



HomeTeam
INSPECTION SERVICE

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September 17, 2009

Ms. Janet Buyer
Mr. James Buyer
1234 Liberty Lane
Cincinnati GA 30000

**RE: 9876 Missionary Drive
New Place, GA 44678
Inspection #: 206-092009-6789**

Dear Mr and Ms. Buyer:

On September 16, 2009, The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Please read the entire report. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

We trust the enclosed information is helpful and we hope you enjoy every aspect of your new home. If we can be of any assistance, please call us at the above telephone number.

Sincerely,

The HomeTeam Inspection Service

Bill & Janet Martin

File Number: **206-092009-0065**

Address of Inspection: **9876 Missionary Drive, New Place, GA 44678**

This report is intended for the sole, confidential, and exclusive use and benefit of the Client under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam® client named in the Inspection Agreement, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from Missionary Drive. A system or component has a major visible defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.



Although the HomeTeam looks for and reports any visible structural damage, we do not inspect for the presence of active wood-destroying organisms. Buildings can sustain severe damage from termites, beetles, fungi and other wood-destroying organisms. To prevent such damage, we recommend inspection by a licensed WDO inspector before purchase of a home and annually thereafter.

The property was inspected on September 16, 2009. The client was present during part of the inspection. The approximate temperature at the time of the inspection was 75 to 80 degrees Fahrenheit, and the weather was partly cloudy with rain showers. The utilities were on at the time of the inspection. The age of the home, as reported by the seller disclosure, was said to be approximately sixty-two years. At the time of inspection, the house was occupied. Because of furnishings and stored

items, not all areas were visible to the inspectors.

The inspected property consisted of a one-story wood-framed structure with wood and aluminum siding. There were no major defects on the visible portions of the siding.

The home was situated on a moderately sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The surface of the ground should slope away from the foundation on all sides, so that rainwater does not penetrate the foundation or erode the soil supporting it.

A concrete walkway led to a concrete porch in the front of the home. Minor cracks were observed in the walkway. **The stair rails at the front and back steps were loose.** They seemed incapable of supporting normal pressure and force. The exact support capability is not within the scope of this inspection. For safety, we advise resecuring or resupporting the rails. There were no major visible defects observed in the walkway or the porch.

Extensive plant growth was observed against the home. We recommend removing this growth away from the house to prevent possible damage including insect infestation.

The gravel driveway on the left side of the home led to the garage and parking area. There were no major visible defects observed in the driveway.

GARAGE:



The detached garage was designed for one car with access provided by barn-style doors. The garage ceiling and walls were unfinished. The gravel garage floor was in good condition. The roof structure of the garage was 2" x 4" wood rafters, with wood plank sheathing. The roof was asphalt-fiberglass shingles. The shingles had serious wear and serious curling. Moss was growing on the shingles. Parts of the sheathing were wet and deteriorating. The roof age was not disclosed. **The roof leaked.**

PATIO:

There was a brick patio located in back of the home. There were no major

defects observed on the patio.

ROOF SYSTEM:

Every roof will wear differently depending on its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight and shade, prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. Flashing also is largely hidden by the surface roofing material. Although we visually evaluate the condition of the roof, it is virtually impossible for anyone to detect a leak except as it is occurring or immediately after, or by specific water tests, which are beyond the scope of our service. We make every reasonable effort to discover roof leaks, but even water stains on the ceilings or on the framing within attics could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict the remaining life expectancy, or guarantee that it will not leak.

The roof of the home was a gable and valley, shed and flat design covered with asphalt/fiberglass shingles and rolled roofing material. Observation of the roof surfaces and flashing, and roof penetrations was performed from ground level and/or from a ladder with binoculars. Because of the slope of the lot, portions of the roof surface were not visible. The age of the roof covering, as reported by the seller disclosure, was approximately fifteen years. There was one layer of surface material on the roof at the time of the inspection.

The front porch roof had a shingle roof and a slope rate of 3 to 12. The commonly accepted minimum slope for shingled roof is 4 to 12. There had been recent rain at the time of the inspection. There was no accessible attic beneath the porch roof. No moisture intrusion was visible on the ceiling, but areas should be monitored on a regular basis for any leaks.

Water was pooled on the flat roof.

There was no accessible attic space beneath this roof. No leaks were observed, but we recommend evaluation by a roofing professional.

There was light to moderate curling and



moderate wear observed on the roof surface. These conditions and its age indicate the roof covering is in the latter stages of its useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any ferrous roof metal, especially the flashing, must be kept well painted with a paint specially formulated for the use.

All roof penetrations had been repaired. All should be monitored frequently for any water intrusion.



Uneven surfaces were observed on several areas of the roofs. Based on the inspection of the attic, no defect in the sheathing was noted. Although this condition did not appear to be causing any roof surface failure at the time of the inspection, it may reduce the useful life of the roofing material along seams.

Tree limbs were in contact with, or very near, the roof. Friction of trees against the roof can damage the roofing material. Tree limbs should be pruned away from the roof.

An accumulation of leaves, twigs, moss or other debris was noted on the roof. This material should be removed as it can shorten the useful life of the roof covering.

The roofing system should be further evaluated by a licensed roofing contractor to determine its condition and the cost of repair or replacement, if necessary.

The roof drainage system consisted of aluminum gutters and downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. Any water that is discharged

near the foundation should be re-directed away from the foundation to reduce moisture penetration of the foundation and to reduce any future foundation settlement. Downspout extensions or splash blocks should distribute water several feet from the foundation and the downspouts should be securely attached to the building. **The downspouts had no extensions.** Downspouts that carry roof water far from the house are the most important part of the roof drainage system. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

There was one chimney. Observation of the chimney exterior was made from the ground, with the aid of binoculars. There were no major visible defects observed on the exterior.

The attic of the home was accessed through a stairway in the hallway. **The guard rail at the top of the stair was loose.** The roof structure consisted of two-inch by six-inch wood rafters spaced 20 inches on center and wood plank sheathing.

Because of the configuration of the construction and insulation, which limited access, it was not possible to inspect all areas of the attic. Indications of previous moisture were noted. Stains were dry at the time of inspection. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visible defects observed in the attic or roof structure.

The attic above the living space was insulated with loose-fill insulation, approximately 4 to 6 inches in depth. Ventilation throughout the attic was provided by gable and soffit vents. Vents did not appear to be obstructed by insulation.

The insulation appeared to be vermiculite. Vermiculite ore from some sources is known to contain asbestos; however asbestos is not intrinsic to vermiculite. The presence of asbestos cannot be confirmed without professional testing.



Disturbance of vermiculite insulation has the potential to release asbestos fibers, if present, into the air. The Environmental Protection Agency considers exposure to asbestos to be a cause of lung cancer and other adverse health effects. For more information, see website <http://www.epa.gov/asbestos/>. In addition to consulting the

EPA and state and local health departments, it is recommended not to disturb the vermiculite insulation and, when possible, to limit exposure in the areas this substance is found .

Prior to remodeling or conducting any renovations that would disturb the insulation, it is recommended to hire professionals trained and certified to test for and handle asbestos for safe removal or remediation if necessary.

FOUNDATION:

The foundation was constructed of concrete block. Several minor cracks were observed on the foundation. A single inspection cannot determine whether movement of a structure has ceased. Any cracks should be monitored regularly.

There was efflorescence on the wall. Efflorescence is a powdery deposit often seen on masonry walls when water seepage has occurred. It is mineral salts in the masonry that dissolve in the water as it passes through the wall. It is evidence of previous moisture in a crawlspace or basement.



CRAWL SPACE:



The crawl space of the home was accessible at the time of the inspection, and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space. A crawl space should have a polyvinyl vapor barrier covering the surface and should be adequately vented at all times. There was a vapor barrier covering the surface of the soil. Ventilation in the crawlspace appeared adequate.

The clothes dryer vent terminated in the crawlspace. The vent should be extended to the exterior of the home to avoid exhausting moist air and lint from the dryer into the crawlspace.

FLOOR STRUCTURE:

The visible floor structure of the home consisted of a wood plank subfloor, supported by two-inch by eight-inch wood joists spaced sixteen inches on center. There were 4x8-inch solid wood beams and 16x16-inch concrete block posts for load-bearing support. The floor was not insulated.

Additional lateral beams had been installed under the kitchen / dining room and the dining / living room walls. Each of these beams was centered over a single post. This is not adequate support for a beam. Some posts were metal posts with jack screw adjustments on one end. This type of support is generally considered temporary.

The floor and joists under the hall bathroom had deteriorated wood joists, subfloor and wall stud. At the time of inspection, the wood was dry. There were additional piers and lateral supports in this area. The joists had been repaired. The subfloor and wall stud had not been replaced.



The rear room beside the kitchen appeared to be an addition to the original structure. Two-by-eight-inch floor joists for that room were supported by a two-by-four-inch ledger nailed to the house over wood siding. It could not be determined what this ledger was attached to. ***The ledger should be bolted to the house structure.***



Support posts, lateral supports, and previous repairs and additions should be evaluated by a licensed general or framing contractor for proper sizing and repair.

One or more joists had been cut and not properly repaired. We recommend repair by a qualified carpenter.



PLUMBING:

Accessible water supply lines and wastewater drains were inspected to determine material and condition and to check for leaks and other defects. Obviously, much of the plumbing system is hidden behind walls, floors, and insulation and buried underground and cannot be inspected. Inspectors do not normally operate shutoff valves, as valves that are used infrequently are prone to leak. The visible water supply lines throughout the home were copper pipe. Corrosion was noted around the fittings. We suggest regular monitoring for leaks. The water was reported to be supplied by a public water supply. The visible waste lines consisted of cast iron and PVC pipe. The functional drainage of the waste lines appeared adequate. The home was reported to be connected to a public sewer system. A representative number of plumbing fixtures were operated and inspected for visible leaks. No leaks were found at any fixtures or in water supply or wastewater lines. Water flow throughout the home was average.



An open wastewater drain was observed under the house. It was dry at the time of inspection, but the line should be capped to prevent waste water intrusion into the crawlspace.

The water meter was located near the street. The main water shutoff valve for the home was located adjacent to the water service entry point at the meter.

The gas meter was located in front of the home. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 40-gallon capacity gas water heater located in the attic. The water

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heater was manufactured by American Water Heater, model number BFG6140T403NOV and serial number 0641148808. Information on the water heater indicated that it was manufactured 3 to 4 years ago. The water heater was functional.

A temperature and pressure relief valve was present on the water heater. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg (drain line) was present. The discharge opening did terminate close to the floor or ground. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor or ground.

ELECTRIC SERVICE:

The overhead electric service cable entered the home on the left side wall. The electric meter was located on the exterior wall. We suggest clearing vegetation away from the meter to make it readily accessible. The service cable entered a Siemens service panel, located on the attic stairway wall with a 150-amp and 120/240-volt rated capacity. The main breakers for electric service to the home were located at the meter and in the panel. The branch circuits within the panel were copper in the 120-volt circuits, and copper and aluminum in the 240-volt circuits. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The panel was grounded. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. Remote controls for fixtures and appliances are not included in this inspection as they often are not readily available to inspectors. Equipment attached to timers or motion/heat sensors also is excluded. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. There were GFCI-protected circuits located in the kitchen and bathrooms. All GFCI receptacles and GFCI circuit breakers should be tested monthly. Any non-functional GFCI should be replaced with a functional GFCI.

Some receptacles were not firmly fastened in the wall. To assure good wiring connections, receptacles should be tightly secured.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

SMOKE ALARMS:

Smoke alarms were found in the house. For safety reasons, smoke alarms should be located on each level of the house. Smoke alarms are not tested at the time of the inspection, but should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and the alarms should be tested on a monthly basis thereafter.

Homes with any gas appliances (e.g. furnace, water heater, range) should also be equipped with carbon monoxide alarm. None were seen in the house.

Smoke and CO alarms have a useful life span of five to eight years, depending on type. The date of manufacture is generally on the back of the device.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were opened and closed. The primary windows were constructed of wood and vinyl, double-hung, fixed and single-hung style, with insulated and single pane glass. Most windows had screens. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Several of the windows were painted shut and could not be opened to verify operation or check for defects. The windows need maintenance to free them for opening and further inspection.

The interior wall and ceiling surfaces were finished with drywall, wood, and tile. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

Homes built or remolded between 2003 and 2007 may contain Chinese drywall. Chinese drywall has been reported to have unusually high levels of hydrogen sulphide and ammonia that may cause health issues and corrosive damage to any metal in the home including electrical wiring, plumbing, and HVAC units. Chinese drywall may not be evident during a routine home inspection. Further evaluation may require an additional invasive inspection. Additional information can be found at: <http://www.doh.state.fl.us/Environment/community/indoor-air/drywall.html>.

Cracks were observed on the some of the walls above doorways and windows. This is expected in a home of this age. It is not possible to determine in a single inspection whether settlement of a house has ceased. Any cracks should be monitored for changes.

LIVING LEVEL:

The main level of the home consisted of living room, dining room, kitchen, three bedrooms, two bathrooms, office and den. As previously stated, the HomeTeam inspects for evidence of defects and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major defects observed on the first level.

The visible portions of the cabinets and counter tops were in good condition. Built-in appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The settings and accuracy of any clocks, timers, or thermometers on appliances are not within the scope of this inspection. Appliances that are not built-in are not within the scope of this inspection. The kitchen contained the following appliances:

The Kitchen Aid electric oven was inspected and found to be functional.

The Kenmore gas counter-top range was inspected and found to be functional.

The Bosch dishwasher was observed through a complete cycle and found to be functional when set on the "wash" and "drain" cycles.

The In-Sink-Erator garbage disposer was inspected and did appear to be functional. The efficiency rating is not within the scope of this inspection.

FIREPLACE:

A wood-burning fireplace was located in the living room. Our inspection of the fireplace and chimney is limited to readily visible portions. For safety and efficient operation, we recommend complete annual inspections by a qualified fireplace professional. The damper was functional. There were no wood and/or ashes in the firebox. No cracks or other damage was observed in the firebox. Some creosote buildup was noted in the firebox or visible portion of the chimney. The fireplace did appear to be functional, but was not tested.

For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects not fully visible at the time of the inspection. Depending on frequency of use, the fireplace and chimney should be inspected at regular intervals.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning system was inspected and the results of that inspection follow. Regular maintenance of the heating and cooling equipment is essential for safe and efficient performance, and will maximize the useful life of the system.

HEAT:

The home was heated by an Amana gas furnace/air handler, model number GUIC090A30, serial number 99110207059. The unit was approximately 10 years old. The unit was located in the crawl space of the home.

Termination of HVAC condensate lines were not in contact with any plumbing drain inlet. The condensate lines were trapped. Condensate lines should be trapped and no condensate line should be in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The evaporator coil could not be viewed. The heating system was found to be functional.

The furnace has an approximate net heating capacity of 92,000 BTUH. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

AIR CONDITIONER:

The electric outdoor air conditioner condensing unit for the home was a Tempstar, model number TAH336GKA200 and serial number E082606205. The unit was located in back of the home. It was approximately one year old. The unit was found to be functional.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Supply and return registers should not be obstructed by furniture or other objects.

FILTER :

The 16" x 25" x 1" disposable filter, located in the air handler, should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection

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There were cut-to-size filters in the floor air returns. Filter material should be cleaned or replaced to ensure proper air flow throughout the HVAC system. An ultra violet was installed in the return air duct at the air handler. The light was functional.

CONTROLS:

The control for the heating and air conditioning system was a 24-volt thermostat located on the hallway wall of the home. The thermostat was manufactured by Braeburn and was found to be in working order.

REPORT SUMMARY:

The following summary of defects and concerns is provided for the convenience of the client as an overview of the written inspection results and is **not** intended as a substitute for the full report. Included here are defects and safety items that may be of an immediate concern. The following should **not** be considered a complete list of every concern found in the property, nor should items in bold type within the report be considered the only items of concern. You must read the entire report and determine for yourself the importance of the various features of the house.

Defects

- One or more floor joists had been cut and not properly repaired.
- An open wastewater drain was observed under the house.
- Water was pooled on the flat roof.
- The clothes dryer vent terminated in the crawlspace.
- Various concerns were noted in the floor structure.
- The garage roof leaked.

Safety Concerns

- The stair rails at the front and back steps were loose.
- The guard rail at the top of the stairs in the attic was loose.