



SUMMARY

1234 Main St. Guyton GA 31312

Buyer Name
05/23/2019 9:00AM

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ICA Certified

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The Summary portion of your report is just a condensed list of the defects/issues and concerns I found at the time of the inspection.

Note: I am unable to identify defects with wiring, structure, plumbing and insulation that are covered by furniture or storage; this includes defects hidden behind walls, floors or ceilings. Some conditions may only appear under certain circumstances like changes with seasons/certain weather conditions. Home Inspectors do not remove anything from walls, move pictures or lift flooring, including carpet, to inspect underneath. It is highly recommended the client performs another inspection after all furnishings are removed, prior to closing, to evaluate any other possible defects that might of been hidden by Sellers property.

2.1.1 Coverings

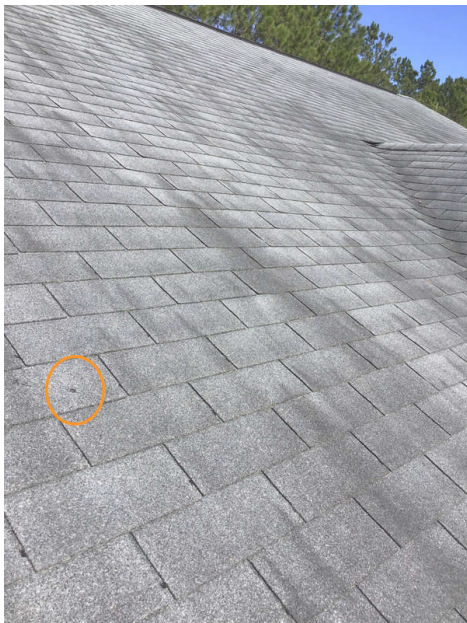
DAMAGED (GENERAL)



Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

CREASED OR TORN TAB DAMAGE (WIND)

 Recommendation

The roof had areas of wind damage such as broken adhesive strips and creased or torn shingle tabs. The Inspector recommends replacement of the damaged shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

EXPOSED NAILS

 Recommendation

Exposed nails through roofing materials can allow for water intrusion, causing further damage to underlying structure. Recommend further evaluation and remediation by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





2.3.1 Flashings

EXPOSED FLASHING EDGES

 Recommendation

The edge of the flashing is exposed, which could lead to water damage to the home. Recommend further evaluation and remediation by a qualified Roofing Contractor.

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

MILDEW/ALGAE

 Recommendation

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon, especially on shaded portions of the home. Recommend mold be cleaned by a house exterior washing contractor.

Recommendation
Contact a qualified professional.

3.1.2 Siding, Flashing & Trim

GAPS AT EXTERIOR WALL PENETRATIONS

 Recommendation

At the time of the inspection, gaps were noticed around the exterior of the home. These gaps are usually around pipes associated with faucets, drains, HVAC lines, gas/electrical. These areas should be sealed to protect the home from moisture penetration and pest infestations.

Recommendation
Contact a handyman or DIY project



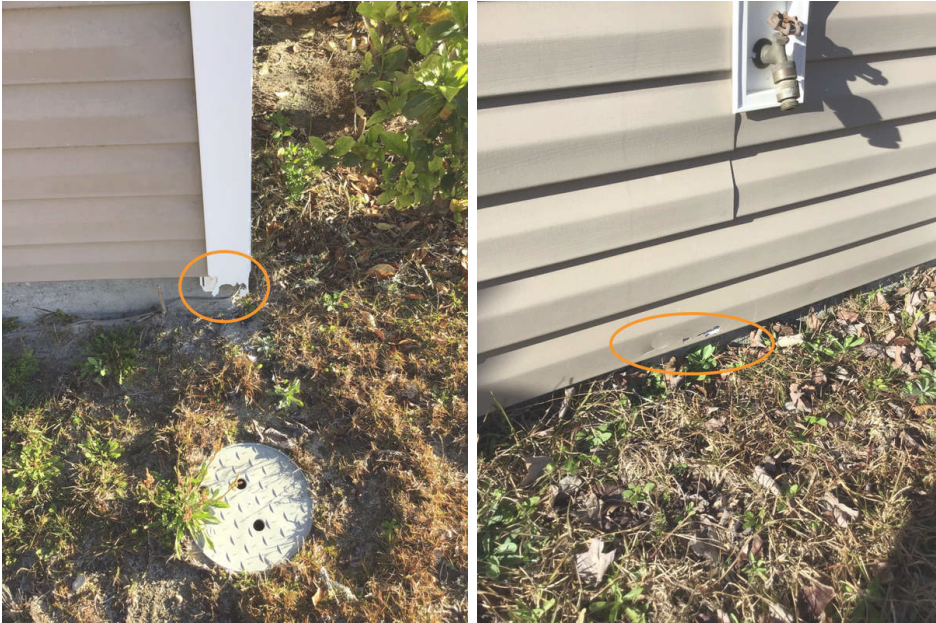
3.1.3 Siding, Flashing & Trim

TRIM/SIDING DAMAGE

 Recommendation

Portions of the trim/Siding are damaged. This damage can allow for water intrusion causing water damage to the underlying structure. I recommend evaluation and repair by a qualified siding contractor.

Recommendation
Contact a qualified siding specialist.



3.1.4 Siding, Flashing & Trim **LOOSE LIGHT FIXTURES**

 Recommendation

At the time of the inspection, one or more exterior light fixture mounts were found to be loose. Recommend remediation by a qualified Handyman or DIY if able.

Click [here](#) for an article on how to tighten or replace exterior lights.

Recommendation
Contact a qualified professional.



3.2.1 Exterior Doors **PAINT/REFINISH NEEDED**

 Recommendation

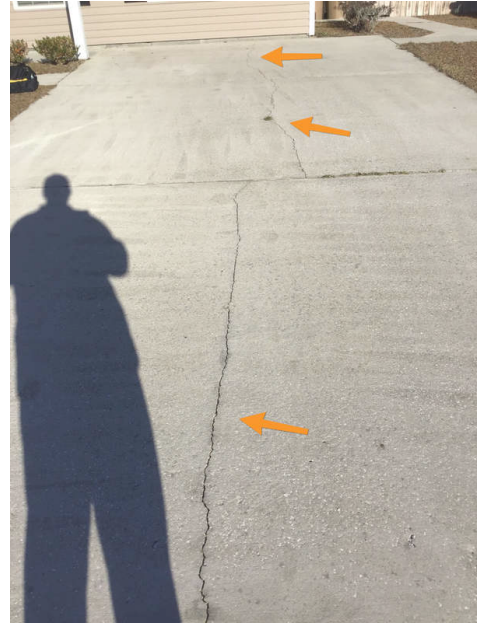
Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

3.4.1 Walkways, Patios & Driveways **DRIVEWAY CRACKING - MINOR**

 Recommendation

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.



3.5.1 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

 Recommendation

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.



3.5.2 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES

 Recommendation

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

3.5.3 Decks, Balconies, Porches & Steps

PAINT/REFINISH NEEDED

 Recommendation

Exterior paint/stain is worn, chipping/flaking. Recommend refinish and/or paint to minimize water damage, and maximize service life.

3.5.4 Decks, Balconies, Porches & Steps

TRIPPING HAZARD

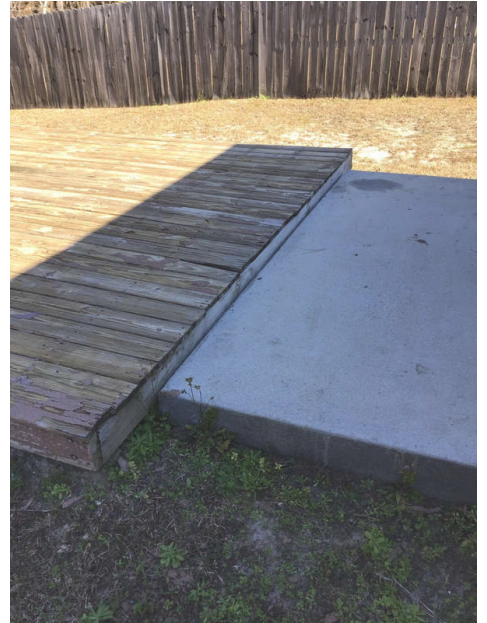
The odd height of the deck transition to the concrete patio could pose as a possible tripping hazard. I recommend further evaluation by a qualified Deck/Patio Contractor.

Recommendation

Contact a qualified deck contractor.



Recommendation



3.5.5 Decks, Balconies, Porches & Steps

NO RAILING INSTALLED

Decks and patios higher than 30" above the ground require a guardrail to be installed for safety. This deck is at 31". Recommend further evaluation by a qualified Deck/Patio Contractor.

Recommendation

Contact a qualified deck contractor.



Recommendation



31 inches from ground

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

SPRINKLER CONTROL HEAD - NO POWER

The control head for the sprinkler system has no power. Recommend further evaluation by a qualified Landscape Contractor or Handyman.

Recommendation

Contact a qualified professional.



Recommendation



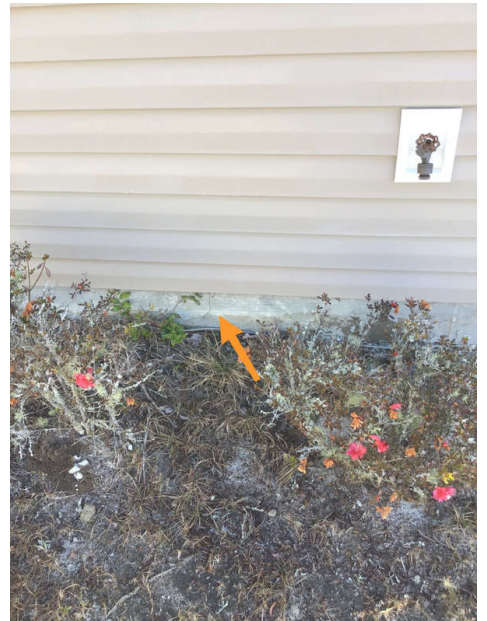
4.1.1 Foundation

FOUNDATION CRACKS - MINOR

 Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



5.1.1 Equipment

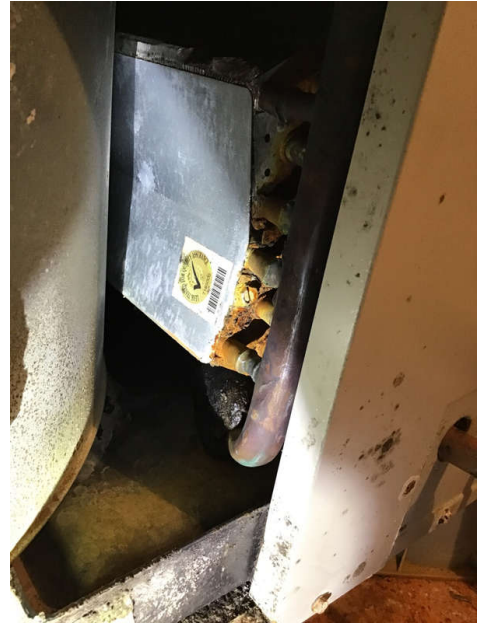
HEAT EXCHANGER CORROSION

 Recommendation

The heat exchanger inside the air handler, has excessive corrosion. Recommend further evaluation by a qualified Heating and Air Contractor.

Recommendation

Contact a qualified professional.



5.3.1 Distribution Systems

DUCT LEAKING

 Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.



6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



7.3.1 Water Supply, Distribution Systems & Fixtures

SINK FIXTURE - LOOSE HANDLE

At the time of the inspection, the kitchen sink faucet handle was loose. Recommend further evaluation and repair by a qualified Plumber, Handyman or DIY if able.

Click [here](#) for a good DIY article on how to fix this issue.

Recommendation

Contact a qualified professional.



7.4.2 Hot Water Systems, Controls, Flues & Vents

WATER HEATER LEAKING

At the time of the inspection, standing water was found inside the drip pan. No water was found leaking from the water lines ontop of the unit, and suspect water is coming out of the bottom of the water heater. Recommend further evaluation by a qualified Plumber.

Recommendation

Contact a qualified professional.





8.4.1 Lighting Fixtures, Switches & Receptacles

LOOSE ELECTRICAL OUTLETS

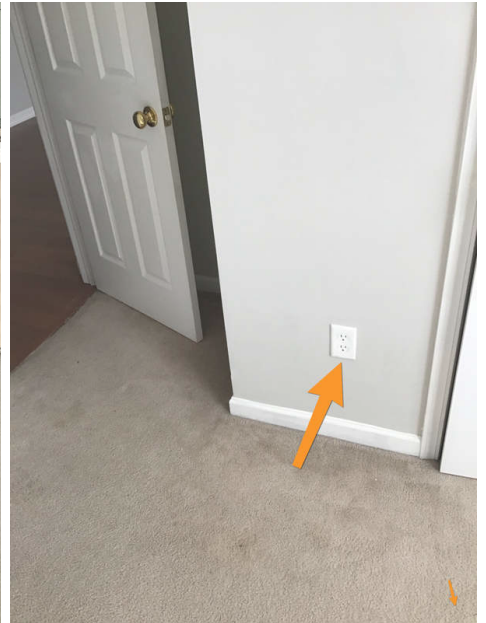
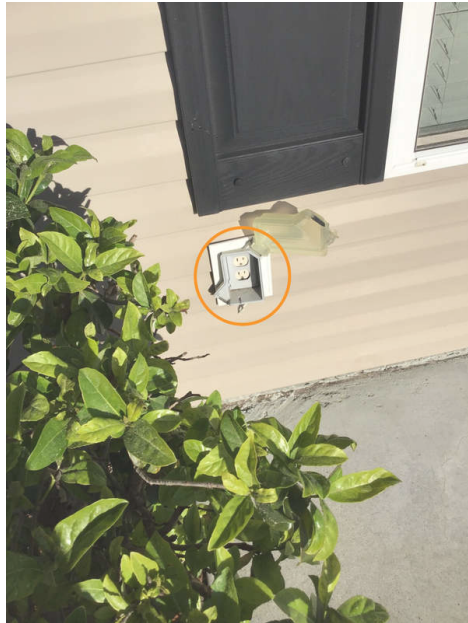


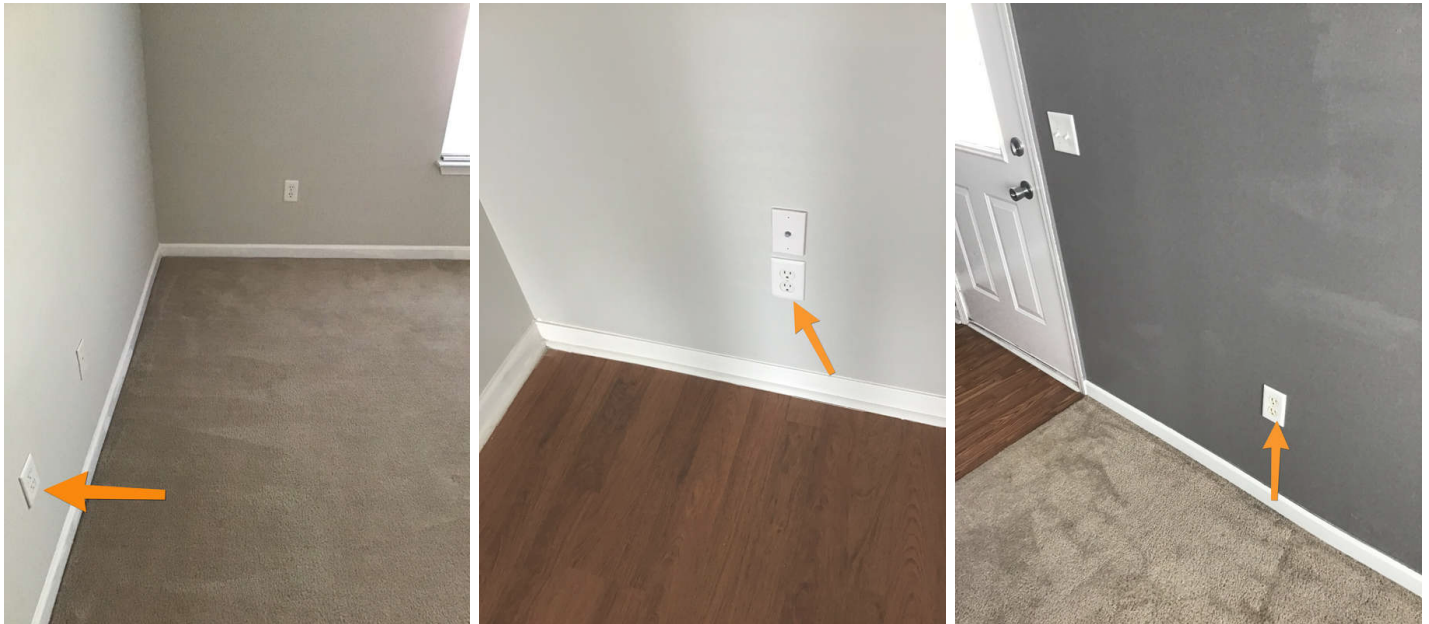
One or more electrical outlets were found to be loose. This could lead to possible electrical arcing and could become very dangerous. Recommend a qualified Electrician, Handyman or DIY, to remediate issue.

Click [here](#) for a excellent article on how to fix electrical outlets.

Recommendation

Contact a qualified electrical contractor.





Bedroom #3

8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

OUTLET DAMAGED

Electrical outlet is damaged. This could become a potential dangerous condition. Recommend replacement by a qualified Electrician.

Recommendation

Contact a qualified electrical contractor.



8.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

UN-USABLE FOR THREE-PRONG PLUGS

One or more electrical outlets are un-usable for three pronged plugs. Recommend further evaluation and replacement by a qualified Electrician.

Recommendation

Contact a qualified professional.



8.5.1 GFCI & AFCI

GFCI WILL NOT TRIP



At the time of the inspection, I found that one or more GFCI's were not working as intended. Recommend further evaluation by a qualified Electrician.

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

NOT HARD WIRED



At the time of the inspection, it was found that one or more of the smoke alarms are not connected to the hardwired electrical system, and was only powered by the backup batteries. I recommend to my client, that they get with the current owner of the home about this, and to have a qualified Electrician evaluate the smoke detector wiring.

Recommendation

Contact a qualified electrical contractor.

10.1.1 Attic Insulation

SIGNS OF PESTS

Recommendation

At the time of the inspection, I found possible rodent droppings under the insulation in the attic. Recommend further evaluation and remediation by a qualified Pest Control Contractor.

Recommendation
Contact a qualified professional.



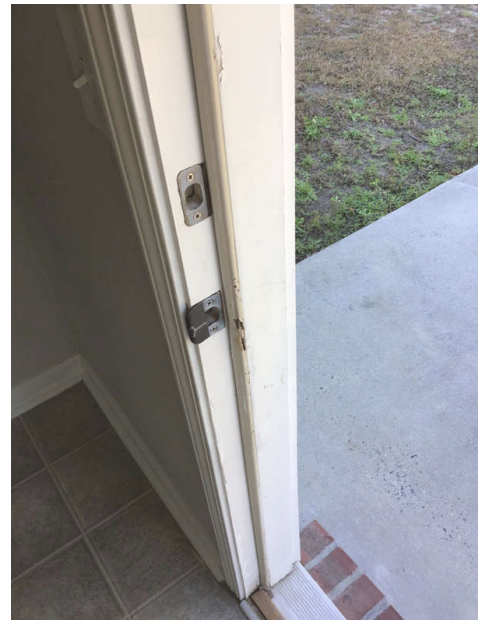
Area is behind the air handler in the corner of the attic.

11.1.1 Doors

POOR WEATHER-STRIPPING

Recommendation

At the time of the inspection, weather-stripping at interior doors was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.



11.2.1 Windows

MISSING SCREEN

Recommendation

Window missing screen. Recommend replacement.



11.5.1 Ceilings

STAIN(S) ON CEILING

 Recommendation

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.



11.7.1 Countertops & Cabinets

CABINET HINGE LOOSE

 Recommendation

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

