



DS Murphy Inspections
Suwannee, GA 30024
678 573 6005

Inspection Report

Prepared for~Amy Martin



**3144 Flamingo Drive
Atlanta, GA 30344**

Major Defect Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. All Roof Surface Material: Asphalt shingle, Rolled roof material~ 1) Extensive past water intrusion into the roof at back sunroom, blue tarp present on roof on day of inspection.
2) Roof eave at back of house does not appear to be supported correctly with a major slope present and a make shift support post in use.
3) It appears that more than two layers of roofing shingles have been installed over the years.
4) Damaged shingles on the drip edge of the roof.
5) Past repairs do not appear to be up to roofing trade standards.
Recommend having a licensed professional roofer further evaluate for repairs and or replacement.

Attic

2. Main Attic Moisture Penetration: Previous water penetration noted~ Previous water intrusion in the sunroom attic space with a blue tarp covering roof section on day of inspection.
Recommend having a roofer further evaluate.

Appliances

3. Ventilator: Broan~ Fan motor will not turn on.
Recommend having a appliance technician further evaluate.

Plumbing

4. Water Lines: Galvanized, PEX~ Galvanized supply piping corrodes from inside causing decreased flow-rates until total failure.
Recommend upgrading.
5. Plumbing/Fixtures: Stainless Steel~ 1) Water diverter in back bathroom tub is not functioning.
Recommend having a plumber repair and or replace water diverter.
2) Minor concern, half bath vanity sink faucet is loose.
Recommend tightening.

Structure

6. Piers/Posts: Wood~ 1) Center front porch post is hanging half way off the porch floor.
2) Post holding up the front framing band on the decorative front balcony is not positioned underneath where the framing bands join causing a slope.
Recommend having a contractor readjust posts.
7. Subfloor: Plywood~ Sun room plywood and framing is slopping and the framing may have be compromised with noted cinder blocking and bracing present.
Recommend having a contractor further evaluate.

Minor Defect Summary

This summary is not the entire report it is a condensed narrative. The complete report includes additional pictures and information of concern to the client. It is recommended that the client read the complete report.

Grounds

1. Driveway: Concrete~ Cracks in concrete typical for the age of property. Recommend sealing.
2. Vegetation: Shrubs, Trees~ Vegetation should be trimmed back away from house two feet to allow the wall proper room for drying.
3. Behind house Outbuilding Walks: Wood~ OSB board installed for ramp leading up to the white outbuilding which material is not designed for outdoor use due to rotting. Recommend replacing with pressure treated plywood.
4. Behind house Outbuilding Roof: Asphalt shingle~ Heavy moss present on the shingles on the red outbuilding. Recommend removal of moss to extend the service life of the shingles.

Exterior

5. Trim: Wood~ Wood rot present on wood trim at the gable. Recommend repairing and or replacing damaged wood.
6. Entry Doors: Wood, sliding glass, Metal~ 1) Back exterior wood door bottom wood panel is loose and rubs against the floor. Recommend repairing and or replacing door.
2) Sliding glass door will not lock. Recommend readjusting.
7. Windows: Vinyl double hung, wood single hung, fixed non opening, aluminum~ Front bedroom aluminum window, basement window, and Dining room window have cracks in the glass window panes. Recommend repairing and or replacing.

Roof

8. Gutters: Aluminum~ 1) Gutters are full of debris and will inhibit the proper flow of water recommend cleaning.
2) Gutters are not pitched properly and are holding water. Gutters in certain areas sloped incorrectly. This condition can result in water pooling in the gutters, which will encourage corrosion and shorten gutter lifespan. It can also result in spillage and runoff draining to the foundation. Gutter spillage can result in excessively high moisture levels in soil at the foundation. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants. All work should be performed by a qualified contractor.

Attic

9. Main Attic Attic Fan: Direct drive~ 1) Broken rubber fan motor belt. Recommend replacing belt for a new one.
2) Safety hazard, wire connections to attic fan are not housed inside a protective junction box. Recommend having an electrician remediate.

Interior

10. Ceilings: Paint, drop down ceiling ~ Some of the ceiling tiles need to be readjusted.

Minor Defect Summary (Continued)

Air Conditioning

11. Rear of home AC System Refrigerant Lines: R22~ The HVAC unit is may be still functional and serviceable but uses the refrigerant R22 . Under the Clean Air Act, the EPA is required to eliminate different types of R-22 refrigerant in specific phases, making R-22 refrigerant much harder to source. The production of R-22 refrigerant was dramatically reduced in 2014 and production of R-22 refrigerant was totally phased out as of Jan 1st 2020. Unfortunately the new refrigerant R410A is NOT compatible with older systems. Homes with older systems that are using R22 should be advised to reserve some funds for a replacement in the future. R22 systems are being phased out, but the R22 gas (Recycled or existing stockpiled virgin) will be available at whatever price the market supports.

Heating System

12. Main Heating System Heating System Operation: Adequate~ Unit appeared to be operating normally. Furnaces typically last about fifteen (15) years. Depending on how well they are maintained, they can last longer, or not as long. This unit is past the end of it's stated life span, though it remains functional. Recommend service by HVAC professional.

Plumbing

13. Faucets/Traps: Stainless steel ~ 1) Back bathroom vanity sink faucet has a slow drip. Recommend repairing and or replacing faucet.
2) Bathroom vanity sink stoppers are not functioning. Recommend repairing.
14. Tub/Surround: Porcelain tub and ceramic tile surround~ 1) Grout is Loose/cracked in corners. Corners should be caulked with a silicon-based and color matched caulk made by the grout manufacturer. As a house "breathes"(expands and contracts) grouted corners will typically crack.
2) Three cracked tub shower tiles. Recommend sealing cracks.
15. Toilets: Loose at the floor ...Functional no leaks at the time of inspection~ The toilets in the full bathrooms are loose at the floor and will require tightening of the closet bolts at a minimum. As the toilet is jarred around, it is possible for the wax ring at the base to become damage and leak. Recommend repair or replace as necessary.
16. Shower/Surround: Custom tile shower~ Loose/cracked grout in corners. Corners should be caulked with a silicon-based and color matched caulk made by the grout manufacturer. As a house "breathes"(expands and contracts) grouted corners will typically crack.

Electrical

17. Interior Lighting: 110 VAC outlets and lighting circuits~ 1) Light fixture in the front bedroom closet ballast is not functioning. Recommend replacing ballast and or replacing light fixture.
2) Various light fixtures are missing light bulbs and or have burned out bulbs. Recommend replacing bulbs and retesting light fixtures.

Safety Hazard Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Interior

1. Floors: Carpet, Tile, Vinyl floor covering, Laminate~ 1) Loose carpet is creating a trip hazard. Recommend stretching carpet.
2) Pulled up vinyl floor covering in back bedroom in front of bathroom door is creating a trip hazard.

Appliances

2. Cooking Appliances: Whirlpool~ No anti tip bracket installed. Recommend installing an anti tip bracket for safety.

Plumbing

3. Basement Water Heater Flue Pipe: Double wall~ Flue pipe connector collar is not secured to the top of the hot water heater.
Recommend fastening.

Electrical

4. Service Entrance: Above Ground From Mast~ Electrical service line eye hook mount has pulled away the board that was attached to the eve.
Recommend having the power company refasten the service line to a secured eye hook to the house.
5. 120 VAC Branch Circuits: Copper~ 1) Electrical wire connections and wires at back sunroom are not in protective conduit and the connections do not have wire nuts with connections installed inside a protective sealed junction box
2) The use of Improper electrical wire from house to outside outbuilding, hanging low and wire connections are braced up with a stick.
Recommend having an electrician remediate.
6. 120 VAC Outlets: Ungrounded~ 1) Missing electrical wall outlet covers.
Recommend installing protective covers.
2) A few of the electrical receptacles have been upgraded to three wire grounded other have not.
At time of construction non grounded outlets may have been acceptable.
Consider upgrading all outlets to grounded in the future.
7. Basement Electric Panel GFCI: Not present~ Although not required when this house was built, consider upgrading the receptacles in wet areas to GFCI protected for improved safety.
8. Smoke Detectors: Battery operated~ Check all batteries in all detectors not all functional at the time of inspection.
Replace as necessary.
Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.
9. Carbon Monoxide Detectors: Not Present~ Current standards recommend carbon monoxide detectors be installed on every level of the home, in a central location outside sleeping areas, in any room with a gas fired appliance and in every room with a fireplace.
10. Exterior Electric Outlets: 110 VAC~ 1) Exterior wall outlet in car port is a Non-GFCI circuit - consider a safety upgrade by installing a GFCI circuit /outlet.
2) Carport exterior wall outlet receptacle junction box is loose.

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Safety Hazard Summary (Continued)

Exterior Electric Outlets: (continued)

Not Inspected Summary

Grounds

1. Behind house Outbuilding Roof Structure:
2. Behind house Outbuilding Ceiling:
3. Behind house Outbuilding Walls: Was not able to gain access to the inside of the outbuildings.
Interior of outbuildings not inspected.
4. Behind house Outbuilding Floor:
5. Behind house Outbuilding Electrical:

Roof

6. All Roof Surface Unable to Inspect: 20%~ Visual Inspection by Drone only.
Leaves in valleys / eaves.

Attic

7. Main Attic Unable to Inspect: 70%~ Safety /no sheathing / footing present.

Air Conditioning

8. Rear of home AC System A/C System Operation: Not inspected~ 1) To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested.
2) AC units typically last about fifteen (15) years. Depending on how well they are maintained, they can last longer, or not as long. This unit is past the end of it's stated life span, though it may remain functional.

Heating System

9. Main Heating System Blower Fan/Filter: Unobservable

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Not Present Summary

Structure

1. Differential Movement:

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Functional with no obvious signs of defect.
Material Defect	A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.
Major Defect	A major defect is a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace. This condition may also prevent insurance being issued for the property.
Minor Defect	A minor defect is a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.
Safety Hazard	Safety Hazards are unsafe conditions that that can cause injury, illness and death.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Cosmetic Imperfection	A cosmetic imperfection is a deferred maintenance item which has a superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.
Not Present	Item not present or not found.

General Information

Property Information

Property Address 3144 Flamingo Drive
City Atlanta State GA Zip 30344
Contact Name Amy Martin

Client Information

Client Name Amy Martin
City State GA Zip

Inspection Company

Inspector Name Scott Catts
Company Name DS Murphy Inspections

Conditions

Others Present Arrow employee Property Occupied Vacant
Estimated Age 1963 Entrance Faces
Inspection Date 11/29/2022
Start Time 9:00 End Time 1:00
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature high 50's
Weather Clear Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Carport
Water Source Public How Verified Multiple Listing Service
Sewage Disposal Public How Verified Multiple Listing Service

Grounds

The inspector is not required to: inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, inspect items that are not visible or readily accessible from the ground, including window and door flashing, inspect or identify geological, geotechnical, hydrological or soil conditions, inspect recreational facilities or playground equipment, inspect seawalls, break walls or docks, inspect erosion-control or earth-stabilization measures, inspect for safety-type glass, inspect underground utilities, inspect underground items, inspect wells or springs, inspect solar, wind or geothermal systems, inspect swimming pools or spas, inspect wastewater treatment systems, septic systems or cesspools, inspect irrigation or sprinkler systems, inspect drain fields or dry wells, determine the integrity of multiple-pane window glazing or thermal window seals. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

Minor Defect	Driveway: Concrete~ Cracks in concrete typical for the age of property. Recommend sealing.
Acceptable	Walks: Concrete
Acceptable	Steps: Concrete, Tile
Acceptable	Patio: Concrete
Acceptable	Porch: Concrete, Tile
Minor Defect	Vegetation: Shrubs, Trees~ Vegetation should be trimmed back away from house two feet to allow the wall proper room for drying.
Acceptable	Grading: Minor slope
Behind house Outbuilding	
Acceptable	Exterior Surface: T~111, Vinyl siding



Minor Defect Walks: Wood~ OSB board installed for ramp leading up to the white outbuilding which material is not designed for outdoor use due to rotting.
Recommend replacing with pressure treated plywood.



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Grounds (Continued)

Minor Defect

Roof: Asphalt shingle~ Heavy moss present on the shingles on the red outbuilding.
Recommend removal of moss to extend the service life of the shingles.



Not Inspected
Not Inspected
Not Inspected

Roof Structure:

Ceiling:

Walls: Was not able to gain access to the inside of the outbuildings.
Interior of outbuildings not inspected.



Not Inspected
Acceptable
Acceptable
Acceptable
Not Inspected

Floor:

Foundation: Temporary foundation for portable structure

Doors: Wood

Windows: Single hung

Electrical:

Exterior

There is a possibility other damage or conditions conducive to may be present that are not readily identifiable by a visual means at the time of inspection. This home inspection report is not a warranty or guarantee that all damage or conducive conditions have been identified. The limits of a physical/visual home inspection may necessitate further invasive investigation with the removal of a localized damaged exterior sections in order to determine if / or the extent of any moisture intrusion that may have occurred. The conditions reported are the result of a careful visual inspection.

All Exterior Surface

Acceptable
Minor Defect

Type: Brick veneer, Wood, Cement Fiber Siding

Trim: Wood~ Wood rot present on wood trim at the gable.
Recommend repairing and or replacing damaged wood.

Exterior (Continued)

Trim: (continued)



Acceptable
Acceptable
Minor Defect

Fascia: Wood

Soffits: Wood

Entry Doors: Wood, sliding glass, Metal~ 1) Back exterior wood door bottom wood panel is loose and rubs against the floor.

Recommend repairing and or replacing door.

2) Sliding glass door will not lock.

Recommend readjusting.



Minor Defect

Windows: Vinyl double hung, wood single hung, fixed non opening, aluminum~ Front bedroom aluminum window, basement window, and Dining room window have cracks in the glass window panes.

Recommend repairing and or replacing.



Roof

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arrestors, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the inspector's opinion, to be unsafe, walk on any roof areas if doing so might, in the inspector's opinion, cause damage, perform a water test, warrant or certify the roof, confirm proper fastening or installation of any roof-covering material.

The inspector is not required to walk the roof but if possible (weather /or other conditions permitting) will use a drone with camera to visually look at roof. Although this exceeds the minimum standard of observing it from the ground with binoculars, this will only be visual and not all portions of the roof are typically visible with the drone due to limitations of that technology that exist. A full physical roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your due diligence period, you hire a qualified roofing contractor with the equipment required to safely access the entire roof. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

All Roof Surface

Method of Inspection: Drone with camera

The roof was inspected remotely using a drone with camera attached.



Not Inspected

Unable to Inspect: 20%~ Visual Inspection by Drone only.

Leaves in valleys / eaves.

Major Defect

Material: Asphalt shingle, Rolled roof material~ 1) Extensive past water intrusion into the roof at back sunroom, blue tarp present on roof on day of inspection.

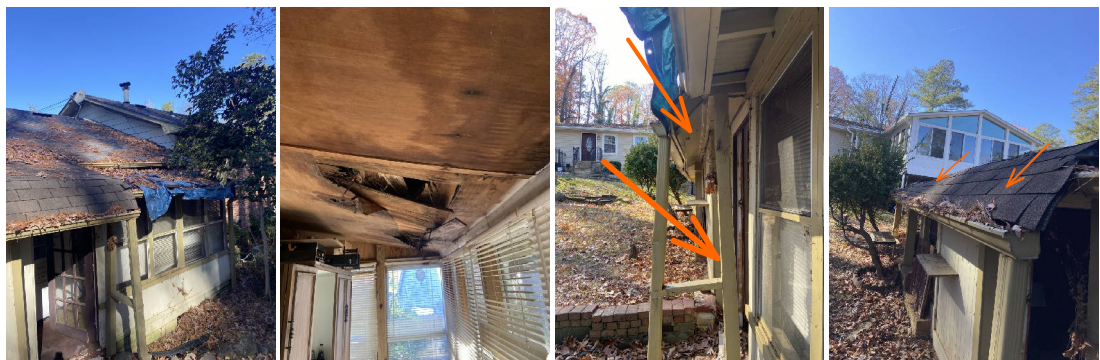
2) Roof eave at back of house does not appear to be supported correctly with a major slope present and a make shift support post in use.

3) It appears that more than two layers of roofing shingles have been installed over the years.

4) Damaged shingles on the drip edge of the roof.

5) Past repairs do not appear to be up to roofing trade standards.

Recommend having a licensed professional roofer further evaluate for repairs and or replacement.



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Roof (Continued)

Material: (continued)



Type: Gable

Approximate Age: Unknown, different types of shingles present

Acceptable

Flashing: Aluminum

Acceptable

Plumbing Vents: Cast Iron

Roof (Continued)

Roof Water Control

Minor Defect

Gutters: Aluminum~ 1) Gutters are full of debris and will inhibit the proper flow of water recommend cleaning.
2) Gutters are not pitched properly and are holding water. Gutters in certain areas sloped incorrectly. This condition can result in water pooling in the gutters, which will encourage corrosion and shorten gutter lifespan. It can also result in spillage and runoff draining to the foundation. Gutter spillage can result in excessively high moisture levels in soil at the foundation. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants. All work should be performed by a qualified contractor.



Acceptable

Downspouts: Aluminum

Attic

The inspector is not required to: enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard, move, touch or disturb insulation, move, touch or disturb vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels or covers, identify the composition or R-value of insulation material, activate thermostatically operated fans, determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring, determine the adequacy of ventilation. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report

Main Attic

Method of Inspection: From the attic access



Not Inspected

Unable to Inspect: 70%~ Safety /no sheathing / footing present.

Attic (Continued)

Acceptable

Roof Framing: 2x4 Truss



Acceptable

Sheathing: Plywood

Acceptable

Ventilation: Gable and soffit vents, Roof

Acceptable

Insulation: Loose fill

Acceptable

Insulation Depth: 6"

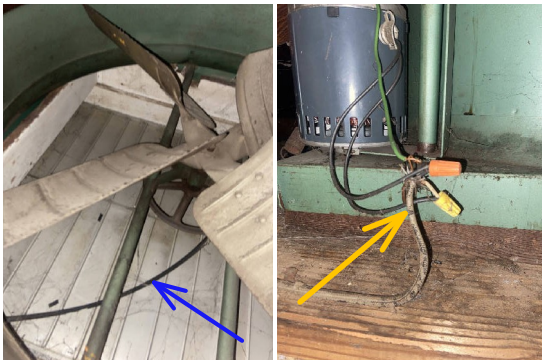
Minor Defect

Attic Fan: Direct drive~ 1) Broken rubber fan motor belt.

Recommend replacing belt for a new one.

2) Safety hazard, wire connections to attic fan are not housed inside a protective junction box.

Recommend having an electrician remediate.



Major Defect

Moisture Penetration: Previous water penetration noted~ Previous water intrusion in the sunroom attic space with a blue tarp covering roof section on day of inspection. Recommend having a roofer further evaluate.

Acceptable

Bathroom Fan Venting: Electric fan

Garage

The inspector is not required to: inspect or operate equipment housed in the garage, except as otherwise noted, verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. Remember that we do have your best interests in mind, and will do everything we can to provide a thorough and accurate report.

Type of Structure: Attached, carport Car Spaces: 1

Acceptable

Ceiling: Paneling

Acceptable

Floor/Foundation: Poured concrete

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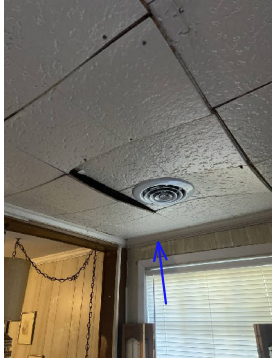
Interior

General Interior

Acceptable
Minor Defect

Closets: Single, Double

Ceilings: Paint, drop down ceiling ~ **Some of the ceiling tiles need to be readjusted.**



Acceptable

Walls: Paint, Paneling, Wallpaper



Safety Hazard

Floors: Carpet, Tile, Vinyl floor covering, Laminate~ **1) Loose carpet is creating a trip hazard. Recommend stretching carpet.**
2) Pulled up vinyl floor covering in back bedroom in front of bathroom door is creating a trip hazard.

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Interior (Continued)

Floors: (continued)



Acceptable

Doors: Hollow wood

Kitchen

Acceptable

Kitchen Cabinets: Wood

Acceptable

Kitchen Counter Tops: Laminate and composite materials

Bathroom

Acceptable

Bathroom Cabinets: Wood

Acceptable

Bathroom Counter Tops: Composite

Acceptable

Ventilation: Fan, window

Appliances

Kitchen

Safety Hazard

Cooking Appliances: Whirlpool~ **No anti tip bracket installed. Recommend installing an anti tip bracket for safety.**



Major Defect

Ventilator: Broan~ **Fan motor will not turn on. Recommend having a appliance technician further evaluate.**

Appliances (Continued)

Ventilator: (continued)



Acceptable

Dishwasher: General Electric



Acceptable

Refrigerator: Samsung



Other Appliances

Acceptable

Dryer Vent: Metal flex

Air Conditioning

Rear of home AC System

Not Inspected

A/C System Operation: Not inspected~ 1) To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested.

2) AC units typically last about fifteen (15) years. Depending on how well they are maintained, they can last longer, or not as long. This unit is past the end of it's stated life span, though it may remain functional.

Acceptable

Condensate Removal: Plastic tubing

Acceptable

Exterior Unit: Pad mounted

Manufacturer: Trane



Area Served: Whole building Approximate Age: 1997

Fuel Type: 208 - 230 V Temperature Differential: NI

Type: Central A/C Capacity:

Minor Defect

Refrigerant Lines: R22~ The HVAC unit is may be still functional and serviceable but uses the refrigerant R22 . Under the Clean Air Act, the EPA is required to eliminate different types of R-22 refrigerant in specific phases, making R-22 refrigerant much harder to source. The production of R-22 refrigerant was dramatically reduced in 2014 and production of R-22 refrigerant was totally phased out as of Jan 1st 2020. Unfortunately the new refrigerant R410A is NOT compatible with older systems. Homes with older systems that are using R22 should be advised to reserve some funds for a replacement in the future.

R22 systems are being phased out, but the R22 gas (Recycled or existing stockpiled virgin) will be available at whatever price the market supports.

Acceptable

Electrical Disconnect: Pull-out handle disconnect

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Heating System

Main Heating System

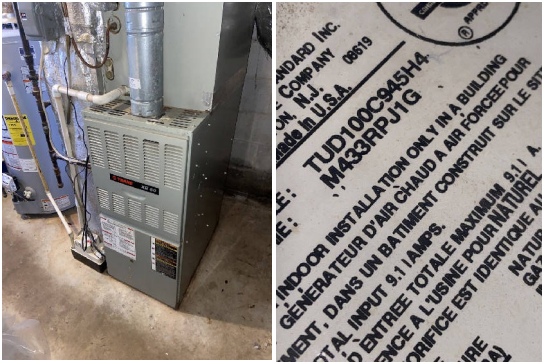
Minor Defect

Heating System Operation: Adequate~ Unit appeared to be operating normally.

Furnaces typically last about fifteen (15) years. Depending on how well they are maintained, they can last longer, or not as long. This unit is past the end of it's stated life span, though it remains functional.

Recommend service by HVAC professional.

Manufacturer: Trane



Type: Forced air Capacity:

Area Served: Whole building Approximate Age: 1997

Fuel Type: Natural gas

Acceptable

Heat Exchanger: Functional



Not Inspected

Blower Fan/Filter: Unobservable

Acceptable

Distribution: Metal duct

Acceptable

Flue Pipe: Double wall

Acceptable

Devices: Condensate Pump

Acceptable

Thermostats: Individual

Tank Location: NA

Suspected Asbestos: No

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Plumbing

The inspector is not required to: light or ignite pilot flames, measure the capacity, temperature, age, life expectancy or adequacy of the water heater, inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems, determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply determine the water quality, potability or reliability of the water supply or source, open sealed plumbing access panels, inspect clothes washing machines or their connections, operate any valve, test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection, evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping, determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices, determine whether there are sufficient cleanouts for effective cleaning of drains, evaluate fuel storage tanks or supply systems, inspect wastewater treatment systems, inspect water treatment systems or water filters, inspect water storage tanks, pressure pumps, or bladder tanks, evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements, evaluate or determine the adequacy of combustion air, test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves, examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation, determine the existence or condition of polybutylene plumbing, inspect or test for gas or fuel leaks, or indications thereof. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

Interior

Acceptable
Acceptable
Major Defect

Service Line: unknown not observable
Main Water Shutoff: Street
Water Lines: Galvanized, PEX~ **Galvanized supply piping corrodes from inside causing decreased flow-rates until total failure. Recommend upgrading.**
Vent Pipes: Cast iron
Drain Pipes: Cast iron
Service Caps: Accessible
Kitchen Sink: Stainless Steel



Acceptable

Bathroom Sink/Basin: Molded single bowl



Plumbing (Continued)

Minor Defect

Faucets/Traps: Stainless steel ~ 1) Back bathroom vanity sink faucet has a slow drip. Recommend repairing and or replacing faucet.
2) Bathroom vanity sink stoppers are not functioning. Recommend repairing.



Major Defect

Plumbing/Fixtures: Stainless Steel~ 1) Water diverter in back bathroom tub is not functioning. Recommend having a plumber repair and or replace water diverter.
2) Minor concern, half bath vanity sink faucet is loose. Recommend tightening.



Minor Defect

Tub/Surround: Porcelain tub and ceramic tile surround~ 1) Grout is Loose/cracked in corners. Corners should be caulked with a silicon-based and color matched caulk made by the grout manufacturer. As a house "breathes"(expands and contracts) grouted corners will typically crack.
2) Three cracked tub shower tiles. Recommend sealing cracks.



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Plumbing (Continued)

Minor Defect

Toilets: Loose at the floor ...Functional no leaks at the time of inspection~ **The toilets in the full bathrooms are loose at the floor and will require tightening of the closet bolts at a minimum. As the toilet is jarred around, it is possible for the wax ring at the base to become damage and leak. Recommend repair or replace as necessary.**



Minor Defect

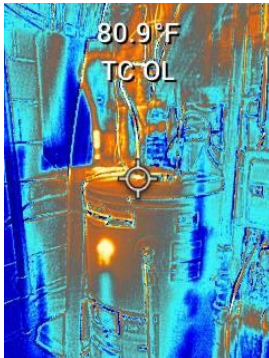
Shower/Surround: Custom tile shower~ **Loose/cracked grout in corners. Corners should be caulked with a silicon-based and color matched caulk made by the grout manufacturer. As a house "breathes"(expands and contracts) grouted corners will typically crack.**



Basement Water Heater

Acceptable

Water Heater Operation: Adequate~ **Hot water heater is only four years old and has many more years of service.**



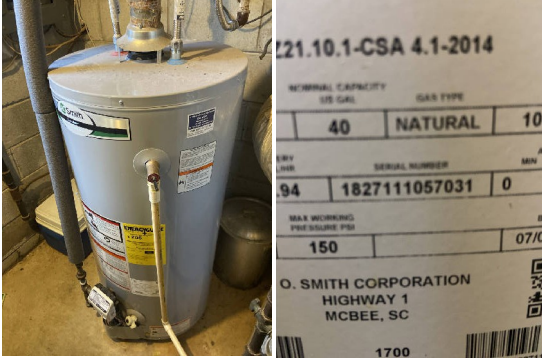
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Amy Martin
3144 Flamingo Drive

Plumbing (Continued)

Manufacturer: A.O. Smith



Type: Natural gas Capacity: 40 Gal.

Approximate Age: 2018 Area Served: Whole building

Safety Hazard

Flue Pipe: Double wall~ **Flue pipe connector collar is not secured to the top of the hot water heater.**
Recommend fastening.



Acceptable

TPRV and Drain Tube: CPVC drain line

Exterior

Acceptable

Hose Bibs: Rotary

Acceptable

Exterior Surface Drain: Surface drain, French drains with perforated pipe

Gas Service

Acceptable

Gas Meter: Side of house~ **Gas meter appears to have been installed fairly recently.**

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3144 Flamingo Drive

Plumbing (Continued)

Gas Meter: (continued)



Acceptable
Acceptable

Main Gas Valve: Located at gas meter
Gas Service Line: Cast iron

Laundry Area

Acceptable
Acceptable

Washer Hose Bib: Rotary
Washer Drain: Drain pan to main drain system

Electrical

The inspector is not required to: insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures, operate electrical systems that are shut down, remove panelboard cabinet covers or dead fronts, operate or re-set over-current protection devices or overload devices, operate or test smoke or carbon-monoxide detectors or alarm, inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems, measure or determine the amperage or voltage of the main service equipment, if not visibly labeled, inspect ancillary wiring or remote-control devices, activate any electrical systems or branch circuits that are not energized, inspect Low voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices, verify the service ground, inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility, inspect spark or lightning arrestors, inspect or test de-icing equipment, conduct voltage-drop calculations, determine the accuracy of labeling, inspect exterior lighting. Our investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portion of the wiring. Where possible, the cover of the service panel is removed to investigate the conditions inside. A larger portion of the electrical system is hidden behind walls and ceilings and, as such, all the conditions relating to these unseen areas cannot be known. When there are deficiencies in the system, some are readily discernible. However, not all conditions that can lead to the interruption of electrical service, or that are hazardous can be identified. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

Safety Hazard

Service Entrance: Above Ground From Mast~ **Electrical service line eye hook mount has pulled away the board that was attached to the eve.**
Recommend having the power company refasten the service line to a secured eye hook to the house.



Service Size Amps: 100 Volts: 120~240

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3144 Flamingo Drive

Electrical (Continued)

Acceptable
Acceptable
Safety Hazard

Service: Aluminum

Ground: Plumbing and rod in ground

120 VAC Branch Circuits: Copper~ 1) Electrical wire connections and wires at back sunroom are not in protective conduit and the connections do not have wire nuts with connections installed inside a protective sealed junction box

2) The use of Improper electrical wire from house to outside outbuilding, hanging low and wire connections are braced up with a stick.

Recommend having an electrician remediate.



Acceptable
Acceptable
Minor Defect

240 VAC Branch Circuits: Copper

Conductor Type: Cloth 2 wire no ground, Romex

Interior Lighting: 110 VAC outlets and lighting circuits~ 1) Light fixture in the front bedroom closet ballast is not functioning.

Recommend replacing ballast and or replacing light fixture.

2) Various light fixtures are missing light bulbs and or have burned out bulbs.

Recommend replacing bulbs and retesting light fixtures.



Safety Hazard

120 VAC Outlets: Ungrounded~ 1) Missing electrical wall outlet covers.

Recommend installing protective covers.

2) A few of the electrical receptacles have been upgraded to three wire grounded other have not.

At time of construction non grounded outlets may have been acceptable.

Consider upgrading all outlets to grounded in the future.

Electrical (Continued)

120 VAC Outlets: (continued)



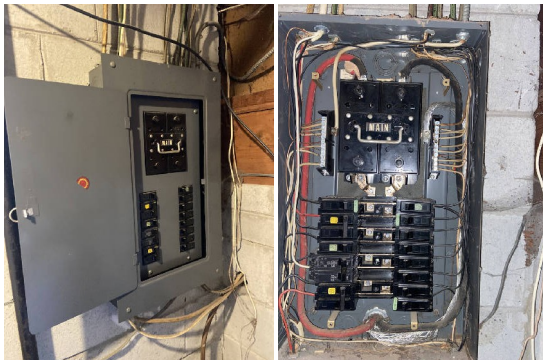
Acceptable

240 VAC Outlets: 3-pole 3-wire Non grounded

Basement Electric Panel

Acceptable

Manufacturer: I-T-E



Maximum Capacity: No Mains Rating listed

Acceptable

Main Breaker Size: 100 Amps



Acceptable

Breakers: Copper and Aluminum

Electrical (Continued)

Safety Hazard

GFCI: Not present~ Although not required when this house was built, consider upgrading the receptacles in wet areas to GFCI protected for improved safety.



Is the panel bonded? Yes

Acceptable

Door Bell: Hard wired

Safety Hazard

Smoke Detectors: Battery operated~ Check all batteries in all detectors not all functional at the time of inspection. Replace as necessary.

Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.

Safety Hazard

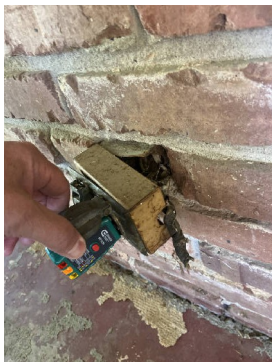
Carbon Monoxide Detectors: Not Present~ Current standards recommend carbon monoxide detectors be installed on every level of the home, in a central location outside sleeping areas, in any room with a gas fired appliance and in every room with a fireplace.

Acceptable

Exterior Lighting: Surface mount

Safety Hazard

Exterior Electric Outlets: 110 VAC~ 1) Exterior wall outlet in car port is a Non-GFCI circuit - consider a safety upgrade by installing a GFCI circuit /outlet.
2) Carport exterior wall outlet receptacle junction box is loose.



Basement

Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Concrete block, Paint
Acceptable	Floors: concrete
Acceptable	Ventilation: Windows

Structure

The inspector is not required to: enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/ herself, move stored items or debris, operate sump pumps with inaccessible floats, identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems, provide any engineering or architectural service, report on the adequacy of any structural system or component. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

The contents of this report constitute a Home Inspection, and is limited to the individual home, townhome, or condominium unit identified in this report. A home inspection is not an engineers report, and does not inspect or examine any common area, parking garage, pool, or foundation associated with a condominium building, townhome, or cooperative apartment. A home inspector is not qualified to examine, inspect or report on the structural integrity of condominium buildings and cannot offer an opinion in regard to these matters

Acceptable
Acceptable
Not Present
Acceptable
Acceptable
Acceptable
Major Defect

Structure Type: Wood frame
Foundation: Poured slab, Block
Differential Movement:
Beams: Solid wood
Bearing Walls: Frame
Joists/Trusses: 2x10
Piers/Posts: Wood~ **1) Center front porch post is hanging half way off the porch floor.**
2) Post holding up the front framing band on the decorative front balcony is not positioned underneath where the framing bands join causing a slope.
Recommend having a contractor readjust posts.



Acceptable
Acceptable

Floor/Slab: Poured slab
Stairs (Interior): carpeted stairs metal, with wooden handrails

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3144 Flamingo Drive

Structure (Continued)

Major Defect

Subfloor: Plywood~ Sun room plywood and framing is slopping and the framing may have be compromised with noted cinder blocking and bracing present. Recommend having a contractor further evaluate.

