



DS Murphy Inspections
Suwannee, GA 30024
678 573 6005

Inspection Report

Prepared for~Niki Stolarczyk as trustee



**234 Hunting Creek Dr
Marietta, GA 30068**

DS Murphy Inspections

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Niki Stolarczyk as trustee
234 Hunting Creek Dr

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.

Electrical

1. Garage, Recessed in Wall Electric Panel Manufacturer: Murray~ **1) Double taps present**
2) Open "knock-out" holes with no protective wire clamp bushings for electrical wires running through holes.
Recommend having an electrical remediate.

Basement

2. Main Basement Sump Pump: Submerged~ **Exterior sump pump is noted using a GFCI exterior receptacle which if tripped the pump will not be energized.**
Recommend having an alarm installed and or have an electrician hardware the energy source to a interior receptacle.

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Niki Stolarczyk as trustee
234 Hunting Creek Dr

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.

Lots and Grounds

1. Driveway: Concrete~ Cracks in concrete typical for the age of property. Recommend sealing.
2. Walks: Concrete~ Settlement cracks noted at the walks. These cracks are typical and should be sealed.
3. Fences: PVC~ Fence gates needs to be adjusted in order to latch with out pulling up on gates.

Exterior

4. Window Screens: Vinyl mesh~ A unrepresentative number of window screens are in the attic in storage.
5. Hose Bibs: Rotary~ No backflow preventers present at the time of inspection. Recommend installing.

Living Space

6. All Living Space Walls: Paint, Wallpaper~ Minor wood rot noted at interior floor wood trim at bay window.
Dry on day of inspection, recommend future monitoring.

Bathroom

7. All Bathroom Faucets/Traps: Rubbed bronze, PVC ~ Primary bathroom vanity sink stoppers are not functioning.
Recommend readjusting.
8. All Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround~ 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.
9. All Bathroom Shower/Surround: Custom tile shower, Fiberglass pan and fiberglass surround~ 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.
10. All Bathroom Toilets: Loose at the floor ...Functional no leaks at the time of inspection

Bedroom

11. All Bedroom Ceiling: Texture paint~ Small water staining on ceiling in back left bedroom.
Dry on day of inspection, recommend future monitoring.
12. All Bedroom Windows: Wood double hung~ 1) Glazing is missing cracked and deteriorated on single pane windows repair and replace glazing.
2) Safety hazard, windows in bedrooms must be able to open for egress in an emergency this is a safety hazard.
Recommend freeing up all windows due to paint and or locks that are locked with a key.

Crawl Space

13. Main Crawl Space Moisture Barrier: Plastic~ A few areas in the crawlspace should have the plastic readjusted and or reinstalled to cover the dirt.
14. Main Crawl Space Insulation: None~ Recommend installing fiberglass under sub flooring to gain a more energy efficient home.

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.

Lots and Grounds

1. Steps: Wood, Concrete~ Current standards call for stair risers to be enclosed. This is a safety hazard consider a safety upgrade by enclosing.

Exterior

2. Exterior Electric Outlets: 110 VAC~ 1) Original exterior outlets are not on a GFCI circuit. This is a safety hazard. This may have been acceptable building practice at the time of construction, but recommend upgrading.
2) Deck outlet noted as open grounded.
Recommend having an electrician remediate.

Garage/Carport

3. Attached Garage Service Doors: Wood~ Entry door is not rated for fire. This is a safety hazard consider replacing with a fire rated door.
4. Attached Garage Electrical: 110 VAC outlets and lighting circuits~ Outlet shows an "open ground" when tested.
Recommend electrician further evaluate and repair or replace as necessary.

Electrical

5. Smoke Detectors: Hard wired with battery back up~ Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.
6. Carbon Monoxide Detectors: Plug in~ 1) Plugged in carbon monoxide detector in sun room is noted plugged into a GFCI outlet and if receptacle is tripped detector may not work.
2) 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.

Kitchen

7. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits~ Non-GFCI circuit. This may have been an acceptable building practice at the time of construction, but consider a safety upgrade by installing a GFCI circuit.

Living Space

8. All Living Space Doors: Exterior exit door~ Deadbolt on door is keyed on both sides. This is a safety hazard should no key be available to exit in an emergency.
9. All Living Space Electrical: 110 VAC outlets and lighting circuits~ Outlets in Living room showed an "open ground" when tested.
Recommend electrician further evaluate and repair or replace as necessary.
10. Sun room Living Space Doors: Wood, metal~ Deadbolt on door is keyed on both sides. This is a safety hazard should no key be available to exit in an emergency.
11. Sun room Living Space HVAC Source: No air conditioning just a Gas heater~ Gas heater does not appear to vent to outside the room.
Carbon monoxide safety concern.

Safety Hazard Summary (Continued)

Bathroom

12. All Bathroom Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI~ Non-GFCI circuit next to pedestal sink in hall bathroom. and bathroom off of laundry room. This may have been an acceptable building practice at the time of construction, but consider a safety upgrade by installing a GFCI circuit.

Basement

13. Main Basement Doors: Wood, , Exterior exit door~ Deadbolt on door is keyed on both sides. This is a safety hazard should no key be available to exit in an emergency.

Structure

14. Stairs/Handrails: carpeted stairs with wooden handrails~ Missing return caps at end of handrails. This is a safety hazard as clothing or other items could get caught and cause a fall. Consider a safety upgrade by installing return caps at top and bottom of railings.

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Niki Stolarczyk as trustee
234 Hunting Creek Dr

Not Inspected Summary

Lots and Grounds

1. Deck: Treated wood~ Was not able to inspect deck framing from below due to fastened lattice.

Roof

2. All Roof Surface Unable to Inspect: 20%~ Visual Inspection by Drone only.

Attic

3. Main, Garage Attic Unable to Inspect: 60%~ Safety /no sheathing / footing present

Basement

4. Main Basement Insulation: unobservable

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234 Hunting Creek Dr

Not Present Summary

Attic

1. Main, Garage Attic Pest Activity:
2. Main, Garage Attic Moisture Penetration:

Basement

3. Main Basement Pest Activity:
4. Main Basement Moisture Location:

Structure

5. Differential Movement:

Crawl Space

6. Main Crawl Space Moisture Penetration:
7. Main Crawl Space Pest Activity:

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.

Company Information

Inspector Name Scott Catts
Company Name DS Murphy Inspections

General Information

The subject property's condition, as of the indicated date of inspection, is reflected by the descriptions and photographs contained in this report. This is a visual inspection of the above referenced property. The recommendations within this report may require the services of qualified individuals, which may include licensed or certified professionals, to conduct further evaluation, repairs, or remediation to components or systems noted as deficiencies within this report.

Property Information

Property Address 234 Hunting Creek Dr
City Marietta State GA Zip 30068
Contact Name Amy Martin

Client Information

Client Name Niki Stolarczyk as trustee
City State GA Zip

Inspection Company

D.S. Murphy Inspections
Address 5400 Laurel Springs Pkwy Ste 108
City Suwanee State Georgia Zip 30024
Phone (678) 573 6005
Email info@dsmurphyinspections.com

Conditions

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General Information (Continued)

Others Present None Property Occupied Vacant
Estimated Age 1985 Entrance Faces
Inspection Date 03/07/2023
Start Time 12:30 End Time 4:00
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70's
Weather Clear Soil Conditions Damp
Space Below Grade Basement, Crawl Space
Building Type Single family Garage Attached
Water Source Public How Verified Visual Inspection
Sewage Disposal Unknown How Verified

Lots and 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.



Minor Defect

Walks: Concrete~ Settlement cracks noted at the walks. These cracks are typical and should be sealed.

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Lots and Grounds (Continued)

Walks: (continued)



Safety Hazard

Steps: Wood, Concrete~ Current standards call for stair risers to be enclosed. This is a safety hazard consider a safety upgrade by enclosing.



Acceptable
Not Inspected

Porch: Concrete
Deck: Treated wood~ Was not able to inspect deck framing from below due to fastened lattice.



Acceptable
Acceptable
Acceptable
Minor Defect

Grading: Minor slope
Vegetation: Shrubs, Trees
Exterior Surface Drain: Surface drain, French drains with perforated pipe
Fences: PVC~ Fence gates needs to be adjusted in order to latch with out pulling up on gates.

Lots and Grounds (Continued)

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	Type: Wood, Brick veneer
Acceptable	Trim: Wood
Acceptable	Fascia: Wood
Acceptable	Soffits: Wood
Acceptable	Door Bell: Hard wired
Acceptable	Exterior Lighting: Surface mount
Safety Hazard	Exterior Electric Outlets: 110 VAC~ 1) Original exterior outlets are not on a GFCI circuit. This is a safety hazard. This may have been acceptable building practice at the time of construction, but recommend upgrading. 2) Deck outlet noted as open grounded. Recommend having an electrician remediate.



Acceptable	Entry Doors: Wood
Acceptable	Storm Windows: Aluminum framed tempered glass
Minor Defect	Window Screens: Vinyl mesh~ A unrepresentative number of window screens are in the attic in storage.
Acceptable	Basement Windows: Wood double hung
Minor Defect	Hose Bibs: Rotary~ No backflow preventers present at the time of inspection. Recommend installing.

Exterior (Continued)

Acceptable

Gas Meter: Exterior surface mount at side of home



Acceptable

Main Gas Valve: Located at gas meter

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.

Acceptable

Material: Asphalt shingle



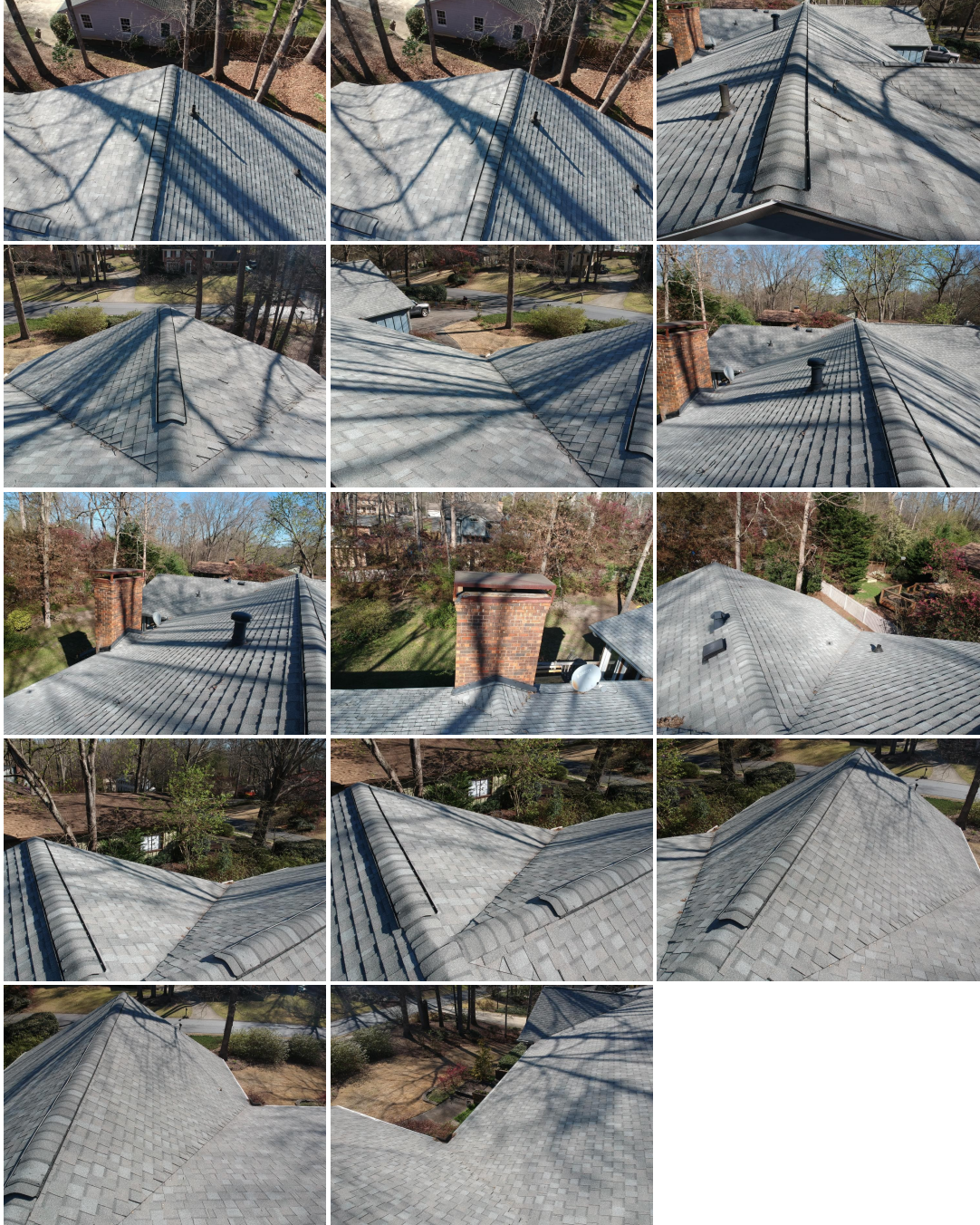
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234 Hunting Creek Dr

Roof (Continued)

Material: (continued)



Type: Composition

Approximate Age: Undisclosed, appears to be recent 3-8 years old

Acceptable

Flashing: Aluminum

Acceptable

Valleys: Asphalt shingle

Acceptable

Plumbing Vents: ABS

Acceptable

Electrical Mast: Underground utilities

Roof (Continued)

Acceptable	Gutters: Aluminum
Acceptable	Downspouts: Aluminum
Living room Chimney	
Acceptable	Chimney: Brick
Acceptable	Flue/Flue Cap: Metal
Acceptable	Chimney Flashing: Aluminum

Garage/Carport

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.

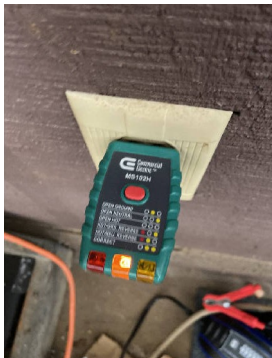
Attached Garage

Type of Structure: Attached Car Spaces: 2

Acceptable	Garage Doors: Wood
Acceptable	Door Operation: Mechanized
Acceptable	Door Opener: Lift Master
Safety Hazard	Service Doors: Wood~ Entry door is not rated for fire. This is a safety hazard consider replacing with a fire rated door.



Acceptable	Ceiling: Paint
Acceptable	Walls: Paint, Paneling
Acceptable	Floor/Foundation: Poured concrete
Safety Hazard	Electrical: 110 VAC outlets and lighting circuits~ Outlet shows an "open ground" when tested. Recommend electrician further evaluate and repair or replace as necessary.



Garage/Carport (Continued)

Acceptable

Windows: Wood double hung

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.

Service Size Amps: 200 Volts: 120~240

Acceptable

Ground: Plumbing and rod in ground

Acceptable

Conductor Type: Romex

Safety Hazard

Smoke Detectors: Hard wired with battery back up~ **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: Plug in~ **1) Plugged in carbon monoxide detector in sun room is noted plugged into a GFCI outlet and if receptacle is tripped detector may not work. 2) 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.**



Garage, Recessed in Wall Electric Panel

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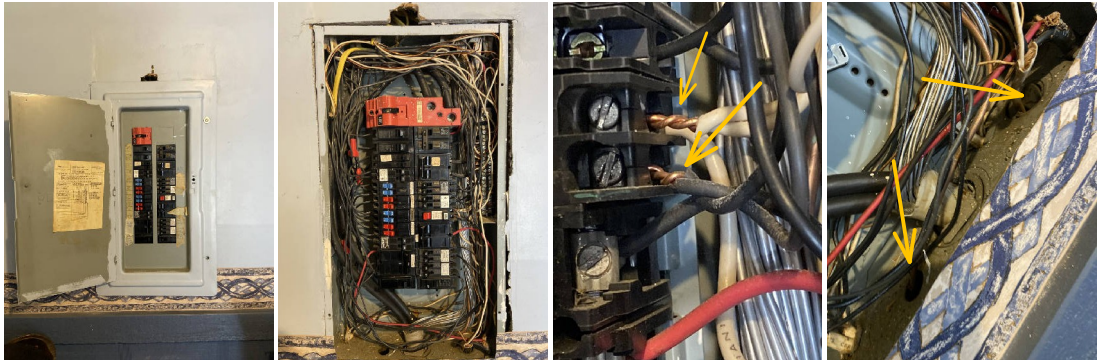
Electrical (Continued)

Major Defect

Manufacturer: Murray~ 1) Double taps present

2) Open "knock-out" holes with no protective wire clamp bushings for electrical wires running through holes.

Recommend having an electrical remediate.



Maximum Capacity: No Mains Rating listed

Acceptable

Main Breaker Size: 200 Amps



Acceptable

Acceptable

Acceptable

Acceptable

Acceptable

Is the panel bonded? Yes

Breakers: Copper and Aluminum

Aluminum Wiring: Service Line

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper

GFCI: Receptacles, breaker

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.

Acceptable
Acceptable

Service Line: Copper
Main Water Shutoff: Crawlspace

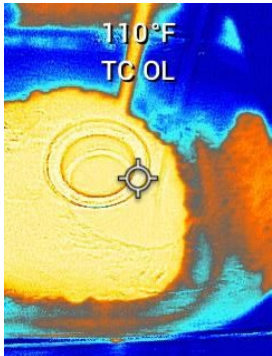


Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Water Lines: Copper
Gas Service Lines: Cast iron
Vent Pipes: ABS
Drain Pipes: ABS, PVC
Cleanout Caps: Not visible

Basement Water Heater
Acceptable

Water Heater Operation: Adequate



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Plumbing (Continued)

Manufacturer: Rheem



Type: Natural gas Capacity: 40 Gal.
Approximate Age: 2017 Area Served: Whole building
Acceptable Flue Pipe: Double wall
Acceptable TPRV and Drain Tube: Copper Drain line

HVAC

The inspector is not required to: inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems, inspect fuel tanks or underground or concealed fuel supply systems, determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system, light or ignite pilot flames, activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment, override electronic thermostats, evaluate fuel quality, verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks, measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system, inspect portable window units, through-wall units, or electronic air filters, operate equipment or systems if the exterior temperature is below 65 ° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment, inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks, examine electrical current, coolant fluids or gases, or coolant leakage. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

The inspector is not required to: inspect the flue or vent system, inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection, perform a Phase I fireplace and chimney inspection. Remember that we do have your best interests in mind and will do everything we can to provide a thorough and accurate report.

Acceptable Thermostats: Individual
Acceptable Distribution: Metal duct
Acceptable Exposed Ductwork: Ceiling
Acceptable Heating System Operation: Adequate

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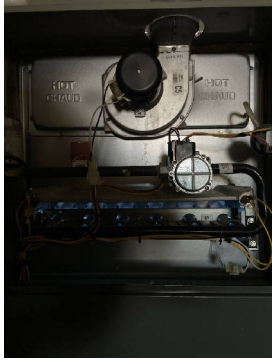
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HVAC (Continued)

Acceptable

Heat Exchanger: Functional



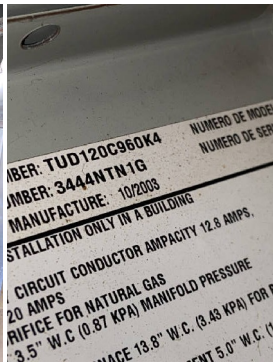
Acceptable

Blower Fan/Filter: Disposable filter

Acceptable

Flue Pipe: Double wall

Manufacturer: Trane



Area Served: Whole building Approximate Age: 2003

Heating Type: Forced Air

Fuel Type: Natural gas

Unable to Inspect: 60%

Acceptable

Devices: Condensate Pump

Acceptable

Humidifier: April-Aire

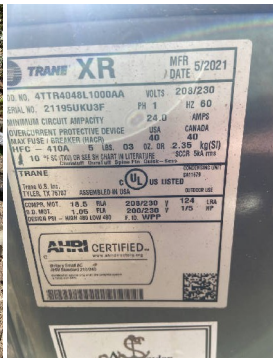
Acceptable

A/C System Operation: Functional

Acceptable

Exterior Unit: Pad mounted

Manufacturer: Trane



Area Served: Whole building Approximate Age: 2021

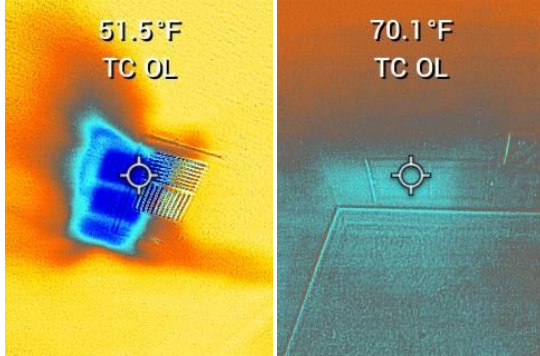
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HVAC (Continued)

Fuel Type: 208 - 230 V Temperature Differential: 19 Deg.



A/C Type: Central Air

Acceptable

Acceptable

Acceptable

Condensate Removal: PVC

Refrigerant Lines: R410A

Electrical Disconnect: Pull-out handle disconnect

Kitchen

1st Floor Kitchen

Acceptable

Cooking Appliances: Whirlpool, General Electric



Acceptable

Acceptable

Acceptable

Ventilator: Microwave fan combo

Disposal: Badger

Dishwasher: General Electric



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Kitchen (Continued)

Acceptable

Refrigerator: Kenmore



Acceptable

Microwave: General Electric



Acceptable

Sink: Composite



Safety Hazard

Electrical: 110 VAC outlets and lighting circuits~ **Non-GFCI circuit. This may have been an acceptable building practice at the time of construction, but consider a safety upgrade by installing a GFCI circuit.**



Acceptable

Plumbing/Fixtures: Rubbed bronze, PVC

Acceptable

Counter Tops: Stone

Acceptable

Cabinets: Wood

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Kitchen (Continued)

Acceptable	Pantry: Cabinetry
Acceptable	Ceiling: Texture paint
Acceptable	Walls: Paint
Acceptable	Floor: Vinyl floor covering
Acceptable	Doors: Exterior exit door
Acceptable	Windows: Wood double hung, Fixed / Non-opening

Living Space

The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments, inspect floor coverings or carpeting, inspect central vacuum systems, inspect for safety glazing, inspect security systems or components, evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures, move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure, move suspended-ceiling tiles, inspect or move any household appliances, operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards, operate any system, appliance or component that requires the use of special keys, codes, combinations or devices, operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights, inspect microwave ovens or test leakage from microwave ovens, operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices, inspect elevators, inspect remote controls, inspect appliances, inspect items not permanently installed, discover firewall compromises, inspect pools, spas or fountains, determine the adequacy of whirlpool or spa jets, water force, or bubble effects, determine the structural integrity or leakage of pools or spas. Remember that we do have your best interests in mind, and will do everything we can to provide a thorough and accurate report

All Living Space

Acceptable	Closet: Cabinetry
Acceptable	Ceiling: Texture paint
Minor Defect	Walls: Paint, Wallpaper~ Minor wood rot noted at interior floor wood trim at bay window. Dry on day of inspection, recommend future monitoring.



Acceptable	Floor: Vinyl floor covering, Carpet
Safety Hazard	Doors: Exterior exit door~ Deadbolt on door is keyed on both sides. This is a safety hazard should no key be available to exit in an emergency.

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234 Hunting Creek Dr

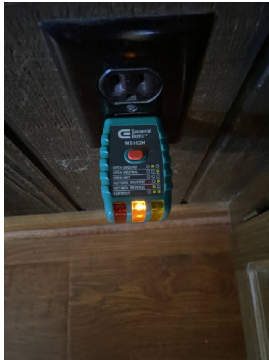
Living Space (Continued)

Doors: (continued)



Acceptable
Safety Hazard

Windows: Wood double hung, Fixed / Non-opening
Electrical: 110 VAC outlets and lighting circuits~ **Outlets in Living room showed an "open ground" when tested.**
Recommend electrician further evaluate and repair or replace as necessary.



Sun room Living Space

Acceptable
Acceptable

Ceiling: Exposed framing
Walls: Paneling



Acceptable
Safety Hazard

Floor: Carpet
Doors: Wood, metal~ **Deadbolt on door is keyed on both sides. This is a safety hazard should no key be available to exit in an emergency.**

Acceptable
Acceptable

Windows: Fixed / Non-opening
Electrical: 110 VAC outlets and lighting circuits

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Living Space (Continued)

Safety Hazard

HVAC Source: No air conditioning just a Gas heater~ **Gas heater does not appear to vent to outside the room.**
Carbon monoxide safety concern.



Bathroom

All Bathroom

Acceptable

Floor: Vinyl floor covering, Tile

Acceptable

Walls: Paint and tile

Acceptable

Ceiling: Paint

Acceptable

Windows: Fixed / Non-opening

Acceptable

Doors: Wood

Acceptable

Closet: Double , Bi Fold

Safety Hazard

Electrical: 110 VAC outlets and lighting circuits, 110 VAC GFCI~ **Non-GFCI circuit next to pedestal sink in hall bathroom. and bathroom off of laundry room. This may have been an acceptable building practice at the time of construction, but consider a safety upgrade by installing a GFCI circuit.**



Acceptable

Counter/Cabinet: Composite and wood

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Bathroom (Continued)

Acceptable

Sink/Basin: Molded single bowl, Pedestal, Molded dual bowl



Minor Defect

Faucets/Traps: Rubbed bronze, PVC ~ Primary bathroom vanity sink stoppers are not functioning.
Recommend readjusting.



Minor Defect

Tub/Surround: Fiberglass tub and ceramic tile surround~ 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.

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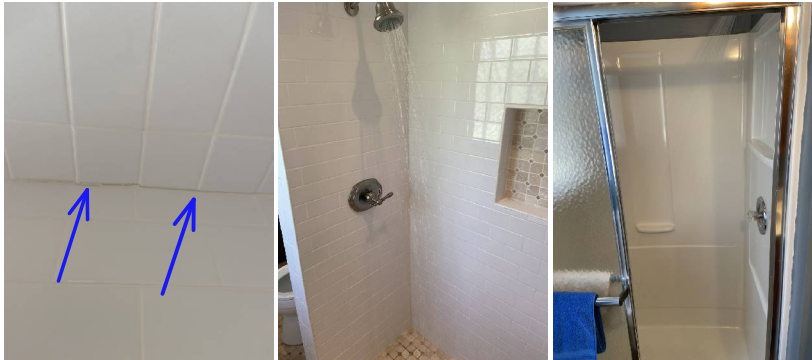
Bathroom (Continued)

Tub/Surround: (continued)



Minor Defect

Shower/Surround: Custom tile shower, Fiberglass pan and fiberglass surround~ **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.**



Minor Defect

Toilets: Loose at the floor ...Functional no leaks at the time of inspection



Acceptable

Ventilation: Electric ventilation fan

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Bedroom

All Bedroom

Acceptable
Minor Defect

Closet: Double , Bi Fold

Ceiling: Texture paint~ **Small water staining on ceiling in back left bedroom.**
Dry on day of inspection, recommend future monitoring.



Acceptable

Walls: Paint, Wallpaper



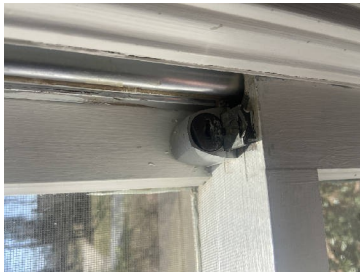
Acceptable
Acceptable
Minor Defect

Floor: Carpet

Doors: Wood

Windows: Wood double hung~ **1) Glazing is missing cracked and deteriorated on single pane windows repair and replace glazing.**

2) Safety hazard, windows in bedrooms must be able to open for egress in an emergency this is a safety hazard. Recommend freeing up all windows due to paint and or locks that are locked with a key.



Acceptable

Electrical: 110 VAC outlets and lighting circuits

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Laundry Room/Area

1st Floor Laundry Room/Area

Acceptable	Floor: Vinyl floor covering
Acceptable	Walls: Paint
Acceptable	Ceiling: Texture paint
Acceptable	Windows: Fixed / Non-opening
Acceptable	Doors: Wood
Acceptable	Closet/ Cabinetry: Single
Acceptable	Electrical: 110 VAC outlets and lighting circuits, 110 VAC/220 VAC
Acceptable	Washer Hose Bib: Rotary
Acceptable	Dryer Vent: Metal flex
Acceptable	Washer Drain: Wall mounted drain

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, Garage Attic

Method of Inspection: From the attic access

Acceptable Attic Access: Scuttle, Drop Down Stairs



Not Inspected Unable to Inspect: 60%~ Safety /no sheathing / footing present
Acceptable Roof Framing: 2x4 Truss, 2x6 Rafter



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Attic (Continued)

Acceptable	Sheathing: Plywood
Acceptable	Ventilation: Gable, ridge and soffit vents
Acceptable	Insulation: Blown in
Acceptable	Insulation Depth: R 38
Acceptable	Attic Fan/ Whole House Fan: Belt drive
Not Present	Pest Activity:
Acceptable	Wiring/Lighting: 110 VAC lighting circuit
Not Present	Moisture Penetration:
Acceptable	Bathroom Fan Venting: Electric fan

Basement

Main Basement

Acceptable	Ceiling: Exposed framing, Texture paint
Acceptable	Walls: Paneling



Acceptable	Floor: Concrete
Safety Hazard	Doors: Wood, , Exterior exit door~ Deadbolt on door is keyed on both sides. This is a safety hazard should no key be available to exit in an emergency.



Acceptable	Windows: Wood double hung
Acceptable	Electrical: 110 VAC outlets and lighting circuits
Acceptable	HVAC Source: Ceiling Registers
Not Inspected	Insulation: unobservable
Not Present	Pest Activity:
Acceptable	Ventilation: Windows

Basement (Continued)

Major Defect

Sump Pump: Submerged~ Exterior sump pump is noted using a GFCI exterior receptacle which if tripped the pump will not be energized.
Recommend having an alarm installed and or have an electrician hardware the energy source to a interior receptacle.



Not Present

Moisture Location:

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
Acceptable
Acceptable

Structure Type: Wood frame
Foundation: Block
Differential Movement:
Beams: Solid wood
Bearing Walls: Frame
Joists/Trusses: 2x10
Piers/Posts: Block piers and posts
Floor/Slab: Poured slab

Structure (Continued)

Safety Hazard

Stairs/Handrails: carpeted stairs with wooden handrails~ **Missing return caps at end of handrails. This is a safety hazard as clothing or other items could get caught and cause a fall. Consider a safety upgrade by installing return caps at top and bottom of railings.**



Acceptable

Subfloor: Plywood

Fireplace/Wood Stove

Hidden construction defects of many types may exist, and would not be discovered using only a cursory visual inspection as conducted during the home inspection. This visual inspection is not intended as a guarantee of safety or the absence of hazards of use, and no guarantee is implied. The inspection is limited to readily accessible and visible portions of the fireplace and chimney. The inspection should not be considered all-inclusive or technically exhaustive. This Standard does not require the inspector to: inspect appliances, wall furnaces, stoves, water heaters, incinerators, mechanical draft systems, draft regulators, catalytic converters, pollution control devices, heat-reclamation devices, spark arrestors, induced-draft chimneys, fire-stopping, or for condensation issues. determine fire rating, adequacy of combustion air, status of product listing, compliance with manufacturers' instructions, proper clearances, proper load paths, combustibility, proper placement of flue size changes, proper thimble installation, or repair history. remove or inspect fireplace inserts, stoves or accessories. determine the need for fire-stopping, chimney enclosures, hearth thickness mitigation, or seismic reinforcing. test smoke detectors or carbon-monoxide detectors. perform video scans, smoke tests, flue-gas measurements, or engineering calculations.

The inspector is not required to:

A. inspect the flue or vent system; B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; C. determine the need for a chimney sweep; D. operate gas fireplace inserts; E. light pilot flames; F. determine the appropriateness of any installation; G. inspect automatic fuel-fed devices; H. inspect combustion and/or make-up air devices; I. inspect heat-distribution assists, whether gravity controlled or fan-assisted; J. ignite or extinguish fires; K. determine the adequacy of drafts or draft characteristics; L. move fireplace inserts, stoves or firebox contents; M. perform a smoke test; N. dismantle or remove any component; O. perform a National Fire Protection Association (NFPA)-style inspection; P. perform a Phase I fireplace and chimney inspection.

Level I inspections should be done annually according to (Certified Chimney Professionals organization) and the Fire Department, and consists of physical brushing of the flue, and a visual inspection of the easily accessible portion of the chimney, and requires no tools, no cameras, and no roof inspection is required. There have been times when even a Level I or Level II or Level III Inspections by certified Chimney contractors was not thorough enough. Needless to say, caution and common sense must be used when burning a solid-fuel burning appliance in a modern real estate holding such as a single family residence

Living Room Fireplace

Fireplace/Wood Stove (Continued)

Type: Wood burning, Gas starter



Acceptable	Freestanding Stove: Wood burning
Acceptable	Fireplace Construction: Brick
Acceptable	Fireplace Insert: Standard
Acceptable	Smoke Chamber: , Fire Brick
Acceptable	Flue: Tile
Acceptable	Damper: Metal
Acceptable	Hearth: Raised

Crawl Space

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.

Main Crawl Space

Method of Inspection: From the access

Acceptable Access: Door



Not Present Moisture Penetration:

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Crawl Space (Continued)

Minor Defect

Moisture Barrier: Plastic~ A few areas in the crawlspace should have the plastic readjusted and or reinstalled to cover the dirt.



Acceptable
Acceptable
Minor Defect

Ventilation: Vents
Electrical: 110 volt lightning
Insulation: None~ Recommend installing fiberglass under sub flooring to gain a more energy efficient home.



Not Present

Pest Activity: