



# Your Inspection Report

2014 Lola Lane  
Ludoville, GA 30114



**PREPARED FOR:**  
VICKIE WILLIAMS

**INSPECTION DATE:**  
Sunday, March 6, 2022

**PREPARED BY:**  
Glen Williams



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# SUMMARY

2014 Lola Lane, Ludoville, GA March 6, 2022

Report No. 1698, v.2

[www.staffyhome.com](http://www.staffyhome.com)

SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

In Attendance:

Inspector, Client(s)

Occupancy:

Vacant

Type of Building:

Detached, Single Family

Construction Year (From Zillow):

2005

Weather Conditions:

Clear

Temperature at the Time of Inspection:

60-75 Degrees

Precipitation in the Last 48 hrs?

No

Orientation:

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road.

References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

There are further findings in the final report not summarized here or better detailed. These are more minor in nature, but still important in ensuring the home performs optimally as expected from its occupants.

The summary will only describe in text, for images, please see final report.

Please note when reading the report, we offer three areas of commentary and illustration/images.

There are Descriptions, Limitations and Recommendations.

1. Descriptions often have photos which point out details of the components of a home.
2. Limitations detail items that we could not visually inspect 100%, the reasons will be noted.
3. Recommendations are typically findings that we issue advice, further evaluation, or other recommendations on.

Also, text will always precede the corresponding photos. Often times text content from one category will be on the same page (below) an image from the previous category. Please take your time and read this report as a book, not so much left to right, but from top to bottom.

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We use a color coded system of arrows and circles. Green denotes informational content in an image. Such as a precise or general location, a good, or correct finding, and anything else worth noting for knowledge sake.

White is generally a functional or none hazardous finding.

Yellow is often pointing out items questionable in function, or potentially hazardous in unlikely scenarios.

Red is usually a safety or potentially high hazardous condition. In some cases we will use red if its a functional finding that is recommended to be addressed immediately. These are generally functional issues that are likely to cause monetary damage if left unaddressed.

If there are any questions regarding your report, please call our office number or your inspectors number direct. We are very eager and enthusiast to ensure that the data in the report is very clear and you are well informed regarding the report. We very much encourage and enjoy corresponding with you on any and all questions or advice.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Leak](#)

Some moisture is suspected to be penetrating the roof where there is a downspout discharging. Ice and water shield may be recommended at this location and possibly sheathing replacement (Or cleaning). While the roofers are present some corrections to the shingles may be necessary at the rear of the home where there is damage to the eaves most likely from the gutter guards or shingles that overhang the ends of the gutters.

**Task:** Recommend a roofing contractor for evaluation

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Discharge too close to building](#)

It's recommended to correct all downspouts that are discharging too close to the home with extensions.

**Task:** Recommend correction

### WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

**Condition:** • [Rot](#)

There are @ 10 areas where the wood trim is water damaged, which include several at the eaves, the garage door and at least one window at the rear.

**Task:** Recommend correction

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## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**Condition:** • Recalled Surge Protector

June 20, 2019 /PRNewswire/ -- The following is a reissue and expansion of UL public notice 16PN-10, previously released on July 29, 2016 for potentially hazardous surge protectors. UL has expanded the notice to include Sycom Model SYC-120/240-TC. This product does not comply with UL's Safety Standards and is not authorized to bear the UL Mark for the United States or Canada. This surge protector may pose a fire hazard.

UL is aware of several reports on <http://www.saferproducts.gov> that involve fires with these surge protectors. UL recommends that you stop using all models identified in this notice.

In addition to this electrical condition there are others that are recommended for correction while the electrician is present.

1. Recalled surge protector
2. GFCIs at exterior fail to reset.
3. Ground conductor buried and no grounding type found.
4. 30 Amp CH Type breaker larger than recommended by Carrier (25 Amp max recommended)

**Task:** Recommend evaluation by a licensed electrician

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Missing

Smoke detectors were not installed at all locations that would meet today's safety standards. Carbon Monoxide detectors are also recommended. Smoke detectors are now required in common areas on each level as are Carbon Monoxide detectors. There are Smoke/CO combo units that can serve these areas. Smoke detectors are also recommended in all inhabitable rooms which are considered rooms where one may sleep or nap.

Various insurance carriers require or incentivize policyholders to have smoke and carbon monoxide detectors in their homes as these devices could mean a matter of life or death. In some cases, damaged detectors could invalidate a policy or reduce a settlement if a fire were to occur.

**Task:** Recommend correction

## Cooling & Heat Pump

### AIR CONDITIONING \ Compressor

**Condition:** • [Short cycling](#)

AC compressor turned off before the thermostat settings were satisfied @ 64F setting.

**Task:** Recommend evaluation by a licensed hvac contractor



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## Plumbing

### FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

**Condition:** • [Leak](#)

Leak at the hydro-massage tub appears to be coming from a connection at the drain or a jet. It has caused stains at the garage ceiling. Recommend a plumber for correcting the leak and a drywall contractor for cosmetic repairs.

1. Leak at hydro-massage tub
2. Leak at supply pipe connection at water heater.
3. Garbage disposal inoperable
4. Meter runs very slow and no supply leak detected other than at the water heater.

**Location:** Master bathroom

**Task:** Recommend evaluation by a licensed plumber

## Interior

### APPLIANCES \ Dryer

**Condition:** • Screen on vent termination

Recommend cleaning the lint and ensuring the vent is free and clear.

**Task:** Recommend correction

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

We recommend getting a home warranty with any home. Appliances, systems and components can break down at any time and our inspection does not guarantee or warranty against any such failures. We recommend consultation with your Real Estate Professional with regards to home warranties or any concerns listed in this report.

**Pest:** We recommend a pest control company issue a termite letter prior to closing.

**Smoke Alarms/Carbon Monoxide Detectors:** This report will note the presence or lack of detectors in the home. We recommend installing new batteries in any detectors in the home and testing them monthly.

Security systems and irrigation systems are beyond the scope of a home inspection. Due to the lack of industry standards, numerous manufacturers and operational procedures they are excluded and not reported on.

Once you have received this report you will have an email arrive from Home Binder. This service is offered to our clients free of charge for life. Home Binder will perform recall checks on all appliances and also serves as a cloud based binder

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for details of your home, that you the home owner will need to enter. There are also local home pros and other services provided.

[Life Cycle & Costs](#)

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## Recommendations

### SLOPED ROOFING \ Asphalt shingles

#### 1. Condition: • [Leak](#)

Some moisture is suspected to be penetrating the roof where there is a downspout discharging. Ice and water shield may be recommended at this location and possibly sheathing replacement (Or cleaning). While the roofers are present some corrections to the shingles may be necessary at the rear of the home where there is damage to the eaves most likely from the gutter guards or shingles that overhang the ends of the gutters.

**Task:** Recommend a roofing contractor for evaluation



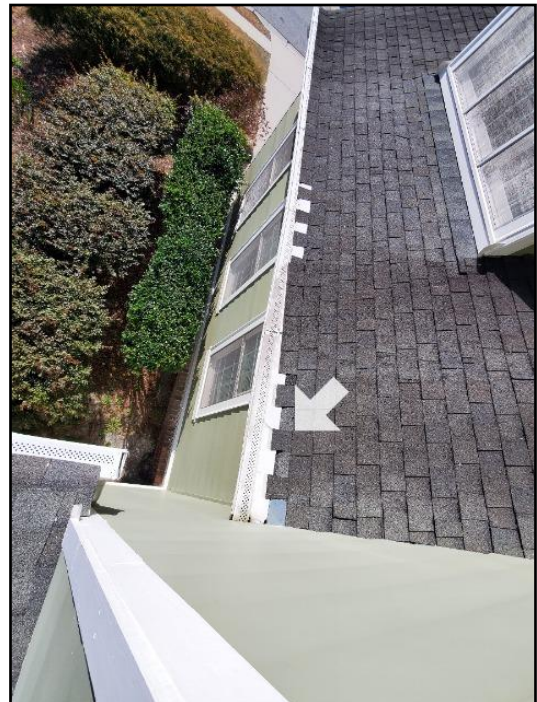
1. Elevated moisture and fungal growth



2. Leak



3. Exterior



4. Shingles missing

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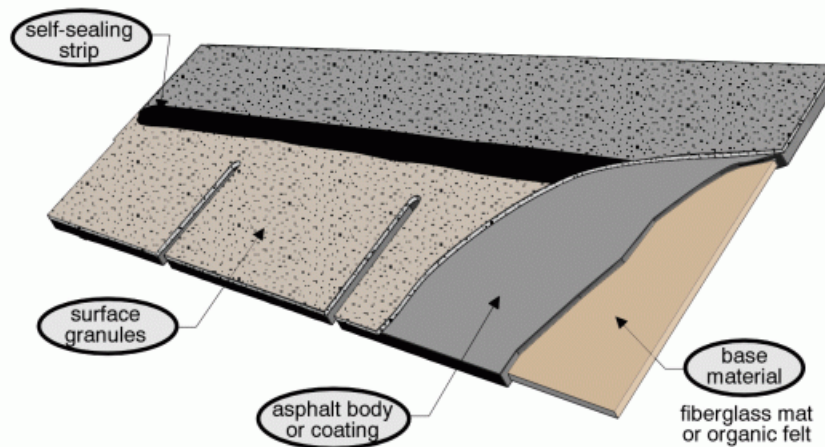
## 2. Condition: • [Granule loss](#)

The roof has granule loss consistent with a roof 17 years old.

**Location:** Throughout

**Task:** Monitor and correct as necessary

### Asphalt shingle composition



5. Granule loss



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## Description

**The home is considered to face:** • Northeast

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Metal

**Approximate age:** • 17 years

**Typical life expectancy:** • 20-25 years

## Limitations

**Inspection limited/prevented by:** • Lack of access (too high/steep)

**Inspection performed:** • By walking on roof • From roof edge • With a drone



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## Recommendations

### ROOF DRAINAGE \ Gutters

#### 3. Condition: • Loose

The gutter is loose at the front of the home and allowing excess roof runoff to discharge onto the front of the home. It's caused the below grade downspout to settle and detach from the downspout exacerbating the issue. Some slight elevated moisture is evident at the foundation wall at the interior as a result. It's recommended to re-secure the gutter and reconnect the downspout.

**Location:** Front

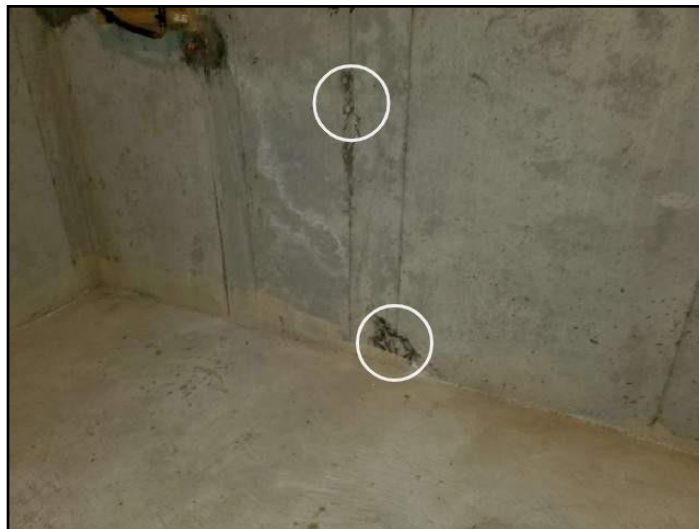
**Task:** Recommend correction by a gutter contractor



6. Loose



7. Roof runoff ponding here



8. Minor moisture

### ROOF DRAINAGE \ Downspouts

#### 4. Condition: • [Connections loose](#)

Recommend reconnecting the downspout and sealing the joint at the porch and main structure. Roof runoff has been

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cascading over the side of the roof and has caused the below grade downspout to settling and has also caused some settling. The gutter guard may not be ideal at this location.

**Task:** Recommend correction

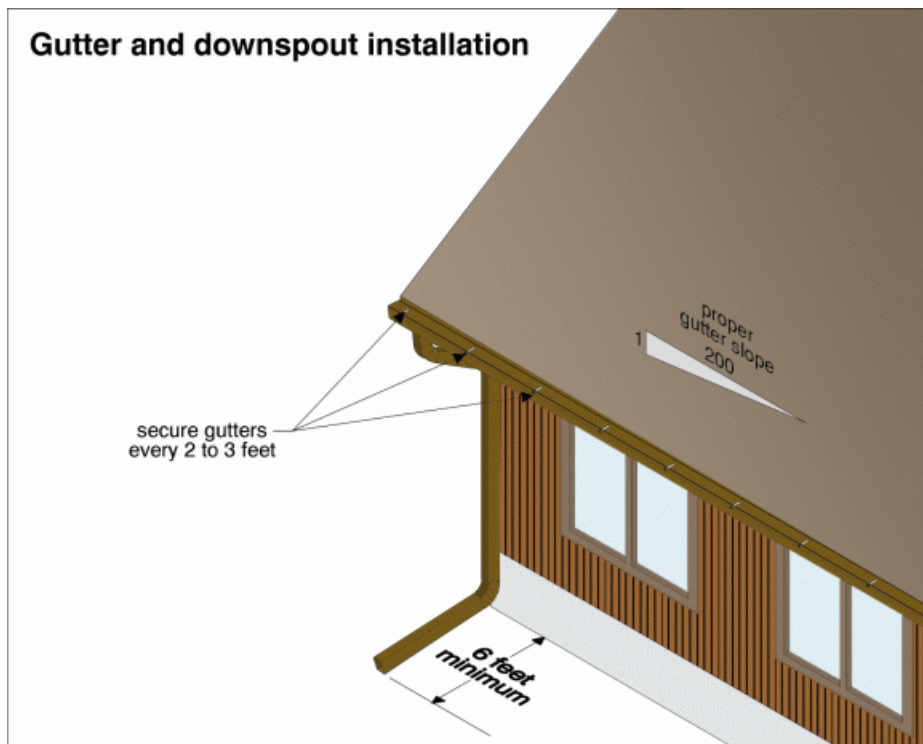


9. Connections loose

## 5. Condition: • [Discharge too close to building](#)

It's recommended to correct all downspouts that are discharging too close to the home with extensions.

**Task:** Recommend correction





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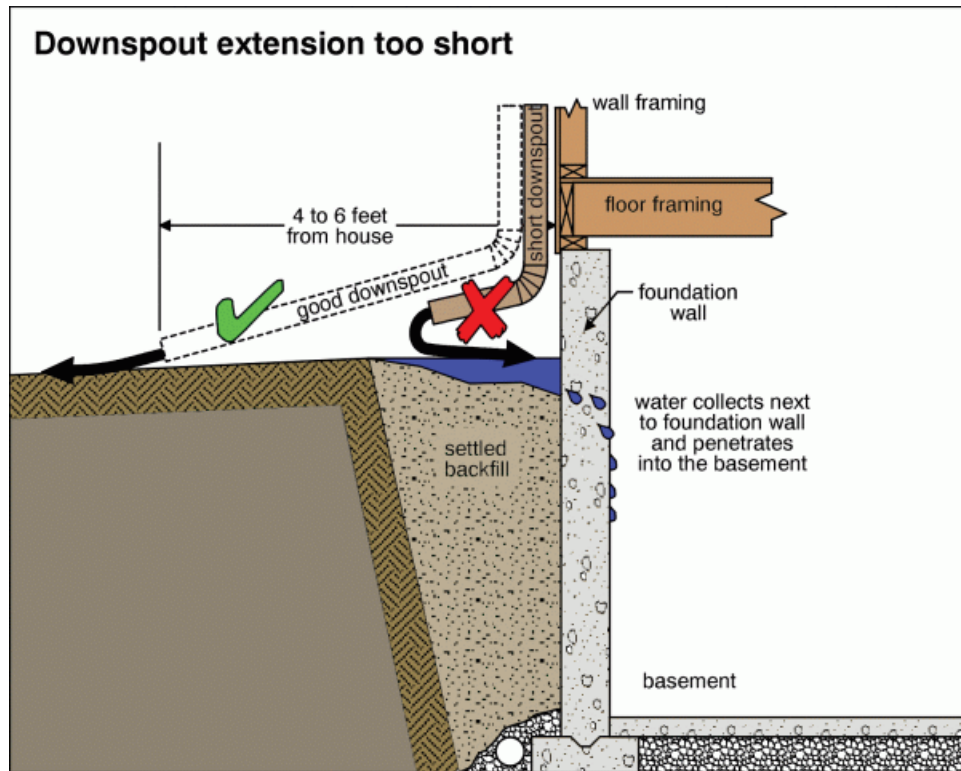
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10. Discharge too close to building



11. Discharge too close to building

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12. Recommend a 180 at the elbow

## 6. Condition: • Screen

Screens help to keep critters out but also can encourage clogging. Extensions are recommended and if screens remain routine monitoring for clogging is recommended. This downspout is likely contributing to a wall crack at the porch.

**Location:** Right Front

**Task:** Recommend correction



13. Screen present (Recommend extension)

## WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

### 7. Condition: • [Rot](#)

There are @ 10 areas where the wood trim is water damaged, which include several at the eaves, the garage door and at least one window at the rear.

**Task:** Recommend correction



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14. Rot



15. Rot



16. Rot



17. Shingles may need to be trimmed

## WALLS \ Trim

8. Condition: • Rot



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18. Soft wood trim



19. Rot @ garage door trim

## WALLS \ Masonry (brick, stone) and concrete

### 9. Condition: • [Cracked](#)

Sealing the brick at the porch and correcting the mortar deterioration at the steps is recommended. Correcting the downspouts will also help to avoid any further settling at the porch.

**Location:** Front entrance

**Task:** Recommend a masonry contractor or qualified handyman



20. Cracked



21. Deteriorated Mortar (Not yet loose)

## WALLS \ Fiber cement siding

### 10. Condition: • [Nailing problems](#)

Several sections of siding is buckled due to installation error where no gap was left at the joints and has resulted in buckling.

**Task:** Consider correcting

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22. Buckled

## EXTERIOR GLASS/WINDOWS \ Exterior trim

11. Condition: • [Rot](#)

Location: Rear

Task: Recommend a trim carpenter prior to paint



23. Rot



24. Rot

12. Condition: • [Caulking loose, missing or deteriorated](#)

Location: Front

Task: Recommend correction



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25. Caulking deteriorated

## DOORS \ Exterior trim

13. Condition: • [Rot](#)

A storm door may help to avoid this in the future.

**Location:** Basement

**Task:** Recommend a trim carpenter prior to paint



26. Rot

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

14. Condition: • [Missing](#)

Handrails are recommended where there are 3 or more risers.

**Location:** Rear

**Task:** Consider correcting

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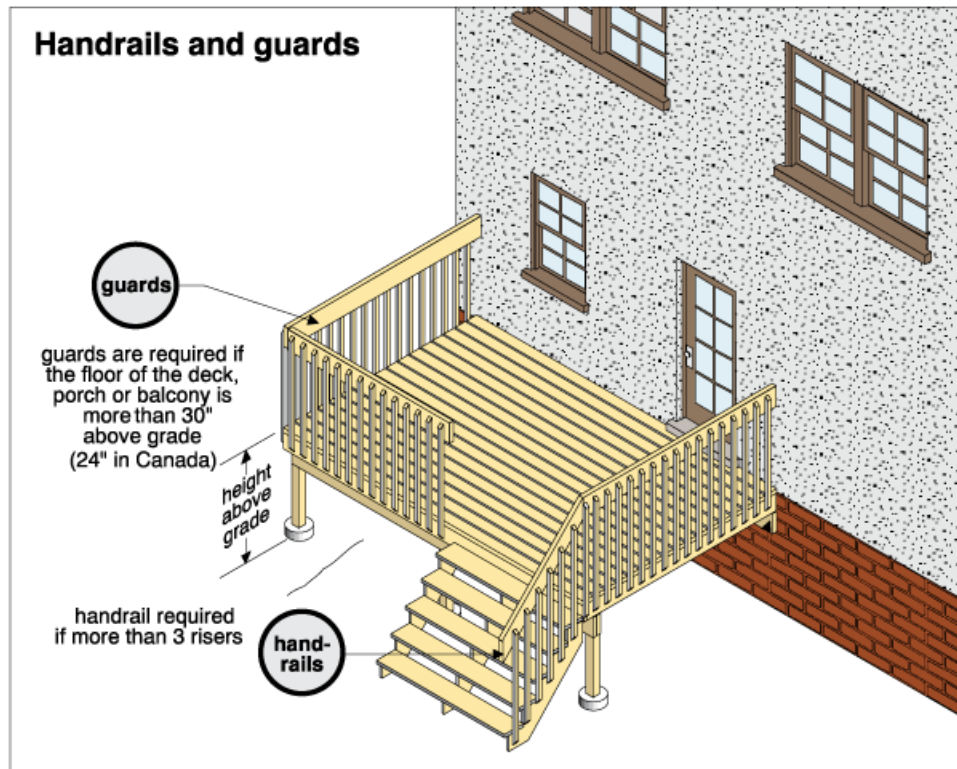
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## Handrails and guards



27. Missing

### 15. Condition: • [Loose](#)

It's recommended to secure the handrails at two locations and paint.

**Location:** Front entrance

**Task:** Recommemnd correction prior to paint.

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28. Loose

## Description

Gutter & downspout material: • [Aluminum](#)

Wall surfaces and trim: • [Brick](#) • [Fiber cement](#)

Driveway: • Concrete



# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:**

• Rrafters/ceiling joists



29. Rrafters/ceiling joists

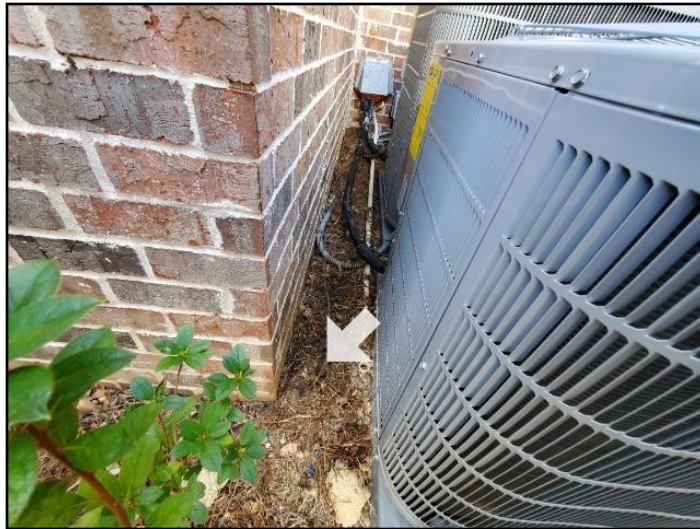
## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**16. Condition:** • Not visible

The ground conductor is visible but is buried. The ground type could not be determined. Also the hydro- massage tub ground is connected to plastic pipe at the master bedroom.

**Task:** Recommend evaluation by a licensed electrician



30. Not visible

### SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

**17. Condition:** • Recalled Surge Protector

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In addition to this electrical condition there are others that are recommended for correction while the electrician is present.

1. Recalled surge protector
2. GFCIs at exterior fail to reset.
3. Ground conductor buried and no grounding type found.
4. 30 Amp CH Type breaker larger than recommended by Carrier (25 Amp max recommended)

**Task:** Recommend evaluation by a licensed electrician



31. Recalled Surge Protector

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Tripped upon arrival

Location: Rear exterior

Task: Recommend evaluation by a licensed electrician



32. Test faulty on GFCI/GFI (Ground Fault...



33. Test faulty on GFCI/GFI (Ground Fault...

## DISTRIBUTION SYSTEM \ Lights

19. Condition: • [Inoperative](#)

Several bulbs bad or missing and one ceiling fan in the basement was inoperable.

Task: Recommend correction



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34. Inoperative



35. 3 of 6 Inoperative



36. Inoperative



37. Inoperative

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**38.** Inoperative @ basement



**39.** Fan Inoperative @ basement



**40.** Loose fixture and missing a bulb



**41.** Inoperative @ master bathroom





42. Inoperative



43. Inoperative

## **DISTRIBUTION SYSTEM \ Smoke alarms (detectors)**

### **20. Condition:** • Missing

Smoke detectors were not installed at all locations that would meet today's safety standards. Carbon Monoxide detectors are also recommended. Smoke detectors are now required in common areas on each level as are Carbon Monoxide detectors. There are Smoke/CO combo units that can serve these areas. Smoke detectors are also recommended in all inhabitable rooms which are considered rooms where one may sleep or nap.

Various insurance carriers require or incentivize policyholders to have smoke and carbon monoxide detectors in their homes as these devices could mean a matter of life or death. In some cases, damaged detectors could invalidate a policy or reduce a settlement if a fire were to occur.

**Task:** Recommend correction



44. Missing @ bedrooms

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)**

**21. Condition:** • Past life expectancy

Plug in CO detectors are likely over 10 years old.

**Task:** Recommend correction

## Description

**Service entrance cable and location:**

- [Underground copper](#)



45. Underground copper

**Service size:**

- [200 Amps \(240 Volts\)](#)



46. 200 Amps (240 Volts)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:**

- [Breakers - exterior wall](#)



47. Breakers - exterior wall

**System grounding material and type:** • [Not visible](#)

**Distribution panel type and location:**

- [Breakers - basement](#)



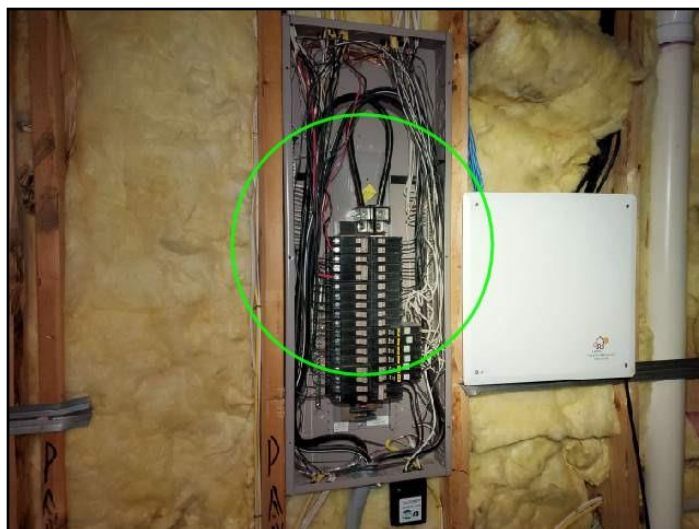
48. Breakers - basement

**Distribution panel rating:** • [200 Amps](#)

**Electrical panel manufacturers:**

- Eaton/Cutler-Hammer
- Cutler Hammer CH-Type (Tan)





49. Eaton/Cutler-Hammer

**Number of circuits installed:**

- 33
- 6 slots free for additional circuits

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#) • [GFCI - basement](#) • [GFCI - garage](#) • [GFCI - kitchen](#) • [AFCI - bedroom](#)

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

## Limitations

**System ground:** • Not accessible

## Recommendations

### FURNACE \ Air filter

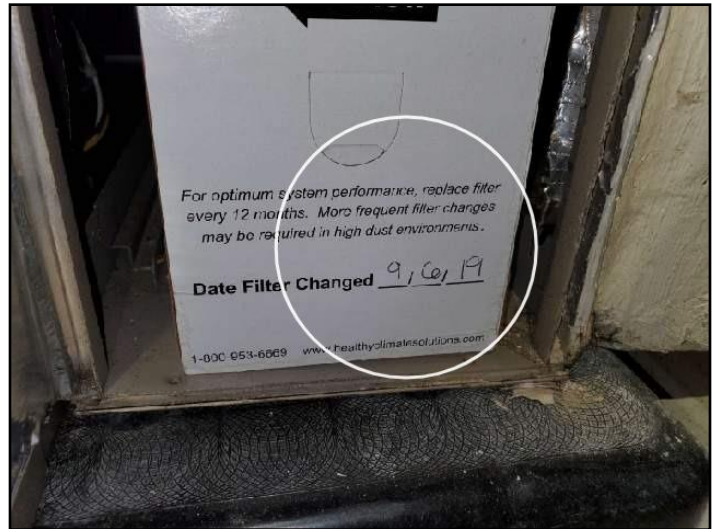
#### 22. Condition: • [Dirty](#)

This filter type is recommended to be replaced every 6-12 months.

**Task:** Recommend filter replacement no more than every 12 months.



50. Dirty



51. Last replacement 2019

### FURNACE \ Ducts, registers and grilles

#### 23. Condition: • [Dirty](#)

**Task:** Recommend a duct cleaning contractor



52. Dirty

#### 24. Condition: • [Poor location](#)

No return in sunroom can cause pressure imbalances if the door is shut and the system is running. Similarly in the 1st floor bathroom where stripping is installed at the bottom of the doors. The implications are positive pressures in the room which can lead to heat loss and/or the inability for the room to heat.

# HEATING

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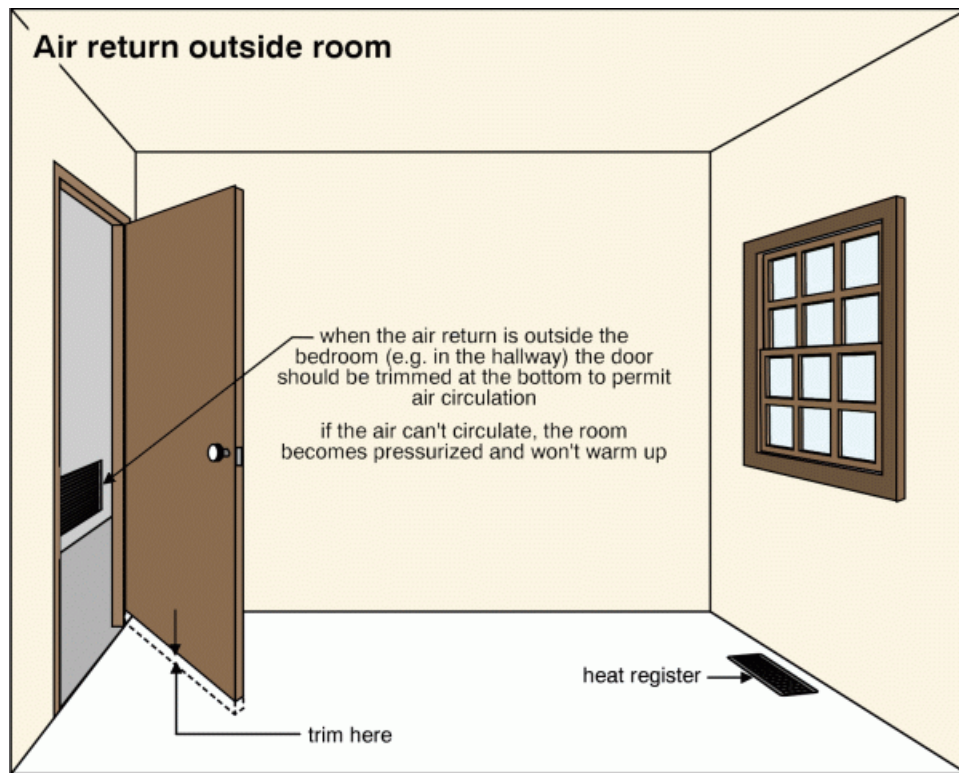
INSULATION

PLUMBING

INTERIOR

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**Location:** Sunroom and bathroom



53. Poor location

## GAS FURNACE \ Combustion air

### 25. Condition: • [Inadequate combustion air](#)

126k btu gas appliances are installed in the basement. The vents for the combustionair source has been modified and one vent removed and sealed. This may result in inadequate combustion air supply for the two gas appliances and could result in oxygen depletion in the space.



# HEATING

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[www.staffhome.com](http://www.staffhome.com)

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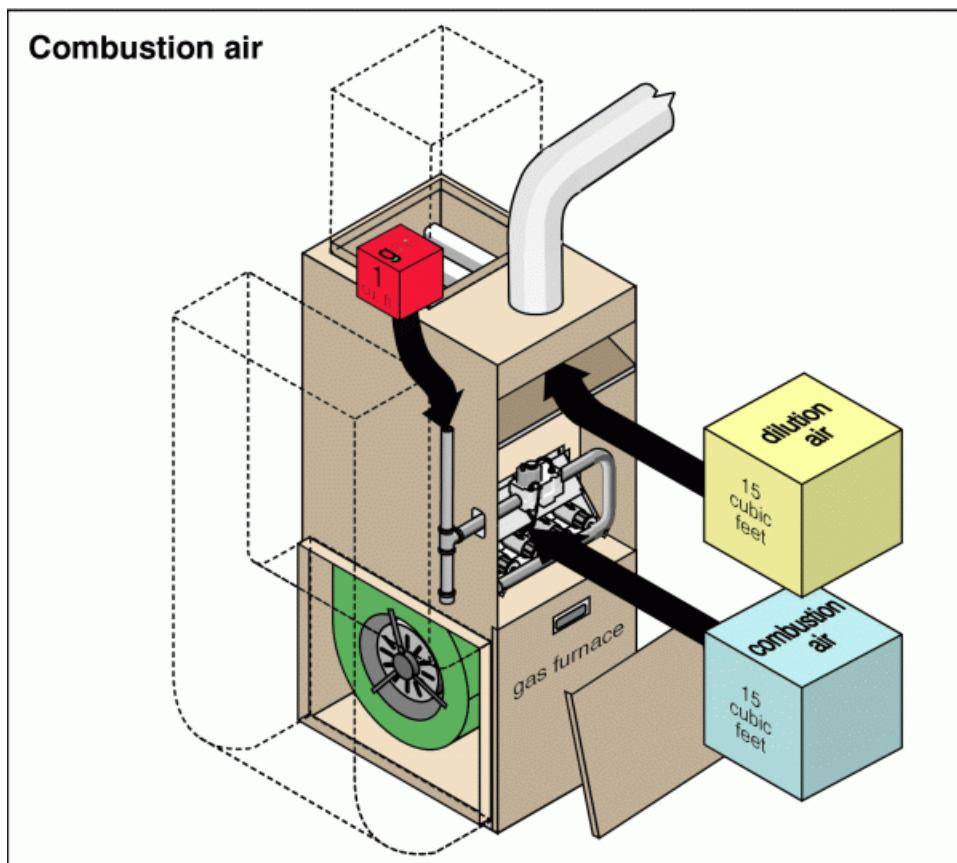
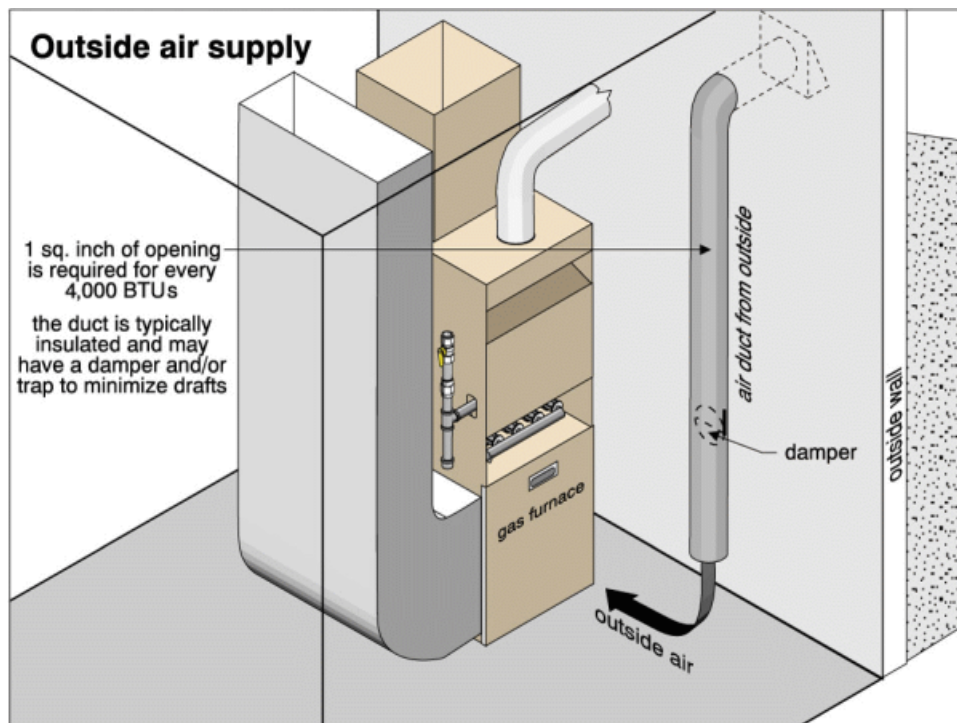
INSULATION

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**Task:** Recommend evaluation by a licensed hvac contractor



# HEATING

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54. The original outside air vents modified



55. One vent removed and sealed off



56. Only 1 vent active



57. One vent sealed off



# HEATING

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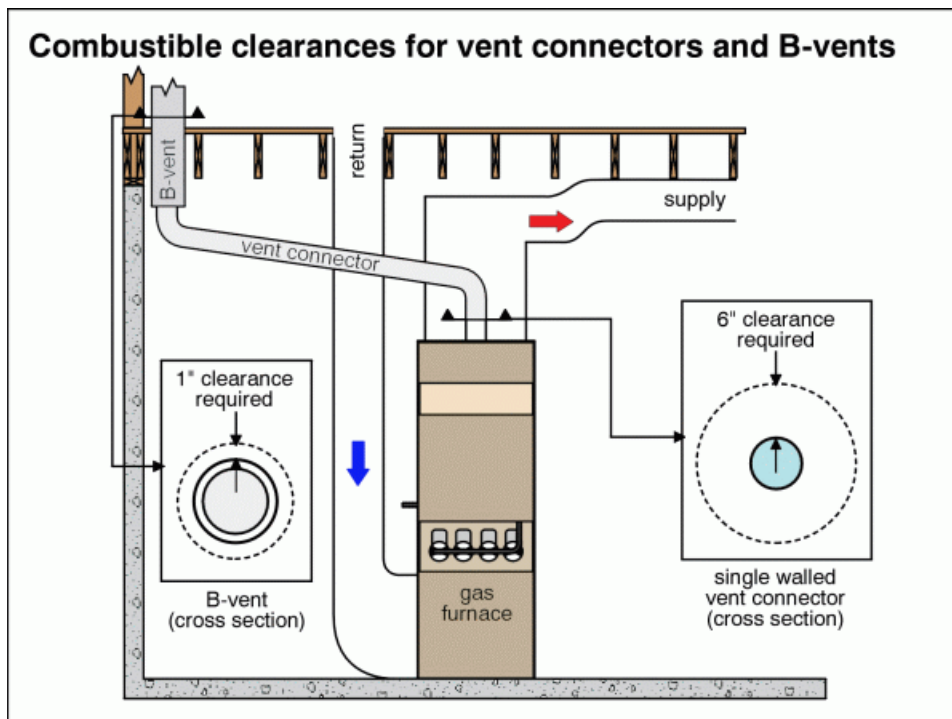


58.

## GAS FURNACE \ Venting system

26. Condition: • [Combustible clearance](#)

Task: Recommend evaluation by a licensed hvac contractor





# HEATING

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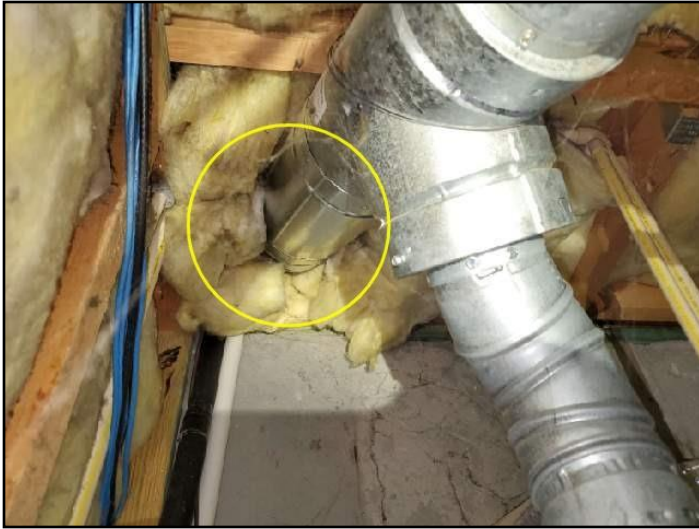
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59. Combustible clearance @ basement



60. Combustible clearance @ Attic

## Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Carrier

Approximate capacity:

• [90,000 BTU/hr](#)

88k btu Basement

• 45,000 BTU/hr

44k btu Attic

Efficiency: • [Conventional](#)

Approximate age: • [1 year](#)

Main fuel shut off at:

• Meter

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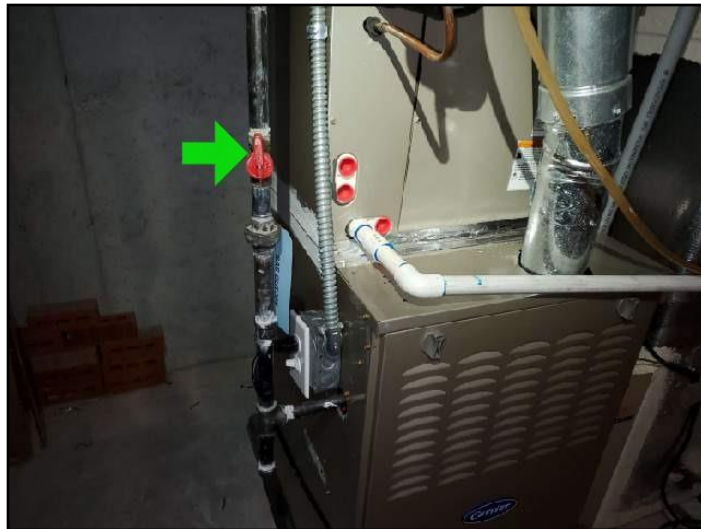
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61. Meter

- Basement



62. Basement

- Attic

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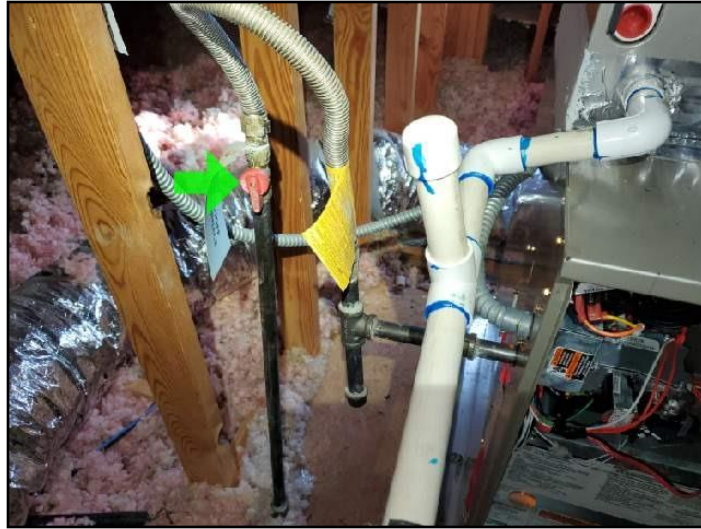
COOLING

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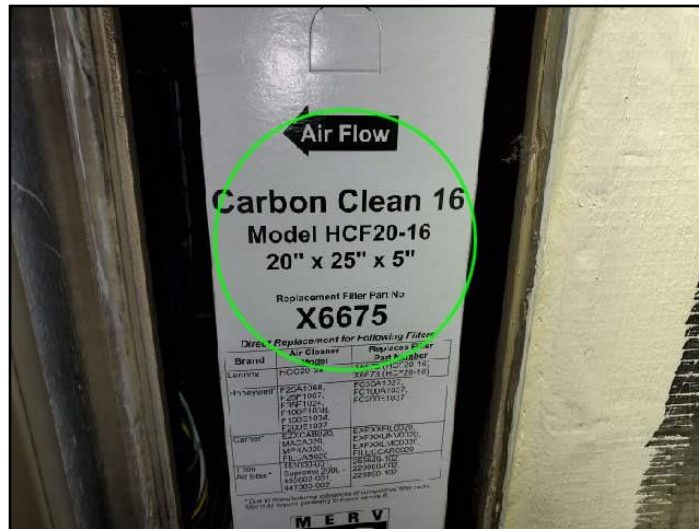
REFERENCE



63. Attic

Air filter:

- Mechanical



64. Mechanical

## Limitations

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Only a small portion visible



# COOLING & HEAT PUMP

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## Recommendations

### AIR CONDITIONING \ Compressor

#### 27. Condition: • [Short cycling](#)

AC compressor turned off before the thermostat settings were satisfied @ 64F setting.

**Task:** Recommend evaluation by a licensed hvac contractor

#### 28. Condition: • [Wrong fuse or breaker size](#)

The newer 2.5 Ton Carrier unit has a 30 Amp breaker installed and Carrier recommends no larger than 25A. CH Type (Tan) breaker. Wire gauge is ample and correct.

**Task:** Recommend evaluation by a licensed electrician



65. Wrong fuse or breaker size



66. Wrong fuse or breaker size

### AIR CONDITIONING \ Condensate drain line

#### 29. Condition: • [No trap](#)

The condensate drain line discharges into a plumbing drain with no trap. The condensate drain line is configured with a high loop and may or may not be sufficient. The concern is sewer gases entering through the line.

**Location:** Basement

**Task:** Recommend evaluation by a licensed hvac contractor

# COOLING & HEAT PUMP

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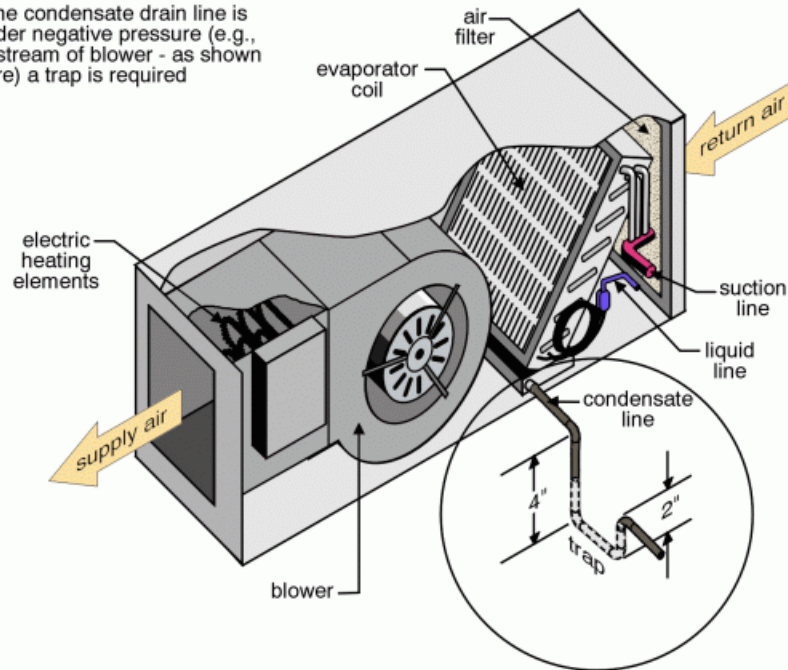
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## Trap required in condensate line

if the condensate drain line is under negative pressure (e.g., upstream of blower - as shown here) a trap is required



67. No trap

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Air cooled](#)

**Cooling capacity:** • [2.5 Tons](#) • [3.5 Tons](#)

**Compressor approximate age:** • 1 year

**Failure probability:** • [Low](#)

**Refrigerant type:** • R-410A

**Condensate system:**

- Discharges to exterior
- Discharges to exterior from attic
- Discharges into floor drain
- Discharges to plumbing waste drain at basement
- Automatic shut-off device in place



68. Automatic shut-off device in place



# INSULATION AND VENTILATION

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## Recommendations

### ATTIC/ROOF \ Insulation

#### 30. Condition: • [Gaps or voids](#)

Overall the insulation amount was to current standards through there was some sections not uniform in amount and the pull down attic access insulation was insufficient. Rigid foam board will provide some R-Value but a

**Task:** Recommend correction



69. Gaps or voids



70. Best option

## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

- 13 inches



71. 13 inches

# INSULATION AND VENTILATION

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## Limitations

**Mechanical ventilation effectiveness:** • Not verified

## Recommendations

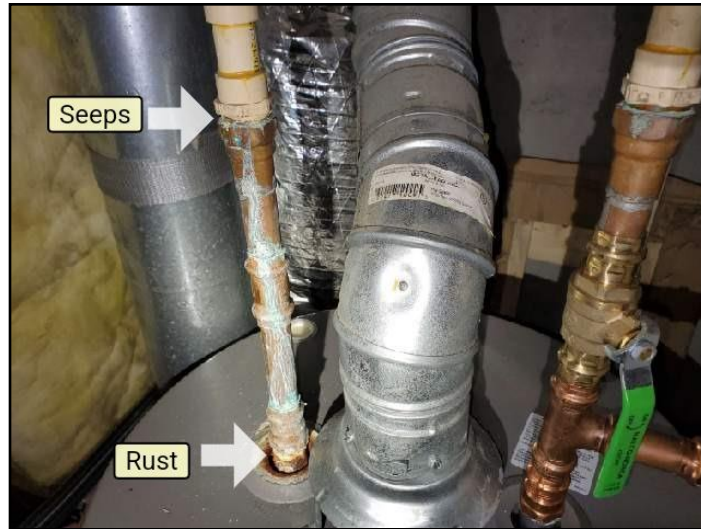
### SUPPLY PLUMBING \ Water supply piping in building

#### 31. Condition: • [Leak](#)

Seepage at a supply connection between the CVPC and COpper at the gas water heater is causing rust at the 3 year old water heater.

**Location:** Basement

**Task:** Recommend evaluation by a licensed plumber



72. Leak

### FIXTURES AND FAUCETS \ Faucet

#### 32. Condition: • [Loose](#)

**Location:** Kitchen Sink

**Task:** Recommend correction



73. Loose



**33. Condition:** • Shower head damaged

**Location:** 1st floor bathroom

**Task:** Recommend correction



*74. Shower head damaged*

## **FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)**

**34. Condition:** • [Leak](#)

Leak at the hydro-massage tub appears to be coming from a connection at the drain or a jet. It has caused stains at the garage ceiling. Recommend a plumber for correcting the leak and a drywall contractor for cosmetic repairs.

1. Leak at hydro-massage tub
2. Leak at supply pipe connection at water heater.
3. Garbage disposal inoperable
4. Meter runs very slow and no supply leak detected other than at the water heater.

**Location:** Master bathroom

**Task:** Recommend evaluation by a licensed plumber

# PLUMBING

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75. Leak



76. Leak



77. Stains @ garage in 2 locations

## Description

**Water supply source (based on observed evidence):** • Public

**Service piping into building:**

- [Plastic](#)

# PLUMBING

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78. Plastic

## Supply piping in building:

- CPVC (Chlorinated PolyVinylChloride)



79. CPVC (Chlorinated PolyVinylChloride)

## Main water shut off valve at the:

- Basement





80. Basement

- Meter

Start: 0149 080

Final: 0149 390

310 Gallons used during the inspection.

Meter is running very slowly upon arrival. After 1.5 hours the digits remained the same but the triangle was moving an almost negligible amount. Similar movement was noted when leaving the property.



81. Meter

**Water flow and pressure:**

- [Functional](#)

42 psi



82. Functional

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 10 to 20 years

Hot water circulating system: • Not present

Waste and vent piping in building:

• [PVC plastic](#)



83. Cleanout



84. Cleanout





85. Main drain @ interior

## Main gas shut off valve location:

- Basement



86. Basement

## Limitations

**Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system



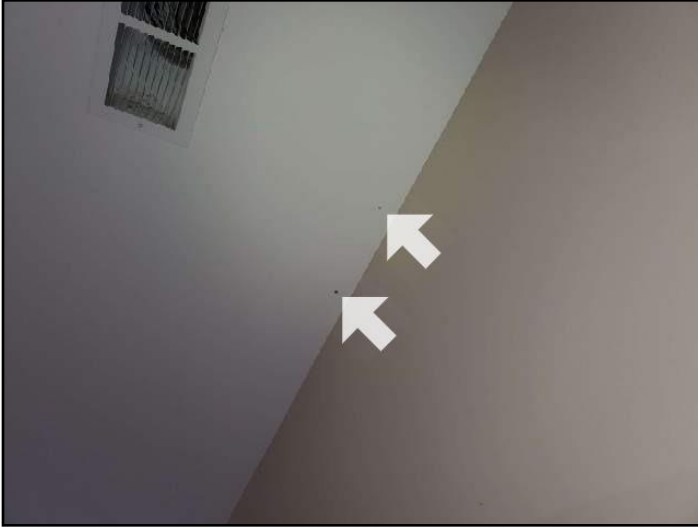
## Recommendations

### CEILINGS \ Plaster or drywall

#### 35. Condition: • [Poor joints](#)

Peeling tape joints such as this is common and usually related to humidity in the home especially at high ceilings where humidity is highest. This is mostly caused by lack of use of the cooling system, long extended times of no hvac usage such as vacancy or poor filter changing habits. Its more prominent in bedrooms bathrooms attached.

**Task:** Correct for cosmetic sake.



87. Nail pops



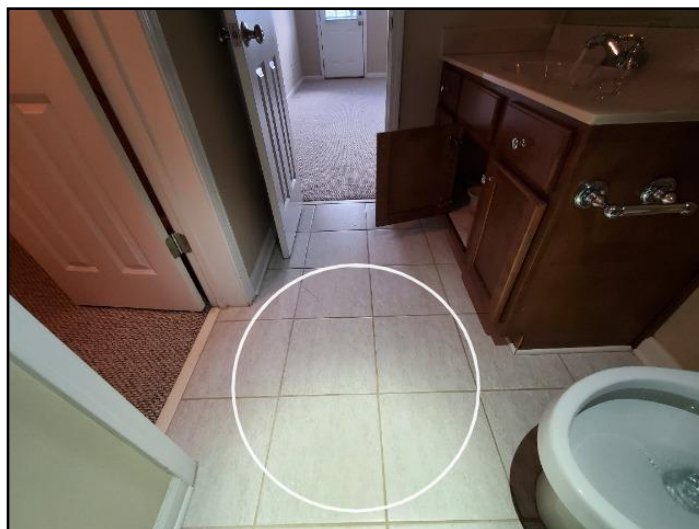
88. Poor joints

### FLOORS \ Ceramic tile, stone, marble, etc

#### 36. Condition: • [Tiles cracked](#)

**Location:** Basement

**Task:** Recommend a tiles contractor for correction



89. Tiles cracked

## WINDOWS \ Sashes

### 37. Condition: • Top sash

Overall the windows were in good condition and operable but some of the top sashes were dropping when the windows were unlatched. This can primarily be a security issue but can also allow heat loss and bring unnecessary humidity into the home.

**Task:** Recommend a window contractor for evaluation



90. Top sash



91. Top sash



92. Top sash



93. Top sash

# INTERIOR

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[www.staffyhomes.com](http://www.staffyhomes.com)

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94. Weatherstrip

## WINDOWS \ Storms and screens

38. Condition: • [Torn](#)

@ 6 screens effected

Task: Consider correcting



95. Torn

## DOORS \ Hardware

39. Condition: • Latch not effective on exterior door

Does not latch therefore does not lock. Door knob also backwards

Location: Door to sunroom

Task: Recommend correction



# INTERIOR

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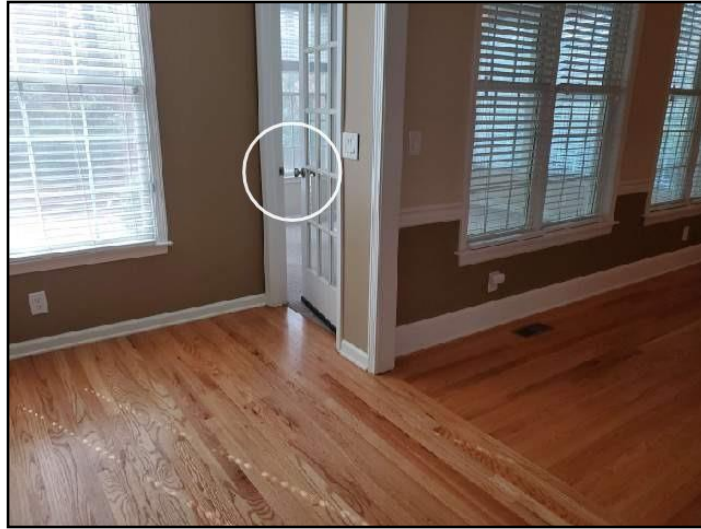
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96. Latch not effective on exterior door

**40. Condition:** • Keyed at interior

The sole egress door in the basement is keyed at the interior. This could pose a risk for occupants if a quick exit is necessary and no key is readily available.

**Location:** Basement

**Task:** Recommend correction



97. Keyed at interior

## **BASEMENT \ Wet basement - evidence**

**41. Condition:** • Fungal like Growth

Some fungal like growth was present at some areas of the wood framing in the basement and the drywall in the basement bathroom closet. Cleaning the substance with proper PPE is recommended. For professional evaluation an environmental contractor is recommended.

**Task:** Recommend cleaning

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98. Fungal like Growth



99. Fungal like Growth



100. Newer Dehumidifer



101. Aprilaire dehumidifier



102. Fungal like Growth



103. Fungal like Growth

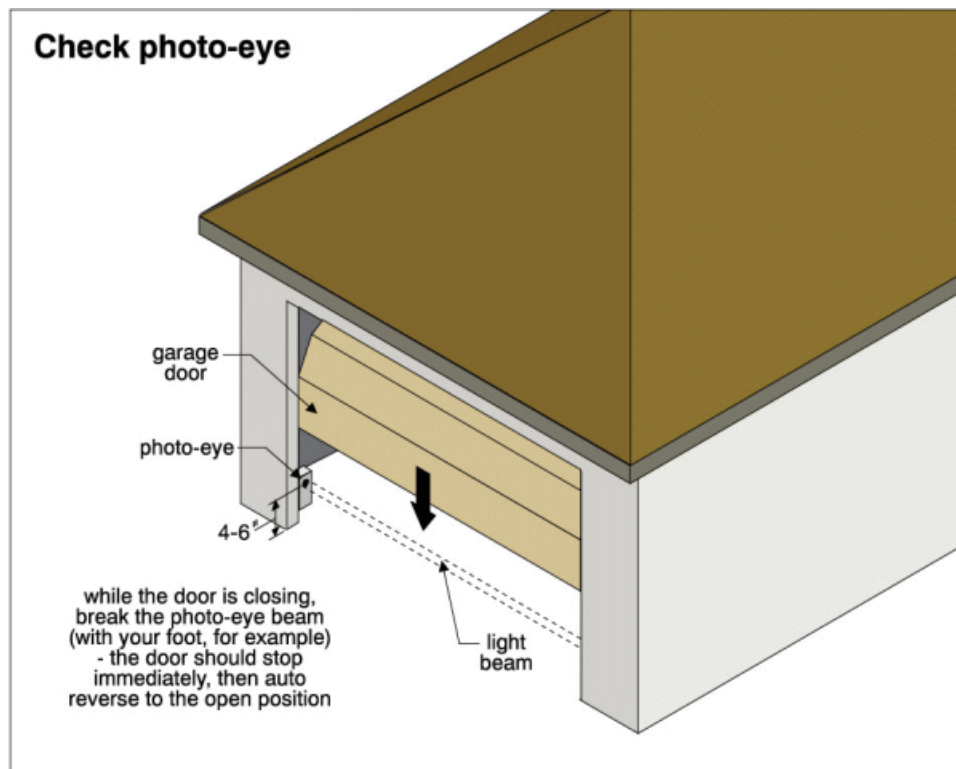
## GARAGE \ Vehicle door operators (openers)

**42. Condition:** • Sensors inoperative

Sensors damaged and missing and buttons must be held down until doors are fully closed.

**Location:** Garage

**Task:** Recommend a garage door contractor for correction





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104. Sensors inoperative



105. Sensors inoperative

## APPLIANCES \ Waste disposal

43. Condition: • Inoperative

Seized and not resetting and causing the sink to slowly drain.

Location: Kitchen Sink

Task: Recommend evaluation by a licensed plumber



106. Inoperative



107. Inoperative

## APPLIANCES \ Dryer

44. Condition: • Screen on vent termination

Recommend cleaning the lint and ensuring the vent is free and clear.

Task: Recommend correction

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108. Screen on vent termination

## Description

### Kitchen ventilation:

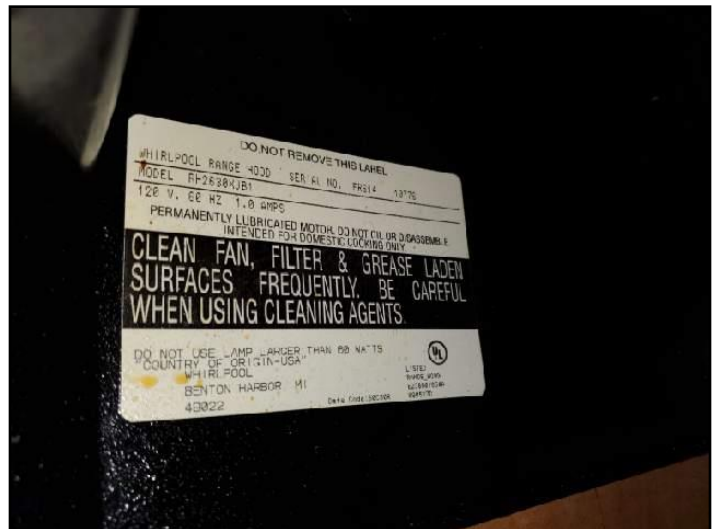
- Recirculating type

Whirlpool - Fan operates Bulb is bad

Model number: RH2630XJB1 Serial number: FRS14 10776



109. Recirculating type



110. Recirculating type

### Inventory Air Conditioner:

- Carrier

3.5 Ton, Manf.: Sept. 2021, R410A, 40AClosest to house

Model number: 24ACC642 A300 Serial number: 3921E17369

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[www.staffyhome.com](http://www.staffyhome.com)

## INTERIOR

[illegible]

**G**

chemicals including  
are known to the  
ter and birth defects  
more information go

**ELEMENT**

à des agents  
et les composés de  
la Californie comme  
des malformations  
des de l'appareil  
simples informations,  
www.nerf.com

**RTENCIA**

envío a químicos que  
des de plomo,  
de en el Estado  
antes de clonar  
no, a otros datos  
mayor información,  
www.nerf.com

342624-201 REV.B

CAC/BOP

7310 W. Morris Street, Indianapolis, IN 46231 U.S.A.

INDOOR SECTION INTERIOR

MODEL NO. **CAPMP4221ALAEAAA**

SERIAL NO. **3721J12445**

DESIGN PRESSURE 450 PSIG 3102 kPa

REFRIGERANT R-134A

FACTORY INSTALLED METERING DEVICE TXV

DISPOSITIF DE MISE EN SERVICE INSTALLE EN L'USINE

DATE OF MANUFACTURE SEP 2021

DATE DE FABRICATION

Section of Heat Pump or Air Conditioner

Section de la thermopompe ou de l'air conditionné

ENGINEERED IN USA  
ASSEMBLED IN MEXICO

**NOTICE**

BEFORE REPLACING TXV COMPLETELY, PLEASE OBSERVE:

- Verify pressure is correct.
- Check temperature of Subcooling just to verify correct charge.
- Verify TXV is fully seated to properly subcool and prevent flooding.
- Verify pressure is 100% of subcooling and condensing pressure.

Before replacing TXV, please observe:

Before replacing TXV, please observe:

Before replacing TXV, please observe:

**Puron**

This system contains R-134a refrigerant and P20 oil. Please use R-134a refrigerant and P20 oil. Please use R-134a refrigerant and P20 oil.

342624-201 REV.B

Model number: 24ACC630 A300 Serial number: 4121E17406



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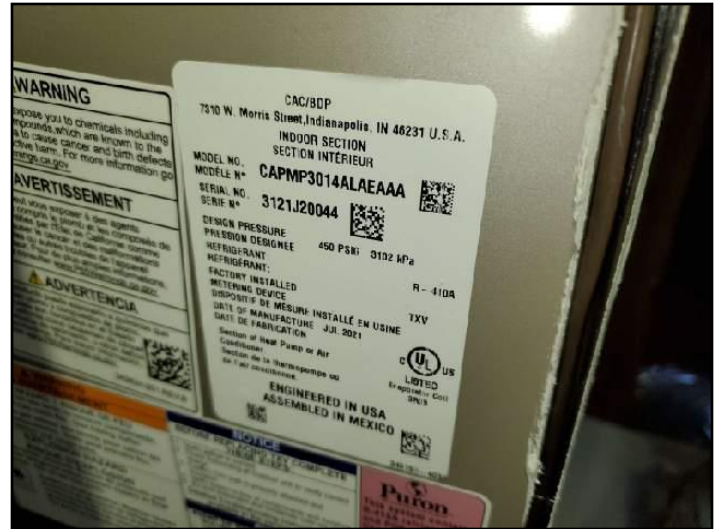
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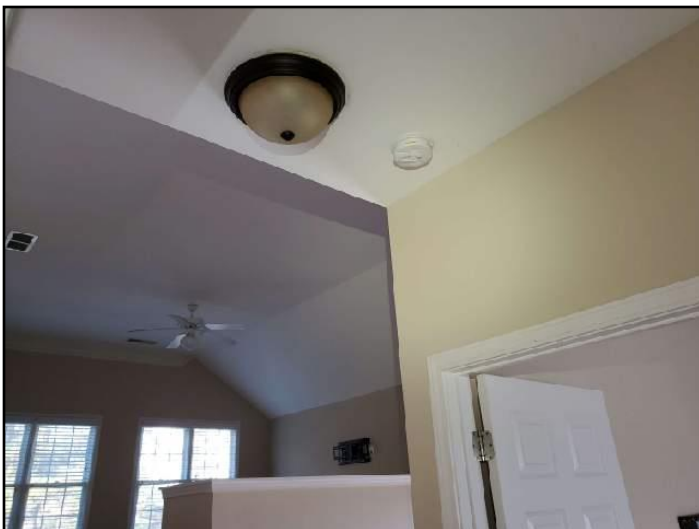
114. Carrier



115. Carrier

## Inventory Carbon Monoxide Detector:

- Kidde
- Kidde 2nd floor
- Kidde 1st floor near laundry
- None installed in common area of living room



116. Kidde



117. Kidde

## Inventory Cooktop:

- Whirlpool
- Model number: SCS3014LB02 Serial number: XS1311839

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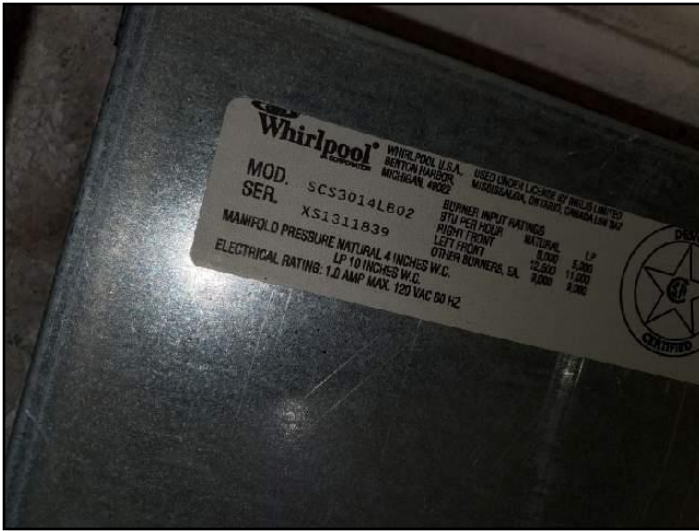
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118. Whirlpool



119. Whirlpool



120. Whirlpool

## Inventory Garbage disposal (food waste grinder):

- Badger

Model number: 500-3 Serial number: 21091102597

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121. Badger

## Inventory Dishwasher:

- Whirlpool

Model number: DU945PWPB0 Serial number: FS1211594



122. Whirlpool

## Inventory Fireplace:

- Heatilator

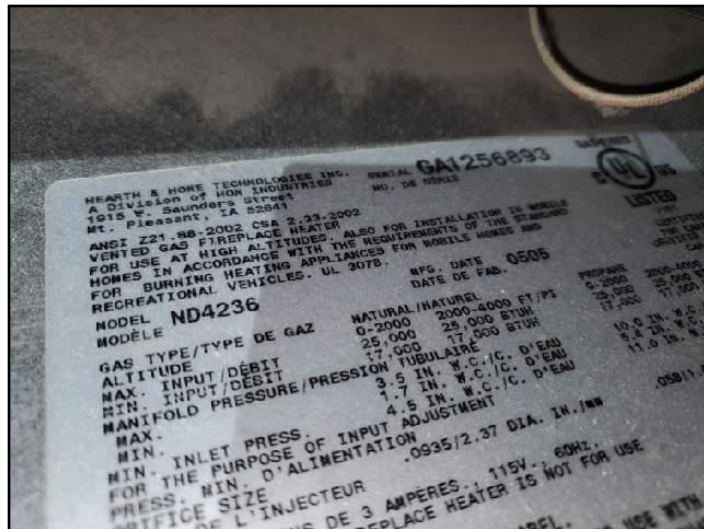
Operates

Model number: ND4236 Serial number: GA1256893





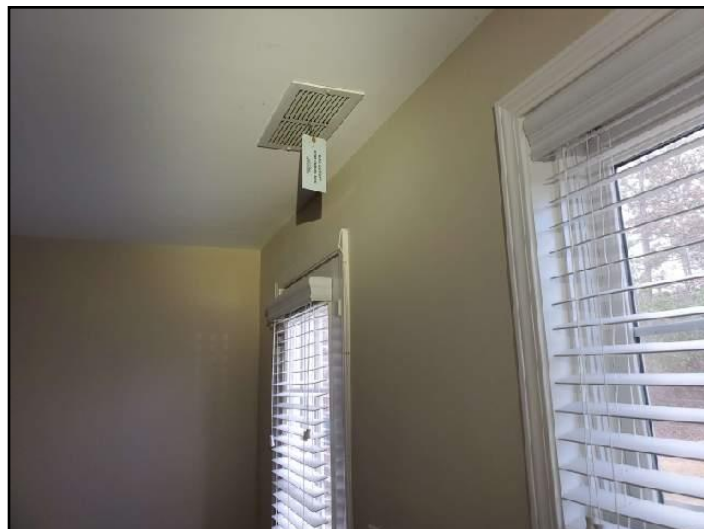
123. Operates



124. Heatilator



125. Fuel cutoff



126. Fuel cutoff @ basement ceiling

## Inventory Furnace:

- Carrier

88K btu, Manf.: Aug 2021 - Basement - Serves finished basement and main level.

Model number: 58SP0A090V21 Serial number: 3421A19267

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127. Carrier

• Carrier

44k btu, Manf.: Sept. 2021 - Attic - Serves 2nd floor

Model number: 58SP0A045V14 Serial number: 3521A19114



128. Carrier



129. Carrier

Inventory Garage Door Opener:

• Genie



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130. Genie



131. Genie

## Inventory Refrigerator:

- Kenmore

Operates as does ice and water dispensor

Model number: 106.51789412 Serial number: HR55105732



132. Kenmore

## Inventory Smoke Alarm:

- Kidde

Kidde 2013 2nd floor hallway





133. Kidde

## Inventory Thermostat:

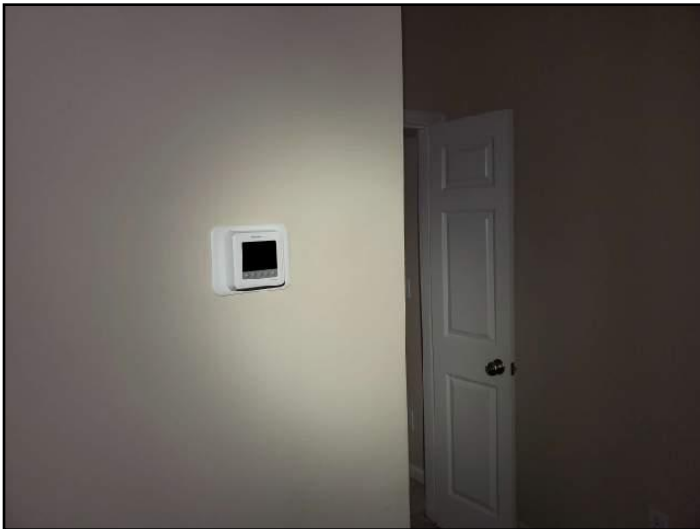
- Honeywell

Dual Zone:

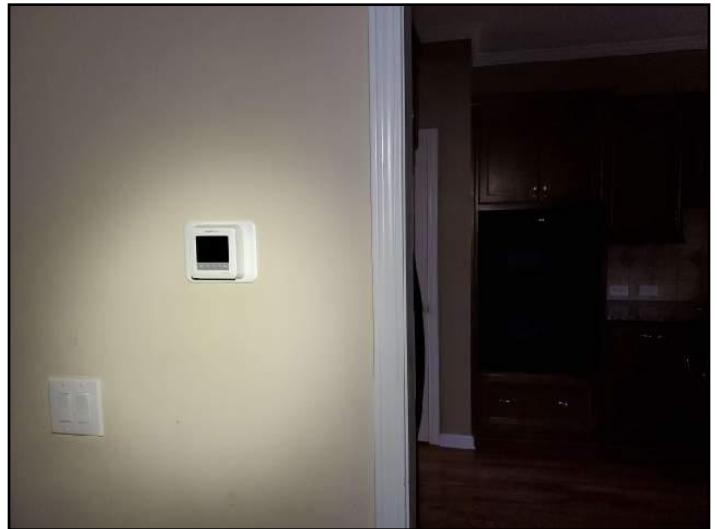
Set to Cool 85°F - 1st floor

Set to Cool 85°F - Basement

Set to Cool 85°F - 2nd floor



134. Honeywell



135. Honeywell

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2014 Lola Lane, Ludoville, GA March 6, 2022

Report No. 1698, v.2

[www.staffhome.com](http://www.staffhome.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

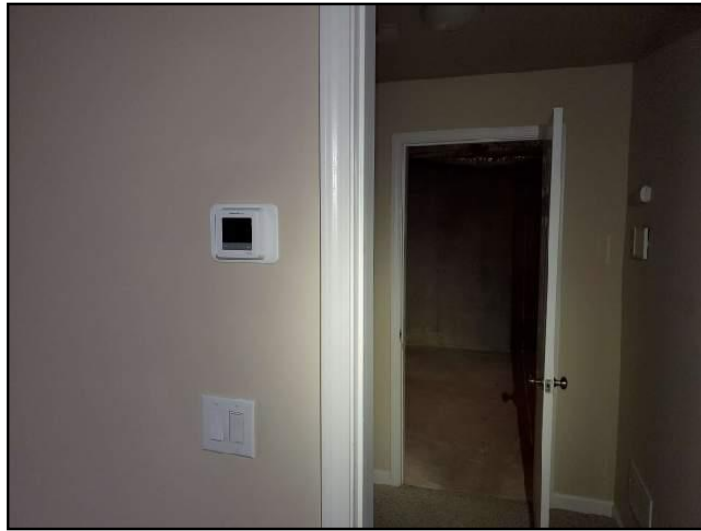
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



136. Honeywell

## Inventory Wall Oven:

- Whirlpool

Wall Oven / Microwave combo - Operates

Model number: GMC305PDB08 Serial number: XS1216750



137. Whirlpool

## Inventory Water Heater:

- Rheem

50 Gallon, 38k btu, Manf.: May 2019

Model number: PROG50-38N-RH60 Serial number: Q181929915

# INTERIOR

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SUMMARY

ROOFING

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COOLING

INSULATION

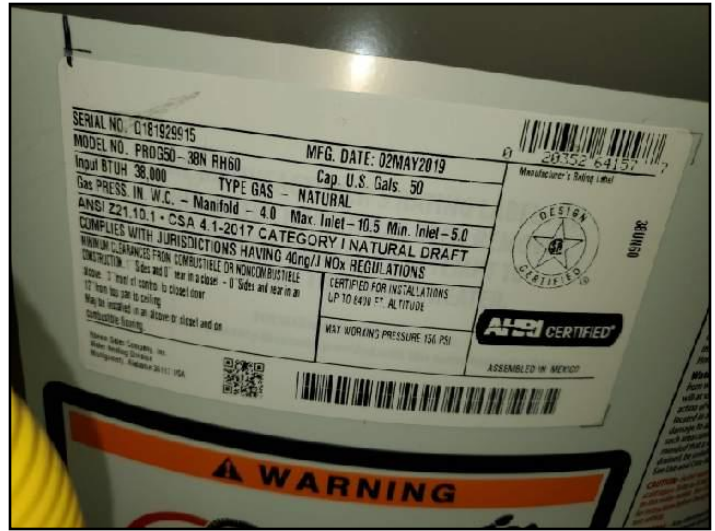
PLUMBING

INTERIOR

REFERENCE



138. Rheem



139. Rheem

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide alarms (detectors) • Perimeter drainage tile around foundation, if any • Vermin, including wood destroying organisms.

END OF REPORT



The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS