
INSPECTION REPORT
1 Main Lane
Savannah GA 31419

INSPECTED BY
Keith Ware
Pride Home
Inspections, LLC

INSPECTION DATE
11/11/2025
09:40 AM

# Table of Contents

## General Info

**Property Address**
1 Main Lane
Savannah GA 31419

**Date of Inspection**
11/11/2025

**Report ID**
112500X

**Customer(s)**
Mr. Rich Hill

**Time of Inspection**
09:40 AM

**Real Estate Agent**

## Inspection Details

**Standards of Practice:**
International Association of Certified Home Inspectors (InterNACHI)
Member Number : NACHI18092824

**Temperature during inspection:**
Below 65 (F) = 18 (C)

**Weather during the Inspection:**
Clear

**Significant precipitation in last 3 days?:**
No

**Ground/Soil surface condition:**
Dry

**Type of building:**
Single Family (1 story)

**Home Faces:**
North

**Approximate Square Footage:**
1990

**Approximate Year of Original Construction:**
1989

**Inspection started at:**
8:30am

**Inspection ended at:**
10:30am

**Occupancy:**
The home was occupied

**Attending the Inspection:**
Buyer and Buyer's Agent, Seller

**Style of Home:**
Ranch

## Comment Key & Definitions

**Comment Key**

The following are comment descriptions represented in 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 and if no other comments were made 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.

**Repair or Replace (RR)** = 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.

# 1. Structure

## Styles & Materials

**Foundation Configuration:**
Concrete Slab-on-Grade

**Sub Floor Structure:**
Concrete Slab

**Floor Structure- Intermediate Support:**
Poured concrete pad

**Floor Structure- Perimeter Bearing:**
Rests on top of foundation wall

**Exterior Wall Structure:**
Stick Build
2x4 Wood Frame (conventional)

**Typical Ceiling Structure:**
Drywall attached to dimensional lumber ceiling joists

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 1.0 | Foundation | • | | | |
| 1.1 | Floor Structure | • | | | |
| 1.2 | Wall Structure | • | | | |
| 1.3 | Ceiling Structure | • | | | |
| 1.4 | Roof Structure | • | | | |
| | | IN | NI | NP | RR |

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# 2. Roof

## Styles & Materials

**Method of inspection:**
Walked the roof

**Roof style:**
Gable

**Assessed Roof Age:**
First Third of service life

**Primary roof-covering type:**
Architectural Laminate Shingle (typically rated for 30 to 50 year service life)

**Underlayment/Interlayment:**
Felt
Concealed - majority of underlayment concealed beneath shingles

**Framing type:**
Conventional framing

**Roof sheathing material:**
Plywood
Oriented Strand Board (OSB)
Extra Info : OSB installed where past repairs were made

**Drainage system description:**
Gutters were not installed

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 2.0 | Roof Covering Condition | • | | | • |
| 2.1 | Roof Flashing | • | | | • |
| 2.2 | Roof Exterior | • | | | • |
| 2.3 | Roof Interior | • | | | |
| 2.4 | Roof Sheathing | • | | | |
| 2.5 | Underlayment | • | | | |
| 2.6 | Plumbing and Combustion Vents | • | | | |
| 2.7 | Roof Penetrations | • | | | |
| 2.8 | Roof Drainage System (Gutters) | | | • | • |
| | | **IN** | **NI** | **NP** | **RR** |

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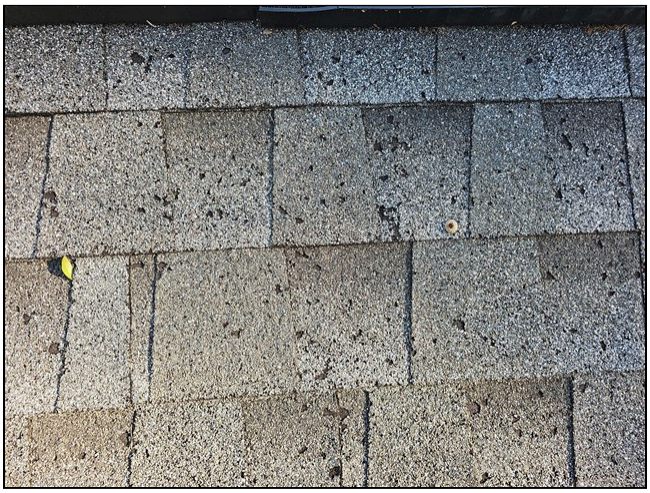
## Comments:

**2.0** Observation: There was widespread hail damage on the roof covering which compromised the shingles' ability to shed water. The photos are not all-inclusive but are representative of the general condition.

Recommendation:

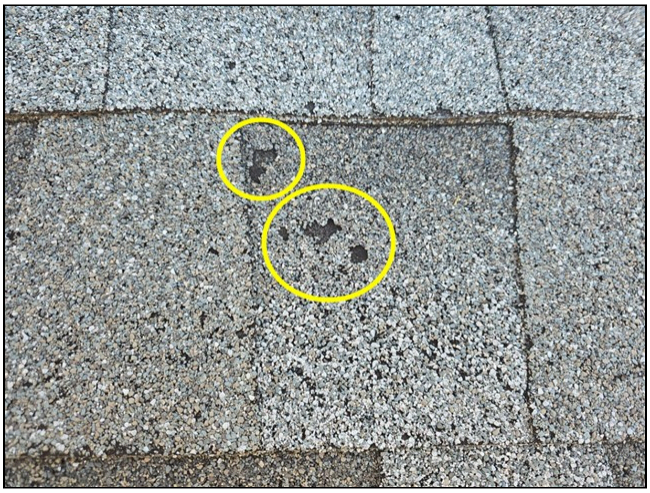
1. Shingle replacement by a licensed roofer.

2. Insurance may be responsible for all or a portion of the replacement cost. The seller may contact their insurance provider to submit a claim.



hail damage on shingles

hail damage on shingles



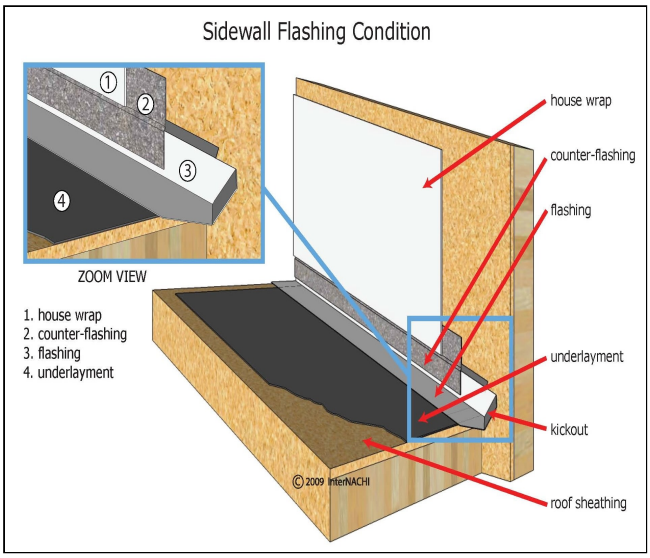
hail damage on shingles (zoom view)

**2.1** Observation: A kickout flashing was missing at the referenced location.

Comment: Metal flashings are installed wherever an increased possibility of moisture intrusion may occur. In this case, a kickout flashing should be installed where the exterior sidewall extends beyond the edge of the roof. A kickout flashing will reduce the risk of water damage within this wall.

Recommendation: Kickout flashing installation by a roofing contractor.

right side, above bay windows: missing kickout flashing




kickout flashing diagram

**2.2** Observation: Minor damage to lower edge of rake board at the referenced location.

Recommendation: Rake board repair by a licensed roofer.

minor damage at bottom edge of rake board over garage

**2.8** Observation: Gutters were not installed.

Comment: It's always a recommendation to have gutters installed if they are not already present. Gutters prevent water buildup around the foundation which may cause erosion and/or excessive settlement over a period of time.

Recommendation: Gutter installation by a qualified contractor, ensuring gutter downspouts discharge at least 4 feet away from the home.

# 3. Heating and Cooling

## Styles & Materials

**HVAC System Type:**
Heat Pump; split system (approx. service life: 12 years)

**Number of HVAC Systems:**
1

**Energy Source:**
Electric

**Exterior Unit Brand:**
Trane
Model / Serial Number :
A4HP4036A1000BA / 213411MABF

**Exterior Unit Manufacture Date:**
2021

**Interior Unit Brand:**
Trane
Model / Serial Number :
A4AH4P36A1B30BA / 211751FN3V

**Interior Unit Manufacture Date:**
2021

**Refrigerant:**
R410A - Compliant. Will be phased out at the close of 2036.

**# of Thermostats:**
1

**Thermostat:**
Digital

**Ducts:**
Insulated

**Filter:**
Media Filter (in air handler)

**Air Filter Location:**
Inside blower compartment at interior unit

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 3.0 | Heating, Ventilation, and Air Conditioning (HVAC) Overall Condition | • | | | |
| 3.1 | Refrigerant Lines | • | | | • |
| 3.2 | Ductwork | • | | | • |
| 3.3 | Condensation Drain Line | • | | | |
| 3.4 | Thermostat | • | | | |
| 3.5 | Filter Condition | • | | | |
| | | **IN** | **NI** | **NP** | **RR** |

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## Comments:

**3.0** The home was equipped with a 2021, 3-ton Trane split HVAC system. The system functioned as intended, except where otherwise noted, using normal operating controls at the time of inspection.

Periodic Maintenance Recommendations:

**Monthly** - Replace the air return filter every 30 days or as needed.

**Annually** - A licensed HVAC technician should perform maintenance, checks, and services on the system to achieve optimal performance, prolong service life, and identify problems at the earliest opportunity.

**3.1** (1) Observation: Poorly sealed HVAC refrigerant line entry at the referenced location.

Comment: Poorly sealed exterior wall penetrations increase the risk of water intrusion and damage. Sealant was applied, but sealant dries, shrinks, and cracks over time and must be reapplied regularly. An HVAC Wall Penetration & Line-Set kit ensures a weatherproof seal for an extended period of time.

Recommendation:

1. An HVAC technician install an HVAC Wall Penetration & Line-Set kit to eliminate the need to inspect and repair degraded sealant periodically.

2. If this is not feasible, recommend an HVAC technician repair the degraded sealant. Check the sealant periodically (annually) to ensure there are no gaps and repair or replace sealant as needed at that time.

no insulation on refrigerant line where it entered the wall & unflashed exterior wall penetration


wall flashing example

**3.1** (2) Observation: The refrigerant line insulation sleeve was degraded at the exterior unit.

Comment: Refrigerant line insulation helps to prevent heat gain from the surrounding environment and allows the system to function more efficiently.

Recommendation: A qualified professional replace the refrigerant line insulation.

degraded insulation on exterior section of refrigerant line

**3.2** Observation: Moisture (condensation) staining surrounding an air supply register at the referenced location.

Comment: The moisture staining may be caused by one or more of the following.

- The unit is run at extremely cold temperatures in a hot, humid environment.

- Inadequate duct insulation around this vent.

- excessive sharp angles in ductwork attached to vent.

Recommendation: Further evaluation and repair as needed by a licensed HVAC technician.

guest bedroom: moisture (condensation) stain around air supply vent

# 4. Electrical

## Styles & Materials

**Service Entrance Configuration:**
Service Drop (overhead)
Aluminum
120/240 volt service

**Service Entrance Conductor Ampacity:**
150 amps

**Number of Service Panels:**
1

**Service Panel Manufacturer:**
Square D

**Service Panel Type:**
Load Center

**Service Panel Exposure Rating:**
Type 3R

**Service Panel Ampacity:**
200 amps

**Service Panel Location:**
Exterior Wall

**Service Disconnect Location:**
At Service Panel

**Service Disconnect Type:**
Breaker

**Service Disconnect Ampacity:**
150 amps

**Service OCPD Type:**
Breakers

**Service Grounding Electrode:**
Water pipe

**Number of sub panels:**
1

**Sub-panel Manufacturer:**
Square D

**Sub-panel Type:**
main lug (no service disconnect)

**Sub-panel Exposure Rating:**
Type 1

**Sub-Panel OCPD Type:**
Breakers

**Type of Branch Wiring:**
Vinyl-coated
Romex (Non-Metallic sheathing)
Solid Copper
Stranded Copper

**Ground Fault Circuit Interruptor (GFCI) Protection:**
Installed, but defective

**Arc Fault Circuit Interruptor (AFCI) Protection:**
NO (outdated)

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 4.0 | Electric Meter | • | | | |
| 4.1 | Service Panel(s) | • | | | |
| 4.2 | Service Disconnect | • | | | |
| 4.3 | Service Grounding Electrode System & Service Bond | • | | | |
| 4.4 | Equipment Grounding & Bonding | • | | | |
| 4.5 | Sub-panel(s) | • | | | • |
| 4.6 | Overcurrent Protection Devices (Breakers) | • | | | |
| 4.7 | Electrical Receptacles (interior) | • | | | • |
| 4.8 | Electrical Receptacles (exterior) | • | | | |
| 4.9 | GFCI/AFCI Protection | • | | | • |
| 4.10 | Switches | • | | | |
| 4.11 | Smoke Detectors | • | | | • |
| | | IN | NI | NP | RR |

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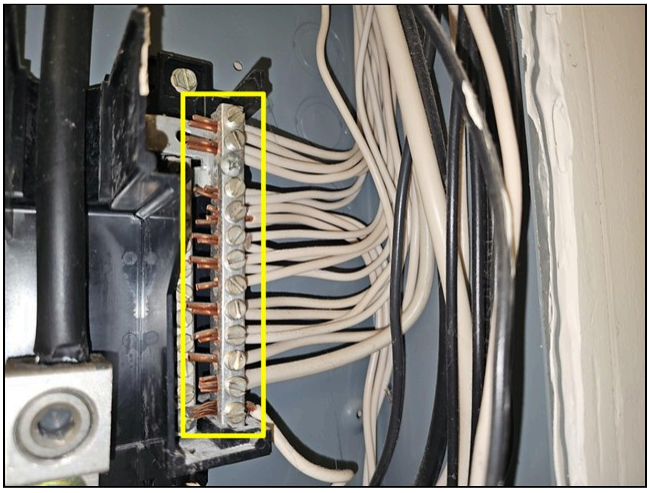
## Comments:

**4.5** (1) Observation: Overloaded lugs at the sub panel's neutral bus bar.

Comment: There should be only one neutral wire per lug to prevent hazards, as having multiple wires can lead to loosened connections, arcing, and potential over-voltage conditions when a breaker is switched off, especially in a multi-wire branch circuit. Each neutral wire requires its own secure terminal to ensure the return path of current for its specific circuit.

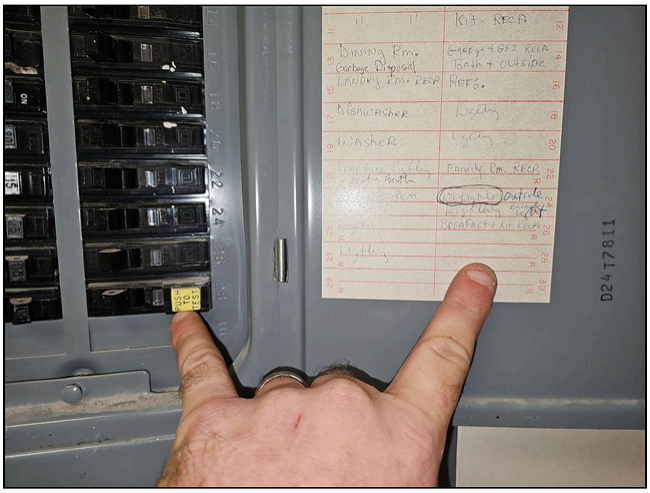
Recommendation: Repair by a licensed electrician.



sub panel: multiple lugs were overloaded on neutral bus bar

**4.5** (2) Observation: One unlabeled circuit breaker at the interior panel.

Recommendation: A licensed electrician identify and label the breaker for future reference.

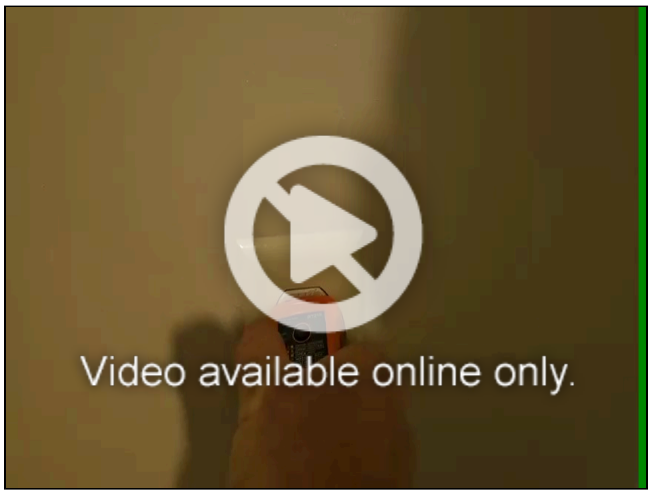



sub panel: breaker #28 was not labeled

**4.7** (1) Observation: There were multiple loose electrical receptacles throughout the home.

Comment: After continued use over a period of time, wires can loosen and even become disconnected within the receptacle box.

Recommendation: An electrician repair all loose receptacles within the home.



loose electrical receptacles throughout home

**4.7** (2) Observation: A prong was lodged in the ground slot at the electrical receptacle in the hall bathroom.

Recommendation: Repair by a licensed electrician.


hall bathroom: ground prong lodged in receptacle

**4.9** (1) Observation: There was no functional GFCI (ground fault circuit interrupter) protection installed at any of the locations that are required by current electrical standards. In some cases, GFCI-enabled receptacles were installed, but defective.

Comment: There was no GFCI protection at the exterior, kitchen, garage, or bathroom receptacles.

GFCI protected circuits are required in most "wet" locations such as kitchens, bathrooms, garages, etc. A ground-fault circuit interrupter, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor. Such an imbalance is sometimes caused by current "leaking" through a person who is simultaneously in contact with a ground and an energized part of the circuit, which could result in lethal shock. GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults.

In short, GFCI protection provides additional protection against equipment malfunction and electrical shock.

The two most common means of achieving GFCI protection in required locations are:

1. Install a compatible GFCI-protected breaker in the service panel at each circuit that requires protection.

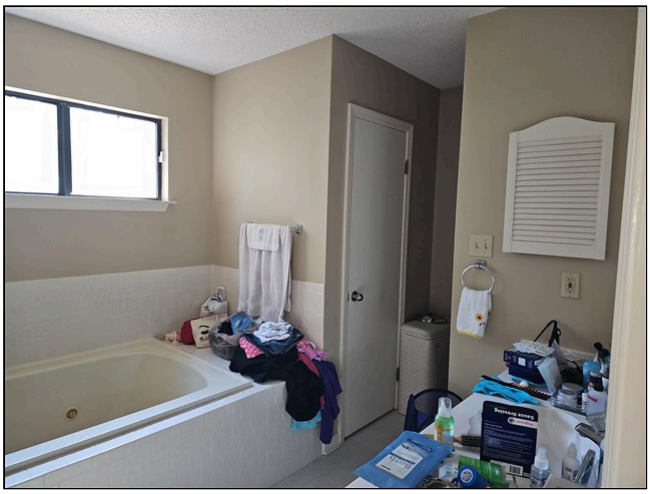
2. Install a GFCI-protected electrical receptacle at the beginning of the circuit run in each of the aforementioned areas.

Recommendation: Repair by a licensed electrician.

no GFCI protection at kitchen receptacles

deficient GFCI protection at garage receptacles

no GFCI protection in hall bathroom



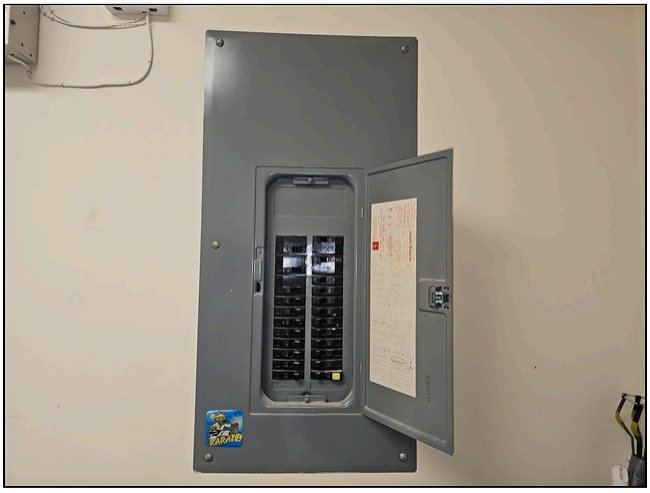
deficient GFCI protection in primary bathroom

deficient GFCI protection at exterior receptacles

**4.9** (2) Observation: There were no AFCI (Arc Fault Circuit Interrupter) breakers installed. AFCI protection is a current requirement for all bedroom branch circuits.

Comment: Similar to GFCI protection, AFCI protection shuts off electrical current in the event an arc is detected.

Recommendation: Although AFCI protection may not have been a requirement at the time of construction, it may be prudent to have them installed as an added layer of protection against electrical fire. AFCI protection is often established by installing AFCI-protected breakers in the service or sub panel at all bedroom branch circuits.



AFCI breakers were not installed at bedroom circuits

**4.11** Observation: Missing and/or dead smoke detector batteries.

Comment: Smoke detectors are required in the following locations - inside each sleeping room, outside each separate sleeping area, and on every level of the home, including basements (but not crawl spaces or uninhabited attics).

Recommendation: Replace batteries in and test all smoke detectors for proper operation using the "test" button on the device.

smoke detector battery removed in primary bedroom

# 5. Plumbing

## Styles & Materials

**Water Supply Source:**
Public Water Supply

**Water Shutoff Location:**
water meter
valve at water heater

**Water Distribution Pipe Material:**
Copper
Cross-linked Polyethylene (PEX)

**Sewage System Type:**
Septic System (not inspected; requires standalong inspection by specialist)

**Drain Waste and Vent Pipe Materials:**
Polyvinyl Chloride (PVC)

**Number of Water Heaters:**
1

**Water Heater Manufacturer:**
Rheem
Model / Serial Number : 82MV52-2 / RH 0308238095

**Date of Manufacture:**
2008

**Water Heater Fuel Type:**
Electric

**Water Heater Type:**
Tank (conventional)

**Water Heater Tank Capacity:**
50 gallons

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 5.0 | Water Supply Source | • | | | |
| 5.1 | Water Heater | • | | | • |
| 5.2 | Water Distribution | • | | | |
| 5.3 | Drain, Waste, and Ventilation (DWV) | • | | | • |
| 5.4 | Sewage / Septic | | • | | |
| 5.5 | Plumbing Fixtures | • | | | • |
| 5.6 | Exterior Plumbing | • | | | • |
| | | IN | NI | NP | RR |

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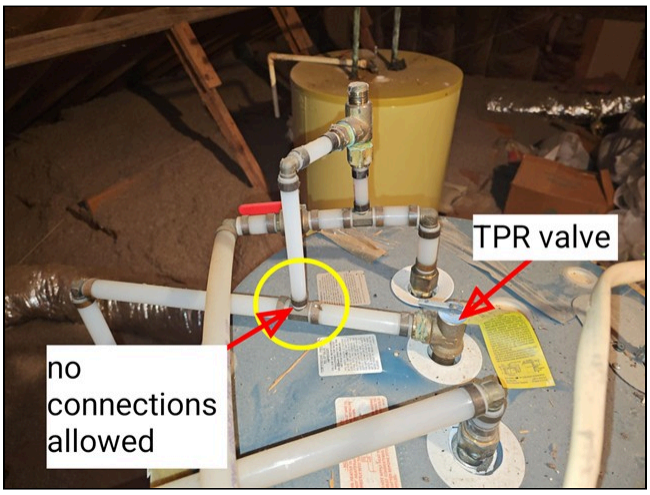
## Comments:

**5.1** (1) Observation: An unapproved connection at the water heater's TPR (temperature and pressure relief) valve.

Comment: The TPR valve drain line was connected to the whole-home pressure relief valve drain line. A TPR valve is a safety device on a water heater that releases excess pressure or temperature to prevent the tank from bursting. It automatically opens when the water inside exceeds safe limits (typically 150 psi or 210°F) and releases water and steam through a discharge pipe. This prevents damage and ensures the safety of the water heater and those around it. The TPR drain line should not share a connection with any other drain lines.

Recommendation: Repair by a licensed plumber.



TPR drain line was improperly installed

**5.1** (2) Observation: The water heater, except where otherwise noted, functioned as intended at time of inspection but was considered "aged" as it had exceeded its expected service life of 8 to 12 years (manufactured in 2008).

Comment: Water heaters are often not periodically maintained per manufacturer's instructions. Periodic maintenance such as annual flushing, testing the TPR valve, and checking/replacing the anode rode are often neglected. Over time, this allows sediment to accumulate in the tank which actually decreases the water heater's listed capacity as well as increasing recovery times, which will in turn increase energy costs.

There are a multitude of other internal components such as valves and seals that diminish in performance as they age.

Recommendation: Request maintenance records from the seller. If none are available, recommend a qualified professional replace the appliance due to age.

**5.3** Observation: A sink at the referenced location drained slowly.

Comment: Slow drains are typically the result of a hair clog or something similar.

Recommendation: Attempt to clear the drain using a 1/4 cup of baking soda followed by 2 cups of vinegar. Allow this to sit in the drain overnight and then run water through the drain. Approved store-bought products may also be used. If this is unsuccessful, recommend contacting a plumber for further evaluation and repair.

slow drain at primary bathroom sink

**5.4** Limitation: The home utilized a septic tank for its sewage system. Because the majority of the septic system components are located underground, this exceeds the scope of a general home inspection. Recommend asking the seller for maintenance records and having the septic tank inspected by a qualified professional.

**5.5** Observation: Water leaked from the handler of the water faucet at the kitchen sink.

Recommendation: Repair or replacement as needed by a licensed plumber.

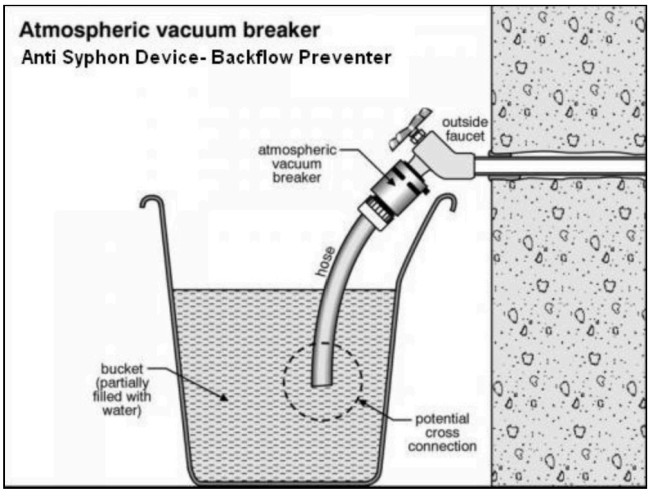

kitchen sink fixture leaked from handle

**5.6** (1) Observation: Vacuum breakers were not installed at three exterior hose bibs.

Comment: Vacuum breakers prevent the possibility of an exterior water source cross-contaminating the home's drinking water. They are relatively inexpensive and are easily installed by threading directly onto the hose bib.

Recommendation: Install vacuum breakers where missing.

vacuum breakers were not installed at 3 hose bibs




hose bib graphic

**5.6** (2) Observation: A missing handle at the hose bib in the wall.

Recommendation: Handle installation by a qualified professional.

hose bib on right exterior wall: missing handle

# 6. Exterior

## Styles & Materials

**Exterior Wall-covering Material(s):**
Horizontal Lapped Wood Siding
Cementicious Siding (Hardie Plank/ Board)
Extra Info : Cementicious siding was installed where past repairs to the wood siding were made

**Exterior Doors:**
Wood
Metal

**Driveway Material(s):**
Concrete

**Walkway Material(s):**
Concrete
Masonry paver

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 6.0 | General Grounds | • | | | |
| 6.1 | Driveway | • | | | • |
| 6.2 | Walkways | • | | | |
| 6.3 | Front Porch / Stoop | • | | | |
| 6.4 | Patio | • | | | • |
| 6.5 | Exterior Walls | • | | | |
| 6.6 | Siding & Trim | • | | | • |
| 6.7 | Exterior Doors | • | | | |
| 6.8 | Exterior Windows | • | | | • |
| 6.9 | Trees, Landscaping, & Vegetation | • | | | • |
| | | IN | NI | NP | RR |

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## Comments:

**6.1** Observation: Cracking of marginal concern on concrete driveway.

Comment: Concrete cracks are typical, normally innocuous, and can be caused by a variety of environmental factors before, during, or after installation.

Cracks of marginal concern are those that are offset (uneven surface) or wider than 1/8".

Cracks in a concrete driveway should be sealed to prevent further damage from water, freezing and thawing cycles, and other debris. Properly filling and sealing cracks is crucial because water can penetrate, freeze, and expand, causing the cracks to widen and leading to more significant damage over time.

Recommendation: Repair by concrete or specialized concrete repair contractor.

marginal cracking on concrete driveway

marginal cracking on concrete driveway

**6.4** Observation: The concrete slab at the patio had cracked around a void in the slab left to accommodate a tree which has since been removed (except for the stump).

Recommendation:

1. A qualified professional remove as much of the stump as possible.

2. A concrete contractor repair the cracked patio slab.

patio: cracked concrete slab

**6.6** (1) Observation: The mulch was installed too high against the siding which increased the risk of pest damage and moisture-related problems. Possible termite damage was noted on the windowsill in the garage.

Comment: The bottom edge of the siding was saturated and brittle due to prolonged moisture

exposure. The wood siding had been replaced with cementicious siding in multiple locations and apparently due to this condition.

There were indications of apparent termite damage to the window sill in the garage. In addition to exposing the wood to moisture damage, termites and pests will use the mulch as a bridge to travel from the soil to the wooden structure.

Technically, 6" of the foundation should be visible to prevent moisture and pest damage although this is rarely possible. 2-3" of visible foundation is generally acceptable in this area.

Recommendation:

1. A landscape specialist adjust the mulch around the perimeter such that there is a gap exposing 2-3" of the foundation. Re-grading as required.

2. A siding specialist evaluate the condition of the lower courses of siding and replace where damaged.

3. A licensed pest control technician evaluate for possible termite damage at the garage windowsill and treat accordingly. Recommend acquiring documentation from the seller if past treatments have been performed.

mulch installed several inches higher than siding

bottom edges of lowest course of siding were brittle due to prolonged exposure

lower edges of wood siding were degraded due to prolonged moisture exposure

apparent termite damage to windowsill in garage

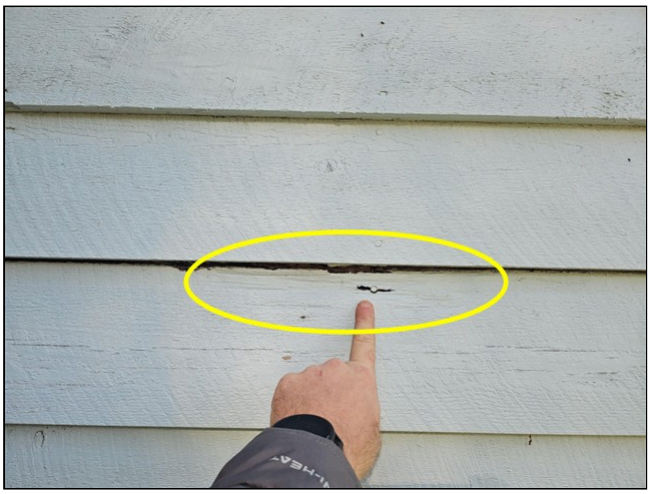
**6.6** (2) Observation: The wood siding was in generally serviceable condition but found dry-rotted in multiple locations due to unsealed butt-joints, cracks, and nail heads.

Recommendation:

1. A siding specialist evaluate the siding and repair or replace dry-rotted siding as needed.

2. A professional painter caulk gaps and seams and repaint siding.

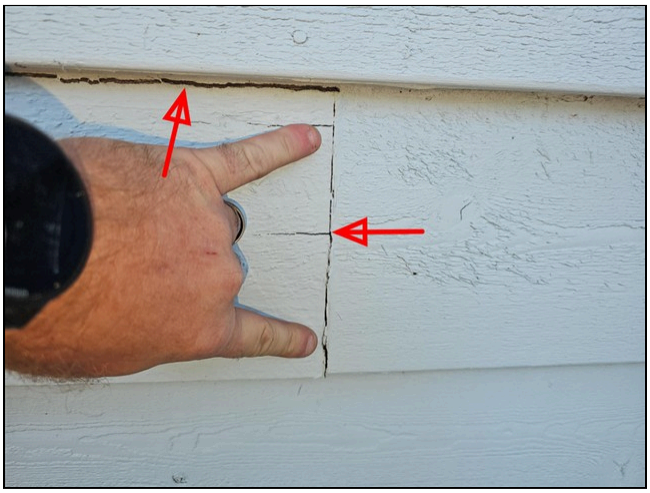
left exterior wall: dry-rotted siding



left exterior wall: dry-rotted siding

rear exterior wall: dry-rotted siding

dry-rotted siding on chimney



uncaulked gap and seam

uncaulked crack

splintered siding at rear exterior wall

**6.8** (1) Observation: Dry-rotted window trim at exterior windows (bay windows and one sliding window on right side).

Recommendation: A carpenter repair and re-seal the trim around the affected windows.

bay windows on right side: dry-rot present at some locations on window trim

dry-rot on wood trim at beveled corners

right side: dry-rot on wood trim at beveled corner

**6.8** (2) Observation: Deficient caulking around exterior windows.

Comment: All sealants dry, shrink, and crack and should be checked/maintained on an annual basis. Sealing gaps is an effective way to prevent leaks and/or the escape of conditioned air.

Recommendation: Reapply sealant around all exterior window frames.

degraded sealant around exterior perimeter of most windows

**6.9** (1) Observation: A decaying tree stump growing near the structure at the referenced location.

Comment: Decaying wood attracts termites, which can cause catastrophic damage to wood-framed structures.

Recommendation: A tree expert grind or otherwise remove the stump to avoid attractive wood-destroying organisms (WDO).

decaying stump within patio slab

**6.9** (2) Observation: Landscaping was overgrown and/or grew in contact with the home at the referenced locations.

Comment: Landscaping growing too near or in contact with the home increases the risk of moisture-related problems.

When plants are too close, they block air and sunlight from reaching the exterior walls. This traps moisture against the siding, creating a perfect environment for mold, mildew, and rot. Over time, this constant dampness can cause paint to peel and/or damage siding.

Additionally, allowing landscaping to grow too close to brick veneer walls can cause significant and costly damage from excess moisture due to the accumulation of condensation within the wall cavity. Brick veneer relies on a drainage system to stay dry, and landscaping can easily compromise this system.

Recommendation: Prune or trim landscaping such that there is a minimum of 12" open space between the exterior wall and vegetation to allow for proper ventilation.

rear-right corner: bush in contact with roof

front-left corner: tree in contact with roof

left side: tree in contact with exterior wall

# 7. Interior

## Styles & Materials

**Floor Covering Material(s):**
Carpet
Tile
Sheet Vinyl

**Walls and Ceilings:**
Drywall

**Window Glazing:**
Single-pane

**Window Operation:**
Single-hung
Sliding

**Smoke/CO Detectors:**
Smoke detector locations appeared adequate

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 7.0 | Floors | • | | | |
| 7.1 | Walls | • | | | • |
| 7.2 | Ceilings | • | | | • |
| 7.3 | Doors | • | | | |
| 7.4 | Windows and Skylights (Interior) | • | | | • |
| 7.5 | Interior Trim | • | | | |
| 7.6 | Ceiling Fans | • | | | |
| 7.7 | Closets | • | | | • |
| | | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

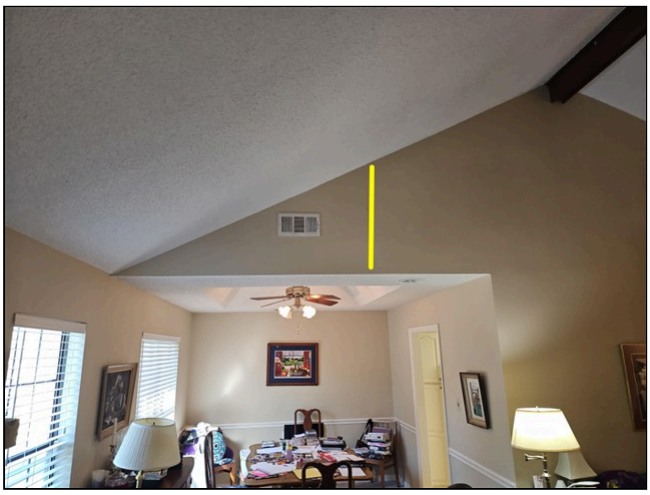
## Comments:

**7.1** Observation: Two vertical hairline cracks in the living room drywall.

Comment: Hairline cracks in drywall are fairly typical and normally innocuous. /They can be caused by a variety of factors but are most often caused by seasonal expansion/contraction of materials due to temperature fluctuations.

Recommendation: A professional painter patch and paint the cracks and then monitor the areas over time.

general location of crack #1 in living room wall



general location of crack #2 in living room wall

**7.2** (1) Observation: Cracking on the ceiling near the attic access in the hallway, likely caused by someone having stepped on this area from within the attic above.

Recommendation: Repair by drywall specialist.

crack in hallway ceiling near attic access

**7.2** (2) Observation: Small moisture stains were found on the interior ceilings.

Comment: A moisture meter was used and indicated that the stains were dry. There were no indications of current leakage when inspecting the roof from within the attic, so it's possible these stains are the result of leaks that occurred prior to the current roof covering being installed.

Recommendation: A professional painter repaint the interior ceilings where necessary.

moisture stain on ceiling in primary bedroom

**7.2** (3) Observation: Minor drywall damage and some moisture staining on the ceiling surrounding the area where the HVAC duct entered the attic.

Recommendation: Repair by a drywall specialist.

ceiling damage & moisture staining where HVAC duct entered ceiling (garage closet)

**7.4** (1) Observation: A detached glazing bead at a primary bedroom window.

Comment: The purpose of a window glass glazing bead is to hold the glass pane securely in the window frame, providing stability and a weather-tight seal against air and water intrusion.

Recommendation: Repair by a window specialist.

primary bedroom window: glazing bead was detached

**7.4** (2) Observation: Most windows were difficult to open and close due to worn balance mechanisms.

Comment: Window balances assist in opening and closing windows by counteracting the weight of a window sash. They are essential for ensuring windows operate properly and safely.

Over time, the springs enclosed inside the balance mechanisms become stuck, particularly if the windows are not used often.

Recommendation: A window specialist replace balances on all windows that function poorly.

worn counterbalance springs at most windows

**7.7** Observation: The edge of the closet door rubbed the jamb in the hall bathroom.

Recommendation: Repair by a carpenter.

hall bathroom closet door rubbed frame

# 8. Kitchen and Built-in Appliances

## Styles & Materials

**Refrigerator Brand:**
Kenmore
Model / Serial Number : 106.74264402 / ET2605681

**Range/Oven Brand:**
Frigidaire
Model / Serial Number : FFEF3048LSF / VF10735951

**Range Type:**
Electric

**Range Hood:**
Ductless
Lights and fan operable
Recirculating (removable filter)

**Dishwasher brand:**
Bosch
Model / Serial Number : SHE5AL05UC/06 / FD900900170

**Dishwasher Anti-siphon method:**
Correct: High-loop installed

**Built-in Microwave Brand:**
None installed

**Countertop Material:**
Laminate

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 8.0 | Refrigerator | • | | | |
| 8.1 | Range | • | | | |
| 8.2 | Range Hood | • | | | |
| 8.3 | Dishwasher | • | | | |
| 8.4 | Built-in Microwave | | | • | |
| 8.5 | Garbage Disposal | • | | | |
| 8.6 | Cabinets & Countertops | • | | | |
| | | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

## Comments:

**8.5** Observation: A garbage disposal was installed and the home was apparently on a septic system.

Comment: It's possible to have a garbage disposal with a septic tank, but you must take precautions to avoid damaging the system. Using a standard disposal adds more solids to the tank, potentially requiring more frequent pumping. Choosing a septic-assist model or following careful usage guidelines can help mitigate the risks and maintain the health of your septic system.

How a garbage disposal impacts a septic tank -

1. Increased solids: Disposals grind food waste, which adds to the solids that settle at the bottom of the septic tank, increasing the need for pumping.

2. Reduced efficiency: A large amount of ground-up food can reduce the tank's capacity and interfere with the natural decomposition process of beneficial bacteria.

3. Potential clogs: If not properly managed, the increased solids can eventually clog the drain field.

Recommendation:

1. Use septic-assist models - Consider investing in a garbage disposal designed for septic systems. These units often use enzymes or microorganisms to help break down food waste more effectively.

2. Pump your tank regularly - You should have your septic tank pumped every one to two years to prevent buildup.

3. Grind only small food scraps - Only put soft, non-fibrous, and easily biodegradable scraps into the disposal.

4. Avoid certain items - Do not put oil, grease, fats, coffee grounds, pasta, rice, eggshells, or other expandable or non-food items into the disposal. These items can cause clogs or damage the system.

5. Run with water - Always run plenty of cold water while using the disposal and for a few seconds afterward to help flush food particles through the system.

garbage disposal installed on septic system

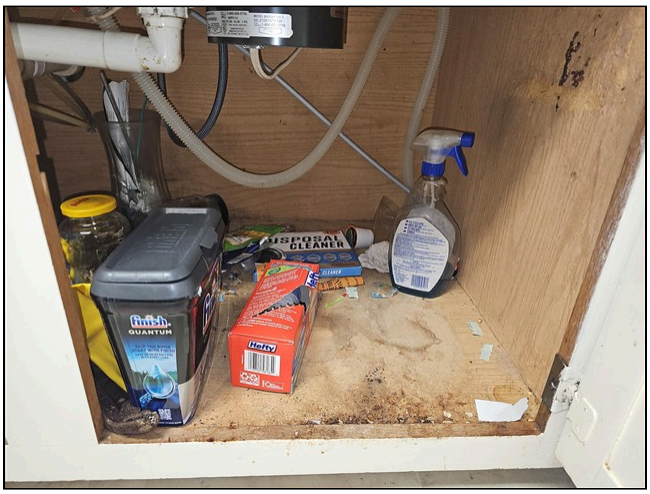
**8.6** (1) Observation: Cabinet hinges were loose at the referenced locations.

Recommendation: A carpenter or other qualified professional repair the loose hinges.

loose cabinet hinge

loose cabinet hinge

**8.6** (2) Observation: There was minor damage to the kitchen sink cabinet base, apparently due to past leakage. The interior surfaces of the cabinet were stained and there was minor water damage.




minor damage and staining within kitchen sink cabinet base

# 9. Bathrooms

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 9.0 | Bathtub | • | | | • |
| 9.1 | Shower | • | | | • |
| 9.2 | Toilet | • | | | |
| 9.3 | Sink | • | | | |
| 9.4 | Cabinets and Countertops | • | | | |
| 9.5 | Ventilation | • | | | |
| 9.6 | Mirrors | • | | | |
| | | **IN** | **NI** | **NP** | **RR** |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

## Comments:

**9.0** (1) Observation: There were several unsealed gaps on the tiles surrounding the tub in the primary bathroom.

Recommendation: A tile specialist re-grout and/or re-seal where necessary to prevent leakage and moisture damage.

unsealed edges around tub

gaps in sealant/grout on tiled tub perimeter

**9.0** (2) Observation: The adjustable knob was missing at one jet at the jacuzzi tub in the primary bathroom.

Recommendation: A licensed plumber replace the adjustable knob.

primary bathroom: 1 x jet nozzle head was missing

**9.1** Observation: The tiled showerpan in the primary bathroom sloped away from the drain.

Comment: Water may sit against the sidewall of the shower here, which increases the risk of through-wall leakage and moisture damage. There were no indications of moisture damage as a result of this condition at the time of inspection.

Recommendation: Further evaluation by a plumber or tile specialist and repair as needed.


primary bathroom: shower pan sloped away from drain

# 10. Attic

## Styles & Materials

**Attic Access Type:**
pull-down ladder

**Attic Inspected From:**
Inside the attic

**Insulation Material:**
Fiberglass Batt
Blown-in Cellulose

**General Insulation Depth / R-value:**
R-30 or higher / meets or exceeds regional standard

**Roof/Attic Ventilation Type:**
Soffit vents
Ridge vent(s)

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 10.0 | Attic Access | • | | | • |
| 10.1 | Attic Thermal Envelope | • | | | • |
| 10.2 | Attic Ventilation | • | | | |
| 10.3 | Misc Attic Conditions (leakage, debris, etc.) | • | | | • |
| | | **IN** | **NI** | **NP** | **RR** |

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## Comments:

**10.0** Observation: The attic access ladder hinges were worn and thus hyperextended while in use.

Recommendation: A qualified professional replace the pull-down attic ladder.

attic pull-down ladder: hyperextended hinges

**10.1** Observation: Insulation missing at multiple stud bays at the vaulted ceiling in the attic.

Recommendation: A qualified contractor install insulation where missing.

insulation missing at multiple stud bays at both sides of vaulted living room ceiling

**10.3** Observation: Old, out-of-service equipment was left in the attic.

Comment: It's possible the buyer would have to pay to have this removed in the future if desired.

Recommendation: Have the equipment removed prior to purchase to avoid a future expense.

old, disconnected water heater left in attic

# 11. Laundry Room

## Styles & Materials

**Dryer Power:**
Electric

**Dryer Vent:**
Smooth-bore metal (UL-approved)

**Dryer 240-volt electrical receptacle type:**
Not visible; access blocked

**Dryer vent location (exterior):**
exterior wall

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 11.0 | Dryer Venting | • | | | • |
| 11.1 | Receptacles, Switches, Connections | • | | | • |
| | | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

## Comments:

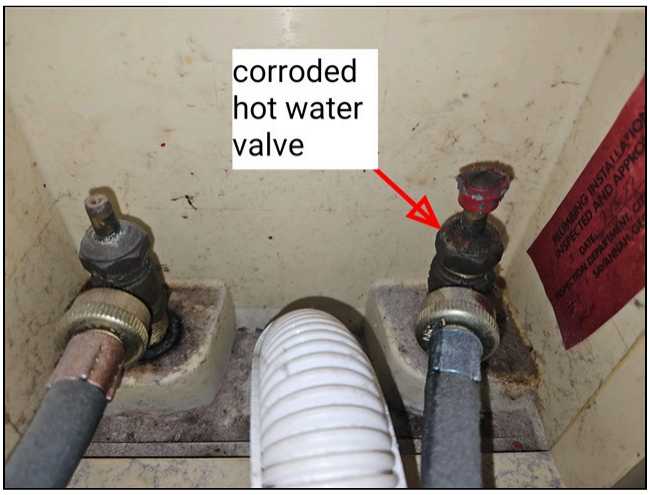
**11.0** Observation: There was a minor lint buildup within the dryer vent.

Recommendation: Remove the plastic screen and lint.

lint buildup within exterior dryer vent housing

**11.1** Observation: The handles were not installed at either water supply valve and the hot water valve was corroded. Corroded valves are susceptible to leakage.

Recommendation: A licensed plumber install handles and replace the corroded valve.




corroded valve and missing handles

# 12. Garage

## Styles & Materials

**Garage Vehicle Door Type:**
Double

**Number of Vehicle Doors:**
1

**Garage Door Opener:**
Yes, automatic

**Vehicle Door Automatic Reverse:**
Installed and operating correctly

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 12.0 | Vehicle Doors | • | | | |
| 12.1 | Garage Door Opener | • | | | |
| 12.2 | Auto-Reverse Function | • | | | |
| 12.3 | Garage Trim | • | | | |
| 12.4 | Pedestrian Doors | • | | | |
| 12.5 | Fire Separation | • | | | |
| 12.6 | Concrete slab (floor) | • | | | |
| 12.7 | Walls | • | | | |
| 12.8 | Ceiling | • | | | • |
| | | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

## Comments:

**12.8** Observation: Drywall joint crack / tape separation at the garage ceiling.

Comment: Drywall joint cracks are typically cosmetic and are fairly common. They normally occur due to insufficient mud applied to the joint during installation.

Recommendation: Repair by a drywall specialist.

garage ceiling: drywall joint tape separation

# 13. Chimney / Fireplace

## Styles & Materials

**Chimney Construction:**
Wood Frame

**Chimney Exterior Wall Covering Material:**
Wood Siding

**Flue material:**
Metal

| | | IN | NI | NP | RR |
|---|---|---|---|---|---|
| 13.0 | Overall Condition: Chimney & Fireplace | • | | | |
| 13.1 | Fireplace | • | | | |
| 13.2 | Fuel Supply | | | • | |
| 13.3 | Chimney Structure/Exterior | • | | | |
| 13.4 | Chimney Flue | • | | | |
| 13.5 | Chimney Flashing | • | | | |
| 13.6 | Chimney Cap / Spark Arrestor | • | | | |
| | | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

# General Summary

**Pride Home Inspections, LLC**

**Savannah, GA 31419**
**(912) 320-1755**

**Customer**
Mr. Rich Hill

**Address**
1 Main Lane
Savannah GA 31419

## 2. Roof

### 2.0 Roof Covering Condition

**Inspected, Repair/Replace**
Observation: There was widespread hail damage on the roof covering which compromised the shingles' ability to shed water. The photos are not all-inclusive but are representative of the general condition.

Recommendation:

1. Shingle replacement by a licensed roofer.

2. Insurance may be responsible for all or a portion of the replacement cost. The seller may contact their insurance provider to submit a claim.

### 2.1 Roof Flashing

**Inspected, Repair/Replace**
Observation: A kickout flashing was missing at the referenced location.

Comment: Metal flashings are installed wherever an increased possibility of moisture intrusion may occur. In this case, a kickout flashing should be installed where the exterior sidewall extends beyond the edge of the roof. A kickout flashing will reduce the risk of water damage within this wall.

Recommendation: Kickout flashing installation by a roofing contractor.

### 2.2 Roof Exterior

**Inspected, Repair/Replace**
Observation: Minor damage to lower edge of rake board at the referenced location.

Recommendation: Rake board repair by a licensed roofer.

### 2.8 Roof Drainage System (Gutters)

**Not Present, Repair/Replace**
Observation: Gutters were not installed.

Comment: It's always a recommendation to have gutters installed if they are not already present. Gutters prevent water buildup around the foundation which may cause erosion and/or excessive settlement over a period of time.

Recommendation: Gutter installation by a qualified contractor, ensuring gutter downspouts discharge at least 4 feet away from the home.

## 3. Heating and Cooling

### 3.1 Refrigerant Lines

**Inspected, Repair/Replace**
(1) Observation: Poorly sealed HVAC refrigerant line entry at the referenced location.

Comment: Poorly sealed exterior wall penetrations increase the risk of water intrusion and damage. Sealant was applied, but sealant dries, shrinks, and cracks over time and must be reapplied regularly. An HVAC Wall Penetration & Line-Set kit ensures a weatherproof seal for an extended period of time.

Recommendation:

1. An HVAC technician install an HVAC Wall Penetration & Line-Set kit to eliminate the need to inspect and repair degraded sealant periodically.

2. If this is not feasible, recommend an HVAC technician repair the degraded sealant. Check the sealant periodically (annually) to ensure there are no gaps and repair or replace sealant as needed at that time.

(2) Observation: The refrigerant line insulation sleeve was degraded at the exterior unit.

Comment: Refrigerant line insulation helps to prevent heat gain from the surrounding environment and allows the system to function more efficiently.

Recommendation: A qualified professional replace the refrigerant line insulation.

### 3.2 Ductwork

**Inspected, Repair/Replace**
Observation: Moisture (condensation) staining surrounding an air supply register at the referenced location.

Comment: The moisture staining may be caused by one or more of the following.

- The unit is run at extremely cold temperatures in a hot, humid environment.

- Inadequate duct insulation around this vent.

- excessive sharp angles in ductwork attached to vent.

Recommendation: Further evaluation and repair as needed by a licensed HVAC technician.

## 4. Electrical

### 4.5 Sub-panel(s)

**Inspected, Repair/Replace**

(1) Observation: Overloaded lugs at the sub panel's neutral bus bar.

Comment: There should be only one neutral wire per lug to prevent hazards, as having multiple wires can lead to loosened connections, arcing, and potential over-voltage conditions when a breaker is switched off, especially in a multi-wire branch circuit. Each neutral wire requires its own secure terminal to ensure the return path of current for its specific circuit.

Recommendation: Repair by a licensed electrician.

(2) Observation: One unlabeled circuit breaker at the interior panel.

Recommendation: A licensed electrician identify and label the breaker for future reference.

### 4.7 Electrical Receptacles (interior)

**Inspected, Repair/Replace**

(1) Observation: There were multiple loose electrical receptacles throughout the home.

Comment: After continued use over a period of time, wires can loosen and even become disconnected within the receptacle box.

Recommendation: An electrician repair all loose receptacles within the home.

(2) Observation: A prong was lodged in the ground slot at the electrical receptacle in the hall bathroom.

Recommendation: Repair by a licensed electrician.

### 4.9 GFCI/AFCI Protection

**Inspected, Repair/Replace**

(1) Observation: There was no functional GFCI (ground fault circuit interrupter) protection installed at any of the locations that are required by current electrical standards. In some cases, GFCI-enabled receptacles were installed, but defective.

Comment: There was no GFCI protection at the exterior, kitchen, garage, or bathroom receptacles.

GFCI protected circuits are required in most "wet" locations such as kitchens, bathrooms, garages, etc. A ground-fault circuit interrupter, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor. Such an imbalance is sometimes caused by current "leaking" through a person who is simultaneously in contact with a ground and an energized part of the circuit, which could result in lethal shock. GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults.

In short, GFCI protection provides additional protection against equipment malfunction and electrical shock.

The two most common means of achieving GFCI protection in required locations are:

1. Install a compatible GFCI-protected breaker in the service panel at each circuit that requires protection.

2. Install a GFCI-protected electrical receptacle at the beginning of the circuit run in each of the

aforementioned areas.

Recommendation: Repair by a licensed electrician.

(2) Observation: There were no AFCI (Arc Fault Circuit Interrupter) breakers installed. AFCI protection is a current requirement for all bedroom branch circuits.

Comment: Similar to GFCI protection, AFCI protection shuts off electrical current in the event an arc is detected.

Recommendation: Although AFCI protection may not have been a requirement at the time of construction, it may be prudent to have them installed as an added layer of protection against electrical fire. AFCI protection is often established by installing AFCI-protected breakers in the service or sub panel at all bedroom branch circuits.

### 4.11 Smoke Detectors

**Inspected, Repair/Replace**

Observation: Missing and/or dead smoke detector batteries.

Comment: Smoke detectors are required in the following locations - inside each sleeping room, outside each separate sleeping area, and on every level of the home, including basements (but not crawl spaces or uninhabited attics).

Recommendation: Replace batteries in and test all smoke detectors for proper operation using the "test" button on the device.

## 5. Plumbing

### 5.1 Water Heater

**Inspected, Repair/Replace**

(1) Observation: An unapproved connection at the water heater's TPR (temperature and pressure relief) valve.

Comment: The TPR valve drain line was connected to the whole-home pressure relief valve drain line. A TPR valve is a safety device on a water heater that releases excess pressure or temperature to prevent the tank from bursting. It automatically opens when the water inside exceeds safe limits (typically 150 psi or 210°F) and releases water and steam through a discharge pipe. This prevents damage and ensures the safety of the water heater and those around it. The TPR drain line should not share a connection with any other drain lines.

Recommendation: Repair by a licensed plumber.

(2) Observation: The water heater, except where otherwise noted, functioned as intended at time of inspection but was considered "aged" as it had exceeded its expected service life of 8 to 12 years (manufactured in 2008).

Comment: Water heaters are often not periodically maintained per manufacturer's instructions. Periodic maintenance such as annual flushing, testing the TPR valve, and checking/replacing the anode rode are often neglected. Over time, this allows sediment to accumulate in the tank which actually decreases the water heater's listed capacity as well as increasing recovery times, which will in turn increase energy costs.

There are a multitude of other internal components such as valves and seals that diminish in performance as they age.

Recommendation: Request maintenance records from the seller. If none are available, recommend a qualified professional replace the appliance due to age.

### 5.3 Drain, Waste, and Ventilation (DWV)

**Inspected, Repair/Replace**

Observation: A sink at the referenced location drained slowly.

Comment: Slow drains are typically the result of a hair clog or something similar.

Recommendation: Attempt to clear the drain using a 1/4 cup of baking soda followed by 2 cups of vinegar. Allow this to sit in the drain overnight and then run water through the drain. Approved store-bought products may also be used. If this is unsuccessful, recommend contacting a plumber for further evaluation and repair.

### 5.5 Plumbing Fixtures

**Inspected, Repair/Replace**

Observation: Water leaked from the handler of the water faucet at the kitchen sink.

Recommendation: Repair or replacement as needed by a licensed plumber.

### 5.6 Exterior Plumbing

**Inspected, Repair/Replace**

(1) Observation: Vacuum breakers were not installed at three exterior hose bibs.

Comment: Vacuum breakers prevent the possibility of an exterior water source cross-contaminating the home's drinking water. They are relatively inexpensive and are easily installed by threading directly onto the hose bib.

Recommendation: Install vacuum breakers where missing.

(2) Observation: A missing handle at the hose bib in the wall.

Recommendation: Handle installation by a qualified professional.

## 6. Exterior

### 6.1 Driveway

**Inspected, Repair/Replace**

Observation: Cracking of marginal concern on concrete driveway.

Comment: Concrete cracks are typical, normally innocuous, and can be caused by a variety of environmental factors before, during, or after installation.

Cracks of marginal concern are those that are offset (uneven surface) or wider than 1/8".

Cracks in a concrete driveway should be sealed to prevent further damage from water, freezing and thawing cycles, and other debris. Properly filling and sealing cracks is crucial because water can penetrate, freeze, and expand, causing the cracks to widen and leading to more significant damage over time.

Recommendation: Repair by concrete or specialized concrete repair contractor.

### 6.4 Patio

**Inspected, Repair/Replace**
Observation: The concrete slab at the patio had cracked around a void in the slab left to accommodate a tree which has since been removed (except for the stump).

Recommendation:

1. A qualified professional remove as much of the stump as possible.

2. A concrete contractor repair the cracked patio slab.

### 6.6 Siding & Trim

**Inspected, Repair/Replace**
(1) Observation: The mulch was installed too high against the siding which increased the risk of pest damage and moisture-related problems. Possible termite damage was noted on the windowsill in the garage.

Comment: The bottom edge of the siding was saturated and brittle due to prolonged moisture exposure. The wood siding had been replaced with cementicious siding in multiple locations and apparently due to this condition.

There were indications of apparent termite damage to the window sill in the garage. In addition to exposing the wood to moisture damage, termites and pests will use the mulch as a bridge to travel from the soil to the wooden structure.

Technically, 6" of the foundation should be visible to prevent moisture and pest damage although this is rarely possible. 2-3" of visible foundation is generally acceptable in this area.

Recommendation:

1. A landscape specialist adjust the mulch around the perimeter such that there is a gap exposing 2-3" of the foundation. Re-grading as required.

2. A siding specialist evaluate the condition of the lower courses of siding and replace where damaged.

3. A licensed pest control technician evaluate for possible termite damage at the garage windowsill and treat accordingly. Recommend acquiring documentation from the seller if past treatments have been performed.

(2) Observation: The wood siding was in generally serviceable condition but found dry-rotted in multiple locations due to unsealed butt-joints, cracks, and nail heads.

Recommendation:

1. A siding specialist evaluate the siding and repair or replace dry-rotted siding as needed.

2. A professional painter caulk gaps and seams and repaint siding.

### 6.8 Exterior Windows

**Inspected, Repair/Replace**
(1) Observation: Dry-rotted window trim at exterior windows (bay windows and one sliding window on right side).

Recommendation: A carpenter repair and re-seal the trim around the affected windows.

(2) Observation: Deficient caulking around exterior windows.

Comment: All sealants dry, shrink, and crack and should be checked/maintained on an annual basis. Sealing gaps is an effective way to prevent leaks and/or the escape of conditioned air.

Recommendation: Reapply sealant around all exterior window frames.

### 6.9 Trees, Landscaping, & Vegetation

**Inspected, Repair/Replace**

(1) Observation: A decaying tree stump growing near the structure at the referenced location.

Comment: Decaying wood attracts termites, which can cause catastrophic damage to wood-framed structures.

Recommendation: A tree expert grind or otherwise remove the stump to avoid attractive wood-destroying organisms (WDO).

(2) Observation: Landscaping was overgrown and/or grew in contact with the home at the referenced locations.

Comment: Landscaping growing too near or in contact with the home increases the risk of moisture-related problems.

When plants are too close, they block air and sunlight from reaching the exterior walls. This traps moisture against the siding, creating a perfect environment for mold, mildew, and rot. Over time, this constant dampness can cause paint to peel and/or damage siding.

Additionally, allowing landscaping to grow too close to brick veneer walls can cause significant and costly damage from excess moisture due to the accumulation of condensation within the wall cavity. Brick veneer relies on a drainage system to stay dry, and landscaping can easily compromise this system.

Recommendation: Prune or trim landscaping such that there is a minimum of 12" open space between the exterior wall and vegetation to allow for proper ventilation.

## 7. Interior

### 7.1 Walls

**Inspected, Repair/Replace**

Observation: Two vertical hairline cracks in the living room drywall.

Comment: Hairline cracks in drywall are fairly typical and normally innocuous. /They can be caused by a variety of factors but are most often caused by seasonal expansion/contraction of materials due to temperature fluctuations.

Recommendation: A professional painter patch and paint the cracks and then monitor the areas over time.

### 7.2 Ceilings

**Inspected, Repair/Replace**

(1) Observation: Cracking on the ceiling near the attic access in the hallway, likely caused by someone having stepped on this area from within the attic above.

Recommendation: Repair by drywall specialist.

(2) Observation: Small moisture stains were found on the interior ceilings.

Comment: A moisture meter was used and indicated that the stains were dry. There were no indications of current leakage when inspecting the roof from within the attic, so it's possible these stains are the result of leaks that occurred prior to the current roof covering being installed.

Recommendation: A professional painter repaint the interior ceilings where necessary.

(3) Observation: Minor drywall damage and some moisture staining on the ceiling surrounding the area where the HVAC duct entered the attic.

Recommendation: Repair by a drywall specialist.

### 7.4 Windows and Skylights (Interior)

**Inspected, Repair/Replace**

(1) Observation: A detached glazing bead at a primary bedroom window.

Comment: The purpose of a window glass glazing bead is to hold the glass pane securely in the window frame, providing stability and a weather-tight seal against air and water intrusion.

Recommendation: Repair by a window specialist.

(2) Observation: Most windows were difficult to open and close due to worn balance mechanisms.

Comment: Window balances assist in opening and closing windows by counteracting the weight of a window sash. They are essential for ensuring windows operate properly and safely.

Over time, the springs enclosed inside the balance mechanisms become stuck, particularly if the windows are not used often.

Recommendation: A window specialist replace balances on all windows that function poorly.

### 7.7 Closets

**Inspected, Repair/Replace**

Observation: The edge of the closet door rubbed the jamb in the hall bathroom.

Recommendation: Repair by a carpenter.

## 9. Bathrooms

### 9.0 Bathtub

**Inspected, Repair/Replace**

(1) Observation: There were several unsealed gaps on the tiles surrounding the tub in the primary bathroom.

Recommendation: A tile specialist re-grout and/or re-seal where necessary to prevent leakage and moisture damage.

(2) Observation: The adjustable knob was missing at one jet at the jacuzzi tub in the primary bathroom.

Recommendation: A licensed plumber replace the adjustable knob.

### 9.1 Shower

**Inspected, Repair/Replace**

Observation: The tiled showerpan in the primary bathroom sloped away from the drain.

Comment: Water may sit against the sidewall of the shower here, which increases the risk of through-wall leakage and moisture damage. There were no indications of moisture damage as a result of this condition at the time of inspection.

Recommendation: Further evaluation by a plumber or tile specialist and repair as needed.

## 10. Attic

### 10.0 Attic Access

**Inspected, Repair/Replace**
Observation: The attic access ladder hinges were worn and thus hyperextended while in use.

Recommendation: A qualified professional replace the pull-down attic ladder.

### 10.1 Attic Thermal Envelope

**Inspected, Repair/Replace**
Observation: Insulation missing at multiple stud bays at the vaulted ceiling in the attic.

Recommendation: A qualified contractor install insulation where missing.

### 10.3 Misc Attic Conditions (leakage, debris, etc.)

**Inspected, Repair/Replace**
Observation: Old, out-of-service equipment was left in the attic.

Comment: It's possible the buyer would have to pay to have this removed in the future if desired.

Recommendation: Have the equipment removed prior to purchase to avoid a future expense.

## 11. Laundry Room

### 11.0 Dryer Venting

**Inspected, Repair/Replace**
Observation: There was a minor lint buildup within the dryer vent.

Recommendation: Remove the plastic screen and lint.

### 11.1 Receptacles, Switches, Connections

**Inspected, Repair/Replace**
Observation: The handles were not installed at either water supply valve and the hot water valve was corroded. Corroded valves are susceptible to leakage.

Recommendation: A licensed plumber install handles and replace the corroded valve.

## 12. Garage

### 12.8 Ceiling

**Inspected, Repair/Replace**
Observation: Drywall joint crack / tape separation at the garage ceiling.

Comment: Drywall joint cracks are typically cosmetic and are fairly common. They normally occur due to insufficient mud applied to the joint during installation.

Recommendation: Repair by a drywall specialist.

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