



DS Murphy Inspections
Suwannee, GA 30024
678 573 6005

Inspection Report

Prepared for~Amy Martin



**754 Helen Street
Marietta, GA 30064**

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.

Exterior

1. Entry Doors: Wood, Multi pane~ Door frame has rotted loose and separated at the top. A qualified contractor is recommended to evaluate and estimate repairs

Attic

2. Main Attic Insulation: Batts, Loose~ Insulation is discolored and has fallen out of place in several areas. This could possibly be water damage as there were several water spots on the ceilings throughout the house. The spots appeared to be dry at the time of inspection but it is recommended to have a licensed professional further evaluate and estimate repairs.

Garage

3. Garage Doors: Wood~ Deterioration noted at the bottom of the garage door. This garage door will need to be replaced.
4. Door Operation: Mechanized~ Garage door not operational at the time of inspection. A qualified contractor is recommended to evaluate and estimate repairs

Plumbing

5. Hose Bibs: Rotary~ Small leak at hose bib on backside of home as well as no backflow preventors present at the time of inspection. A licensed plumber is recommended to evaluate and estimate repairs.

Electrical

6. Garage Electric Panel Manufacturer: General Electric~ Legend for breakers is not labeled completely , recommend electrician trace circuits and label panel correctly.
7. Garage Electric Panel Breakers: Copper and Aluminum~ Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.

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. Patio: Concrete~ Settlement cracks noted at the patio. These cracks are typical and should be sealed.
3. Vegetation: Trees, Ivy, Shrubs/Weeds, Decorative ~ Tree limbs over hang the roof and should be cut back. Falling limbs could cause major damage to the roof.

Vegetation should be trimmed back away from house two feet to allow the wall proper room for drying.

4. Fences: Wood, Chain link~ The fence is showing its age and needs some deferred maintenance to extend its lifespan damaged or deteriorated at various areas and should be repaired.

Exterior

5. All Exterior Surface Type: Aluminum siding~ Damage to the siding in the rear of the home. Recommend repair or replace as necessary.

Long cable "drooping" almost to the ground on the left side of the home. This appears to be a coax cable of some kind. This is a safety hazard as well as an improper installation. Recommend correctly installing cable.

6. Trim: Aluminum, Wood~ Deterioration noted at various areas where the wood appears to be rotting. Recommend repair or replace as necessary.
7. Soffits: Metal~ Rot and rust noted at various areas of soffits. Recommend repair or replace as necessary.

Gaps not properly sealed at various areas. These gaps can allow moisture/pest intrusion to the home, as well as decrease energy efficiency. Recommend properly sealing gaps.

8. Windows: Aluminum slider~ Window in master bedroom has small crack in the glass. Recommend repair or replace as necessary.
9. Window Screens: Vinyl mesh~ Several window screens are damaged or missing at various areas. Recommend repair or replace as necessary.

Roof

10. All Roof Surface Material: Asphalt shingle~ Recommend clearing all tree limbs, leaves, moss, and algae from roof surface. This will accelerate deterioration of roofing material by retaining moisture causing damage. Roof should be reinspected after clearing to make sure shingles are not deteriorated.
11. Gutters: Aluminum~ Gutters are full of debris and will inhibit the proper flow of water, recommend cleaning.

Section of gutter is damaged. Recommend repair or replace as necessary.

Interior

12. Ceilings: Paint, Texture paint~ Water stains present. These appeared to be dry at the time of inspection. Consult current owner regarding cause and monitor these in the future for leaks. Prime and paint as necessary.

Black marks in area of HVAC registers suggest poor air quality in home. Recommend cleaning air ducts and registers.

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754 Helen Street

Minor Defect Summary (Continued)

13. Walls: Paint~ Hairline cracks present on the walls. These are typical and should be sealed.

Drywall has been damaged. Recommend repair or replace as necessary.

14. Floors: Tile, Carpet~ Carpet is worn out and torn in several areas. Recommend replacement.

15. Doors: Hollow wood~ The door sticks and adjustments are necessary.

Several door knobs loose. Repair/replace as necessary.

16. Ventilation: Electric ventilation fan, Window~ Ventilation fan in bathroom has large amounts of dust build up. Recommend cleaning.

HVAC

17. Right side (facing front) Air Conditioning System A/C System Operation: Functional~ 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 nearing the end of it's stated life span, though it remains functional.

18. Right side (facing front) Air Conditioning System Refrigerant Lines: R22~ The HVAC unit is 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.

Fireplace/Wood Stove

19. Living Room Fireplace Flue: Metal~ Deferred maintenance item ~ fireplace has been used and as a result there is some build up of soot in the flue / recommend standard cleaning every year to prevent creosote build up.

20. Main Chimney Flue/Flue Cap: Metal~ Chimney crown rusted-needs primed and painted

Plumbing

21. Faucets/Traps: Functioning no leaks observed at the time of inspection~ Flexible "Accordion" drain pipe is in use. This type of piping can trap particles and water and is a good breeding ground for bacteria and foul odors. This should be replaced with smooth PVC drain pipes.

22. Toilets: Functional at time of inspection no leaks closet bolts secure~ The toilet is 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.

23. Utility Room Water Heater Water Heater Operation: Functional at time of inspection~ Water heater has exceeded design life. Although it was functional at the time of inspection, recommend budgeting for its replacement in the near future.

Electrical

24. Interior Lighting: 110 VAC outlets and lighting circuits~ Several light fixtures were not functioning at the time of inspection possibly just the bulbs ,replace bulbs and retest.

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.

Appliances

1. **Dryer Vent: Plastic flex~** The dryer vent has lint build up, this can reduce air flow from the dryer, backing up dryer exhaust gases and creating a fire hazard. Recommend cleaning exterior termination and /or replacing flex line.

Electrical

2. **120 VAC Branch Circuits: Copper~** Covers are missing from outlets/wall switches in various areas. Recommend correcting as this is a safety hazard.
3. **120 Vac Outlets: 110 VAC~** Non-GFCI circuit in kitchen and bathrooms - consider a safety upgrade by installing a GFCI circuit /outlet.

Outlet loose at the wall. This can cause wires to be jarred around and wear out prematurely. Recommend securing.

4. **Smoke Detectors: Hard wired~** Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.
5. **Carbon Monoxide Detectors: Carbon Monoxide may be hardwired with smoke detectors~** 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.

Not Inspected Summary

Exterior

1. **Windows:** Unable to test several windows due to personal belongings blocking access.

Attic

2. **Main Attic Unable to Inspect: 60%~** Limited access to attic space. Was only able to capture a few pictures and evaluate afterwards.

Structure

3. **Joists/Trusses:** unobservable
4. **Subfloor: Unobservable~** Not observable due to floor coverings and Insulation.

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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 754 Helen Street
City Marietta State GA Zip 30064
Contact Name Amy Martin

Client Information

Client Name Amy Martin
City State GA Zip

Inspection Company

Inspector Name Mark Caffiers, Scott Catts, James Foster, Hunter Griffin, Jay Cropper, Jeff Osburn,
Company Name DS Murphy Inspections
Address 5400 Laurel Springs Pkwy Ste 108
City Suwanee State GA Zip 30024
Phone 678 573 6005
Email info@dsmurphy inspections.com

Conditions

Others Present Property Occupied Vacant
Estimated Age 1979 (42 years) Entrance Faces
Inspection Date 09/10/2021
Start Time 1:30PM End Time 3:30PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature Low 80s
Weather Sunny Soil Conditions Dry

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General Information (Continued)

Space Below Grade None

Building Type Single family Garage Detached

Water Source Public How Verified Multiple Listing Service

Sewage Disposal Public How Verified Multiple Listing Service

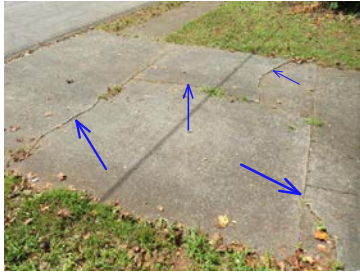
Additions/Modifications N/A

Permits Obtained N/A

Grounds

Minor Defect

Driveway: Concrete~ Cracks in concrete typical for the age of property. Recommend sealing.



Acceptable

Walks: Pebble top, Stone



Minor Defect

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



Minor Defect

Vegetation: Trees, Ivy, Shrubs/Weeds, Decorative ~ Tree limbs over hang the roof and should be cut back. Falling limbs could cause major damage to the roof.

Vegetation should be trimmed back away from house two feet to allow the wall proper room for drying.

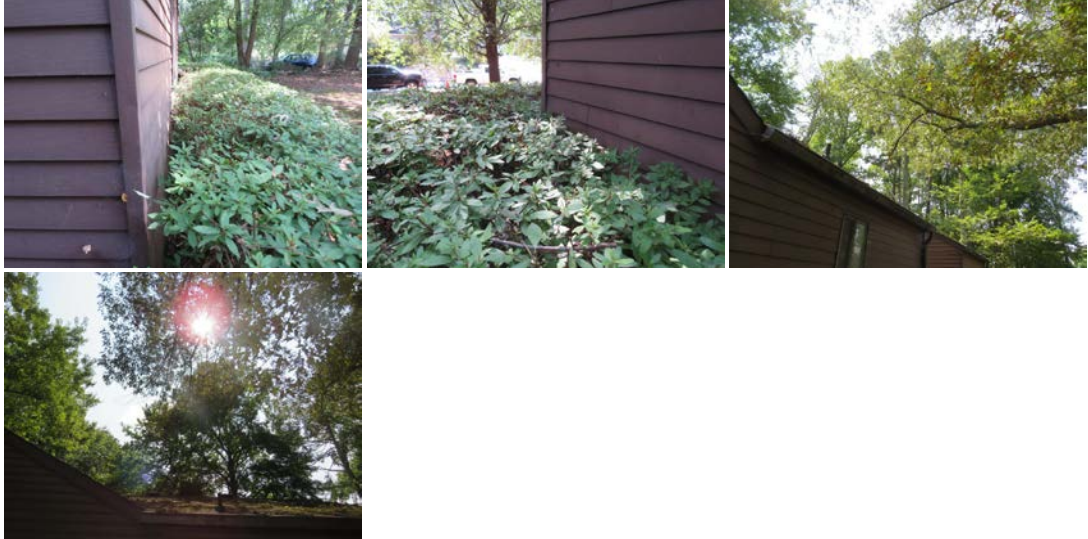
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Grounds (Continued)

Vegetation: (continued)



Acceptable
Minor Defect

Grading: Minor slope

Fences: Wood, Chain link~ The fence is showing its age and needs some deferred maintenance to extend its lifespan damaged or deteriorated at various areas and should be repaired.



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

Minor Defect

Type: Aluminum siding~ Damage to the siding in the rear of the home. Recommend repair or replace as necessary.

Long cable "drooping" almost to the ground on the left side of the home. This appears to be a coax cable of some kind. This is a safety hazard as well as an improper installation. Recommend correctly installing cable.

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Exterior (Continued)

Type: (continued)



Minor Defect

Trim: Aluminum, Wood~ Deterioration noted at various areas where the wood appears to be rotting. Recommend repair or replace as necessary.



Acceptable
Minor Defect

Fascia: Wood

Soffits: Metal~ Rot and rust noted at various areas of soffits. Recommend repair or replace as necessary.

Gaps not properly sealed at various areas. These gaps can allow moisture/pest intrusion to the home, as well as decrease energy efficiency. Recommend properly sealing gaps.



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Exterior (Continued)

Major Defect

Entry Doors: Wood, Multi pane~ Door frame has rotted loose and separated at the top. A qualified contractor is recommended to evaluate and estimate repairs



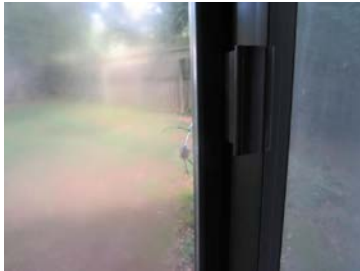
Acceptable

Patio Door: Metal sliding, Full glass



Minor Defect

Windows: Aluminum slider~ Window in master bedroom has small crack in the glass. Recommend repair or replace as necessary.



Not Inspected

Windows: Unable to test several windows due to personal belongings blocking access.

Minor Defect

Window Screens: Vinyl mesh~ Several window screens are damaged or missing at various areas. Recommend repair or replace as necessary.

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Roof

All Roof Surface

Method of Inspection: Ground level with binoculars

Acceptable

Unable to Inspect: 30%

Minor Defect

Material: Asphalt shingle~ Recommend clearing all tree limbs, leaves, moss, and algae from roof surface. This will accelerate deterioration of roofing material by retaining moisture causing damage. Roof should be reinspected after clearing to make sure shingles are not deteriorated.



Type: Gable, Hip

Approximate Age: Undisclosed (Estimated 10 to 15 years old)

Acceptable

Flashing: Present

Acceptable

Valleys: Asphalt shingle

Acceptable

Plumbing Vents: Cast Iron



Roof Water Control

Minor Defect

Gutters: Aluminum~ Gutters are full of debris and will inhibit the proper flow of water, recommend cleaning.

Section of gutter is damaged. Recommend repair or replace as necessary.



Acceptable

Downspouts: Aluminum

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Attic

Main Attic
Acceptable

Attic Access: Scuttle



Method of Inspection: From the attic access

Not Inspected

Unable to Inspect: 60%~ Limited access to attic space. Was only able to capture a few pictures and evaluate afterwards.

Acceptable

Roof Framing: 2x4 Truss



Acceptable

Sheathing: Plywood



Acceptable
Major Defect

Ventilation: Gable, ridge and soffit vents

Insulation: Batts, Loose~ **Insulation is discolored and has fallen out of place in several areas. This could possibly be water damage as there were several water spots on the ceilings throughout the house. The spots appeared to be dry at the time of inspection but it is recommended to have a licensed professional further evaluate and estimate repairs.**



Acceptable
Acceptable

Insulation Depth: 13"

Wiring/Lighting: None present

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Attic (Continued)

Acceptable	Moisture Penetration: None noted at the time of inspection
Acceptable	Pest Activity: None noted at the time of inspection.
Acceptable	Bathroom Fan Venting: Electric fan

Garage

Type of Structure: Attached Car Spaces: 1

Acceptable	Ceiling: Exposed framing
Acceptable	Walls: Drywall unfinished ~ Tape Coat of Drywall Compound Only
Acceptable	Floor/Foundation: Poured concrete
Major Defect	Garage Doors: Wood~ Deterioration noted at the bottom of the garage door. This garage door will need to be replaced.



Major Defect	Door Operation: Mechanized~ Garage door not operational at the time of inspection. A qualified contractor is recommended to evaluate and estimate repairs
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Acceptable	Service Doors: Wood
Acceptable	Exterior Entry Door: Wood

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Interior

General Interior

Acceptable

Closets: Bedroom hall and linen closets



Minor Defect

Ceilings: Paint, Texture paint~ Water stains present. These appeared to be dry at the time of inspection. Consult current owner regarding cause and monitor these in the future for leaks. Prime and paint as necessary.

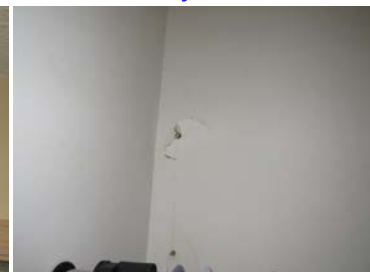
Black marks in area of HVAC registers suggest poor air quality in home. Recommend cleaning air ducts and registers.



Minor Defect

Walls: Paint~ Hairline cracks present on the walls. These are typical and should be sealed.

Drywall has been damaged. Recommend repair or replace as necessary.



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Interior (Continued)

Minor Defect

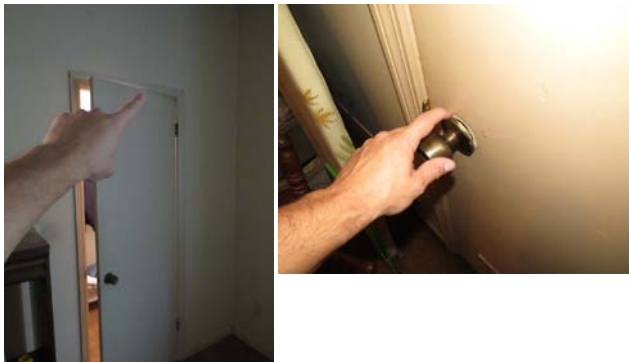
Floors: Tile, Carpet~ Carpet is worn out and torn in several areas. Recommend replacement.



Minor Defect

Doors: Hollow wood~ The door sticks and adjustments are necessary.

Several door knobs loose. Repair/replace as necessary.



Kitchen

Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Laminate and composite materials

Bathroom

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Interior (Continued)

Acceptable

Bathroom Cabinets: Wood



Acceptable
Minor Defect

Bathroom Counter Tops: Composite and wood

Ventilation: Electric ventilation fan, Window~ Ventilation fan in bathroom has large amounts of dust build up. Recommend cleaning.



Appliances

Kitchen

Acceptable

Cooking Appliances: Kenmore



Acceptable

Ventilator: tested and functional at time of inspection



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Appliances (Continued)

Acceptable

Disposal: Badger



Acceptable

Dishwasher: Amana



Acceptable

Refrigerator: Functional at time of inspection



Acceptable

Ice Maker Yes



Other Appliances

Safety Hazard

Dryer Vent: Plastic flex~ The dryer vent has lint build up, this can reduce air flow from the dryer, backing up dryer exhaust gases and creating a fire hazard. Recommend cleaning exterior termination and /or replacing flex line.

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HVAC

Acceptable

Thermostats: Individual



Acceptable

Ductwork & Distribution: Insulflex duct

Acceptable

Registers & Returns: Ceiling

Utility Furnace / Heating System

Acceptable

Heating System Operation: Functional at the time of inspection

Acceptable

Heat Exchanger: Functional



Manufacturer: Rheem



Heating Type: Forced Air

Area Served: Whole building Approximate Age: 2005

Fuel Type: Natural gas

Unable to Inspect: 20%

Acceptable

Blower Fan/Filter: Disposable filter

Acceptable

Flue Pipe: Single wall

Right side (facing front) Air Conditioning System

Minor Defect

A/C System Operation: Functional~ 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 nearing the end of it's stated life span, though it remains functional.

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HVAC (Continued)

Acceptable

Exterior Unit: Pad mounted



Manufacturer: Rheem



Area Served: Whole building Approximate Age: 2003

Fuel Type: 208 - 230 V Temperature Differential: 15 degrees

A/C Type: Central Air

Acceptable

Condensate Removal: PVC

Minor Defect

Refrigerant Lines: R22~ The HVAC unit is 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: Fused



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 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.

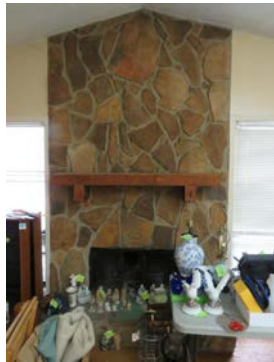
Level I inspections should be done annually according to (Certified Chimney Professionals organization) and the Fire Department, and consists of physical brushing of the flue, and a visual inspection of the easily accessible portion of the chimney, and requires no tools, no cameras, and no roof inspection 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

Type: Wood burning

Acceptable

Fireplace Construction: Stone



Acceptable

Hearth: Raised

Minor Defect

Flue: Metal~ **Deferred maintenance item ~ fireplace has been used and as a result there is some build up of soot in the flue / recommend standard cleaning every year to prevent creosote build up.**

Acceptable

Damper: Metal



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Fireplace/Wood Stove (Continued)

Acceptable

Smoke Chamber: Brick



Main Chimney

Acceptable

Chimney: Aluminum siding & frame covered 3 wall pipe



Minor Defect
Acceptable

Flue/Flue Cap: Metal~ Chimney crown rusted-needs primed and painted
Chimney Flashing: Present

Plumbing

Interior

Acceptable

Service Line: Copper~ Household water pressure noted at @ 55 PSI . Typically household pressure should be between 40 and 80 PSI.

Acceptable

Main Water Shutoff: Utility closet

Acceptable

Water Lines: Copper

Acceptable

Vent Pipes: Cast iron

Acceptable

Drain Pipes: PVC

Acceptable

Service Caps: Not visible

Acceptable

Kitchen Sink: Stainless Steel



Plumbing (Continued)

Acceptable

Bathroom Sink/Basin: Functional pop up drain no leaks



Minor Defect

Faucets/Traps: Functioning no leaks observed at the time of inspection~ Flexible "Accordion" drain pipe is in use. This type of piping can trap particles and water and is a good breeding ground for bacteria and foul odors. This should be replaced with smooth PVC drain pipes.



Acceptable
Acceptable

Plumbing/Fixtures: Functional
Tub/Surround: Fiberglass tub and fiberglass surround



Minor Defect

Toilets: Functional at time of inspection no leaks closet bolts secure~ The toilet is 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.



Utility Room Water Heater

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Plumbing (Continued)

Minor Defect

Water Heater Operation: Functional at time of inspection~ **Water heater has exceeded design life. Although it was functional at the time of inspection, recommend budgeting for its replacement in the near future.**



Manufacturer: Mor-flo



Type: Natural gas Capacity: 40 Gal.

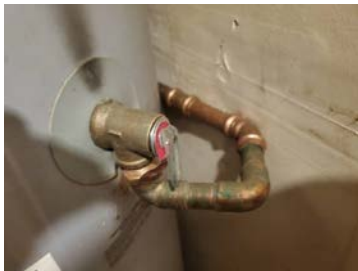
Approximate Age: 1996 Area Served: Whole building

Acceptable

Flue Pipe: Single wall

Acceptable

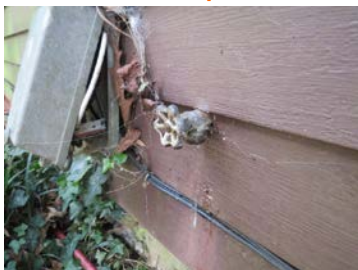
TPRV and Drain Tube: Brass Valve with , Copper Drain line



Exterior

Major Defect

Hose Bibs: Rotary~ Small leak at hose bib on backside of home as well as no backflow preventors present at the time of inspection. A licensed plumber is recommended to evaluate and estimate repairs.



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Plumbing (Continued)

Gas Service

Acceptable

Gas Meter: Exterior surface mount at side of home



Acceptable

Main Gas Valve: Located at gas meter

Acceptable

Gas Service Line: Cast iron

Acceptable

Dryer Gas Line: Cast iron

Laundry Area

Acceptable

Washer Hose Bib: Gate valves



Electrical

Acceptable

Service Entrance: Above Ground From Mast



Service Size Amps: 200 Volts: 120~240

Acceptable

Service: Copper and aluminum

Acceptable

Ground: Plumbing and rod in ground

Safety Hazard

120 VAC Branch Circuits: Copper~ **Covers are missing from outlets/wall switches in various areas. Recommend correcting as this is a safety hazard.**

Electrical (Continued)

120 VAC Branch Circuits: (continued)



Acceptable
Acceptable
Minor Defect

240 VAC Branch Circuits: Copper and aluminum
Conductor Type: Romex

Interior Lighting: 110 VAC outlets and lighting circuits~ Several light fixtures were not functioning at the time of inspection possibly just the bulbs ,replace bulbs and retest.

Safety Hazard

120 Vac Outlets: 110 VAC~ Non-GFCI circuit in kitchen and bathrooms - consider a safety upgrade by installing a GFCI circuit /outlet.

Outlet loose at the wall. This can cause wires to be jarred around and ware out prematurely. Recommend securing.



Acceptable
Acceptable

240 VAC Outlets: 3-pole 3-wire grounded
Exterior Electric Outlets: 110 VAC



Garage Electric Panel

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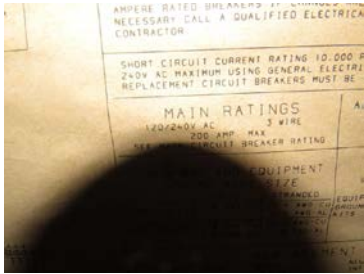
Electrical (Continued)

Major Defect

Manufacturer: General Electric~ Legend for breakers is not labeled completely , recommend electrician trace circuits and label panel correctly.



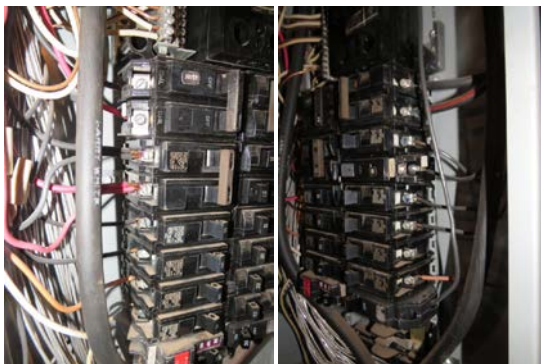
Maximum Capacity: 200 Amps



Acceptable
Major Defect

Main Breaker Size: 200 Amps

Breakers: Copper and Aluminum~ Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.



Acceptable
Is the panel bonded? Yes

GFCI: Outdoor GFCI reset in panel

Acceptable

Door Bell: Hard wired

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Electrical (Continued)

Door Bell: (continued)



Safety Hazard

Smoke Detectors: Hard wired~ Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.

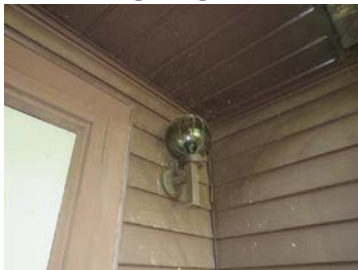


Safety Hazard

Carbon Monoxide Detectors: Carbon Monoxide may be hardwired with smoke detectors~ 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



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Structure

Acceptable	Structure Type: Wood frame
Acceptable	Foundation: Poured slab
Acceptable	Differential Movement: No movement or displacement noted
Acceptable	Beams: Solid wood
Acceptable	Bearing Walls: Frame
Not Inspected	Joists/Trusses: unobservable
Acceptable	Piers/Posts: Block piers and wood posts
Acceptable	Floor/Slab: Poured slab
Not Inspected	Subfloor: Unobservable~ Not observable due to floor coverings and Insulation.