



SUMMARY

1234 Main St. Guyton GA 31312

Buyer Name
10/30/2018 9:00AM

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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.

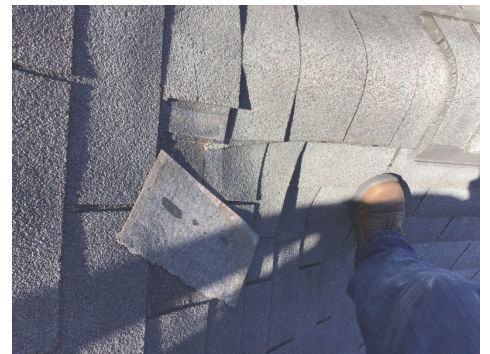
2.1.1 Coverings

SHINGLES MISSING



Recommendation

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.



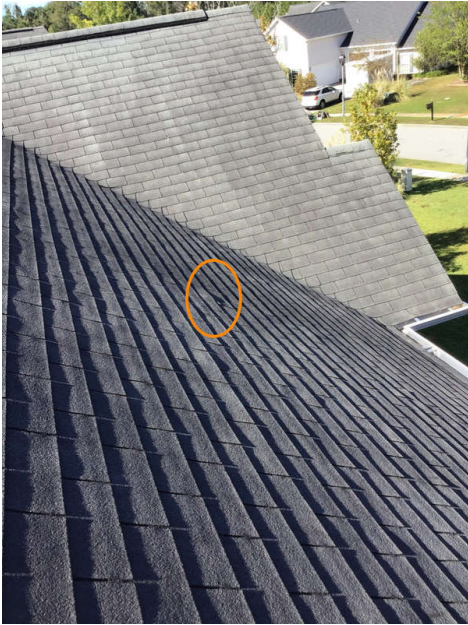
2.1.2 Coverings

UNDER-DRIVEN NAILS



Recommendation

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.



2.1.3 Coverings

CREASED OR TORN TAB DAMAGE (WIND)

 Recommendation

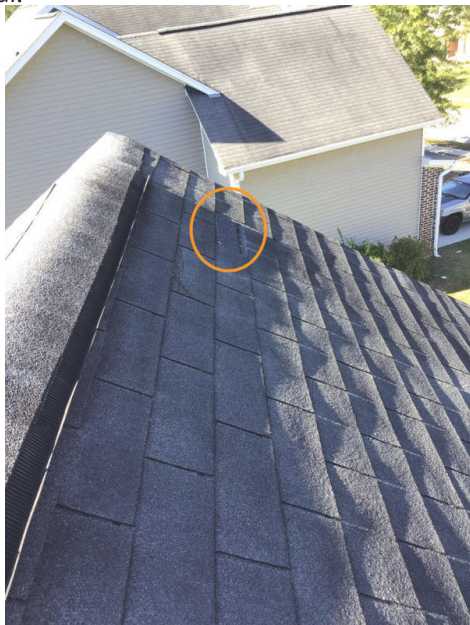
The roof had areas of wind damage such as broken adhesive strips and creased or torn shingle tabs. The Inspector recommends replacement of the damaged shingles by a qualified roofing contractor to avoid damage from moisture intrusion.

Recommendation

Contact a qualified roofing professional.



South



2.1.4 Coverings

LOOSE OR MISSING SHINGLES

 Recommendation

I recommend replacement of any loose or missing shingles to avoid damage from moisture intrusion by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.1.5 Coverings

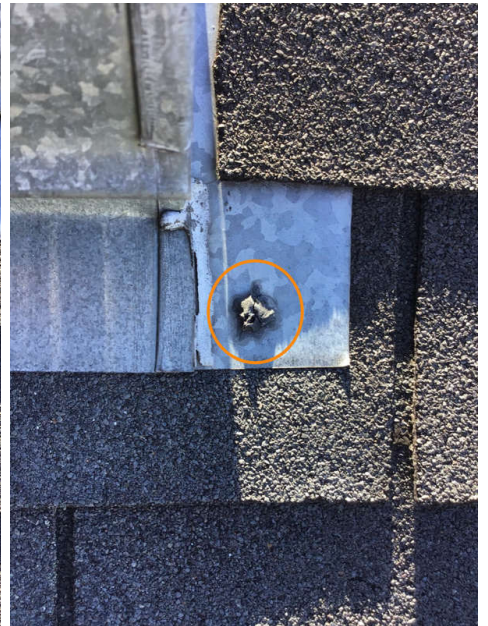
EXPOSED NAILS

Exposed nails allows for water penetration to underlying stricter.

Recommendation

Contact a qualified professional.

 Recommendation





2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



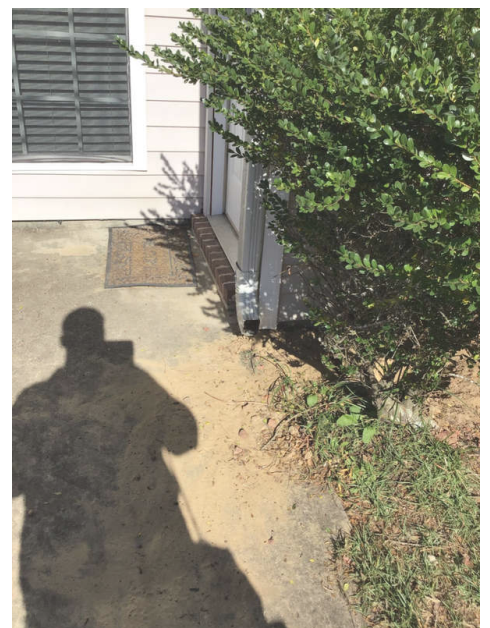
Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Recommendation

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with age. Recommend monitoring.

Recommendation
Recommend monitoring.



3.1.2 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.

3.1.3 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



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Recommendation

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Recommendation

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

6.1.2 Cooling Equipment

SEER VALUE BELOW MINIMUM

Recommendation

SEER (Seasonal Energy Efficiency Rating) is used to rate the efficiency of air conditioning units. The recommended SEER is 14 for residential units in the Southeastern region of the United States. Upgrading the system to the minimum SEER of 14 could have a cost savings of approximately \$300 a year, depending on use and cost of electricity. It is recommended to have a heating and cooling professional evaluate the systems efficiency for the size of home.

Recommendation

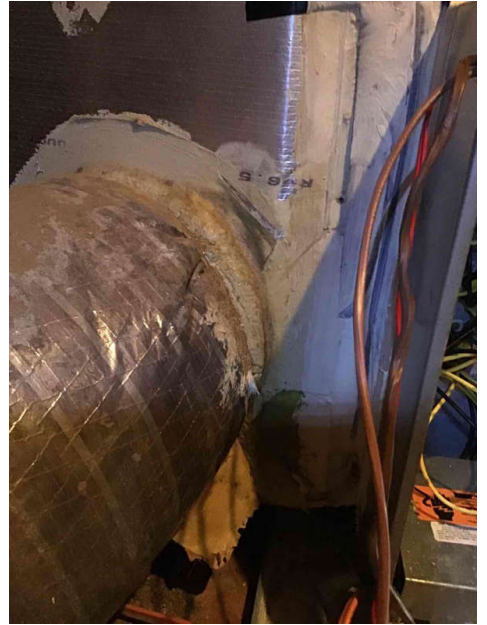
Contact a qualified heating and cooling contractor

6.3.1 Distribution System

DUCTS DETERIORATED

Recommendation

Deteriorated ducts were observed. Recommend licensed HVAC contractor repair or replace.

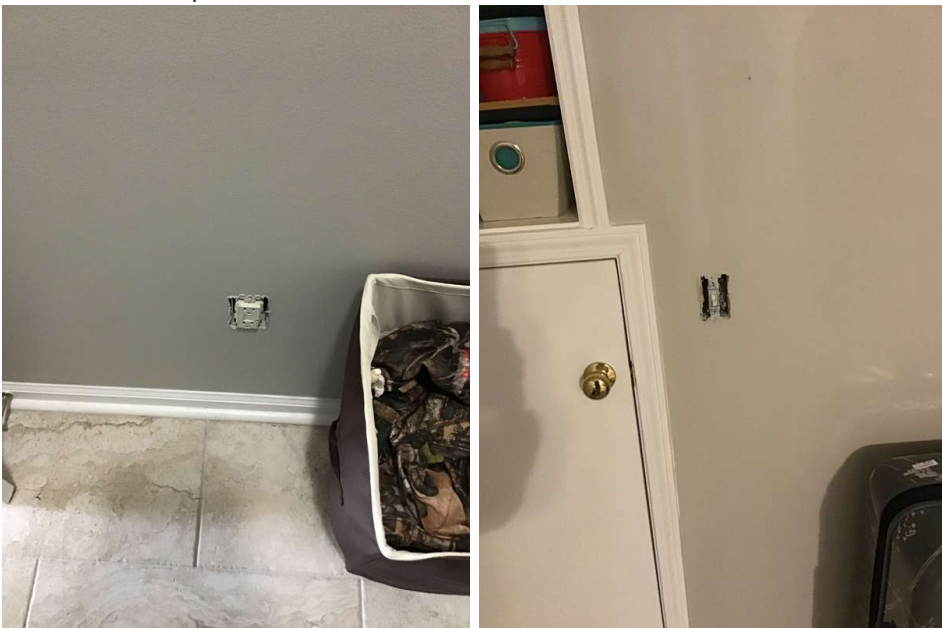


8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



11.1.1 Doors

DOOR DOESN'T LATCH

 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



Master Bathroom

11.2.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.



Recommendation

