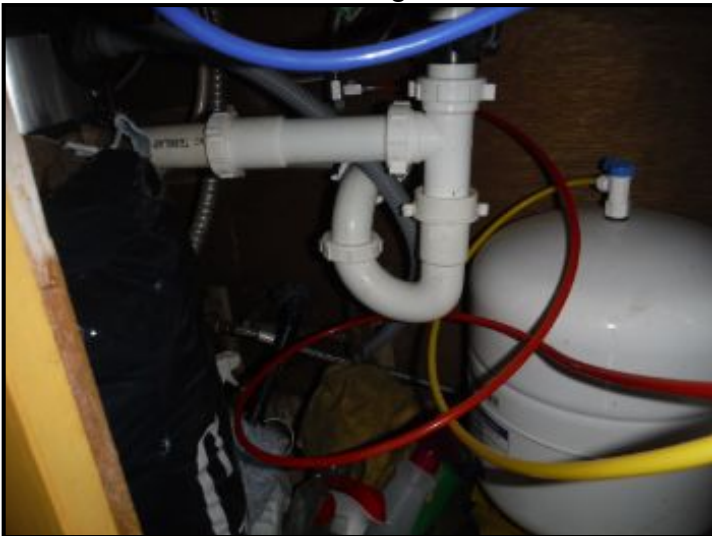
Secure the downspout to the exterior wall on left rear corner.



Ceiling to rear porch addition has been removed. Covered with cloth. Not able to visually inspect framing.



Damaged window trim in kitchen.



Kitchen sink base bottom has been removed.



Secure dishwasher to cabinet.



Damaged kitchen cabinet doors.



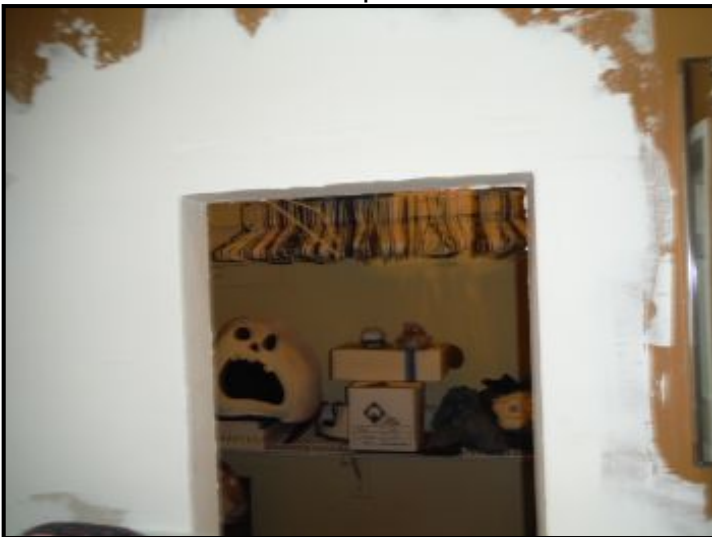
Damaged kitchen cabinet drawers.



Door latch to side door does not catch. Adjust the strike plate.



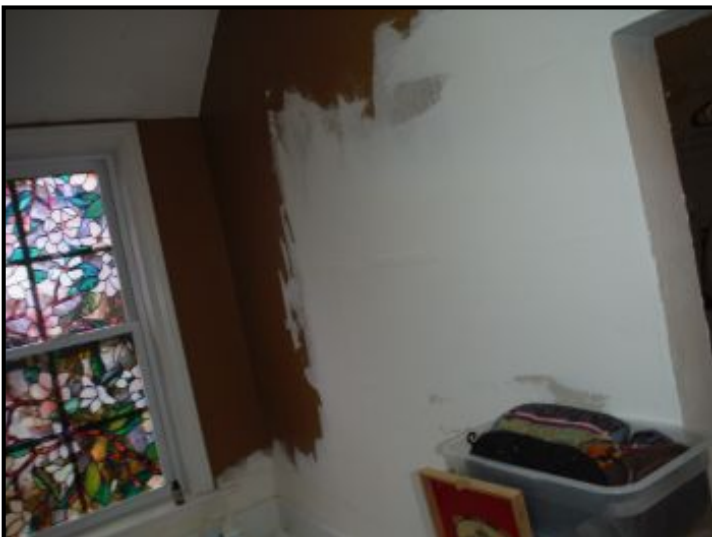
View of fireplace. Screen is missing.



Not a normal size door frame in master bath.



Walls in bath are not properly finished.



Unfinished walls in master bath.



Damaged wall in rear bedroom.



Missing closet door in rear bedroom.



Damaged door molding in rear bedroom.



Main water shut off in garage.



Dryer vent in garage.



Ceiling tape coming loose in garage.



View of gas furnace.



Clean the vent fan in attic.



Attic fan. Not tested.



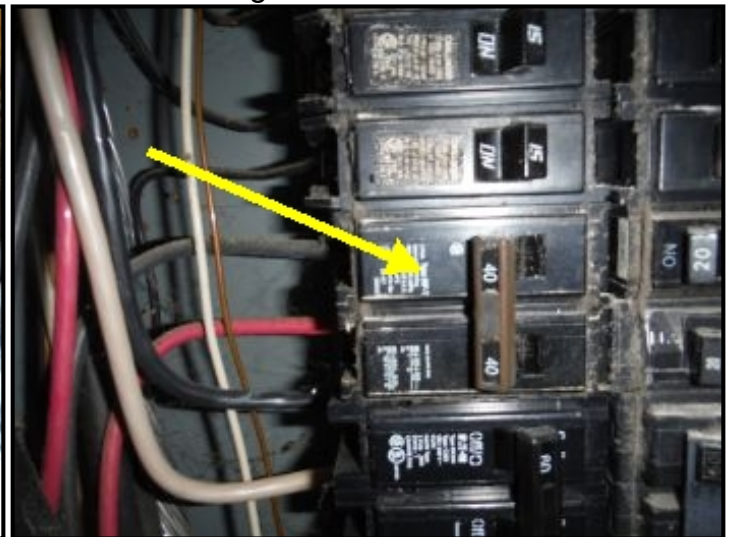
Missing insulation over kitchen. Replace.



Missing insulation over kitchen.



View of attic area over the porch addition. Insulation needed.



Breaker for pool pump. Pool no longer exist.



Thermostat for hot water.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.