



DS Murphy Inspections
Suwannee, GA 30024
678 573 6005

Inspection Report

Prepared for~Amy Martin



**351 Cherokee Street
Canton , GA 30114**

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.

Plumbing

1. Shower/Surround: Custom tile shower~ Shower was unconventionally built in front of a window. This window should have been removed and closed off before installing the new tile shower. Recommend having a licensed contractor further evaluate and estimate repairs.

Electrical

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

Basement

3. Walls: Wallpaper, Paneling, Exposed framing~ Wall to bathroom was unconventionally built in front of a window. All windows should be accessible in case of an emergency as well as for maintenance and repairs. Recommend further evaluation by a licensed contractor.

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. Steps: Concrete, Brick~ Steps are overgrown by foliage and not all of it is visible for inspection. Recommend repair or replace as necessary.
3. Porch: Treated Wood
4. Vegetation: Trees, Ivy, Shrubs/Weeds, Decorative ~ Trees planted too close to structure and the roots could damage the foundation. Removal may be required.

Ivy or other vegetation growing on and against you house can trap moisture and cause problems. Vines and ivy can be destructive as they have tendrils that can penetrate even the tiniest cracks, doing all sorts of damage structurally resulting in deterioration. Ivy and vines are living, breathing plants and their growth and thus when growing up the side of your house can result in displacement to some elements of the structure. It is recommended that all ivy and vines growing on the side of a structure be removed and vegetation be trimmed back and away.

5. Fences: Wood~ 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

6. Trim: Wood~ Minor rot noted at various areas on the trim. Recommend repair or replace as necessary.
7. Soffits: Wood~ Rot noted at various areas. Recommend repair or replace as necessary.
8. Windows: Wood double hung~ Lock hardware is damaged or missing on several windows. Repair or replace as necessary.

Windows are painted or swelled shut in several areas. Recommend freeing them up for proper ventilation and egress in an emergency.

Roof

9. Valleys: Asphalt shingle~ Partially unobservable due to debris build up. Excess leaves or straw in the valleys can hold trap moisture and cause accelerated deterioration. Recommend cleaning
10. Gutters: Aluminum~ Gutters are full of debris and will inhibit the proper flow of water recommend cleaning.
11. Downspouts: Aluminum~ Gutter/ downspout extensions recommended , water should be directed away from building at least 4' to 6' so that no water can collect against the foundation and cause damage.

Plumbing

12. Kitchen Sink: Porcelain~ Sink drain line is leaking at connection with the sink where it appears to be rusting. This should be repaired or replaced as necessary.
13. 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.

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351 Cherokee Street

Minor Defect Summary (Continued)

Electrical

14. Interior Lighting: 110 VAC outlets and lighting circuits~ Several light fixtures were not functioning at the time of inspection, possibly just the bulb. Replace bulbs and retest.
15. Door Bell: Hard wired~ The doorbell was inoperative at the time of inspection. Repair or replace as necessary.

Basement

16. Insulation: None~ No insulation present. Recommend adding insulation for better thermal efficiency.
17. Moisture Location: water staining noted on wall ~ Water stains/efflorescence present on concrete wall in basement. If water is not directed away from the structure, water will drain next to foundation causing issues. This was dry at the time of inspection but future monitoring is recommended.

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.

Grounds

1. Deck: Treated wood~ The deck construction may have been an acceptable building standard at the time it was built consider the following upgrades for improved safety. Current safety standards call for ~
~ Beam is not notched into 6x6 posts and thru bolted.
~ Footers are buried and not visible.

Attic

2. Main Attic Wiring/Lighting: 110 VAC outlet, 110 VAC lighting circuit~ Open junction box in attic exposing wiring. Recommend installing cover.

Electrical

3. Conductor Type: Romex~ Several areas of the basement have wires joined together outside of a junction box. This is a safety hazard and should be repaired or replaced as necessary.
4. Basement Electric Panel GFCI: At GFCI receptacles only~ Although not required when this house was built, consider upgrading the receptacles in wet areas to GFCI protected for improved safety.
5. Smoke Detectors: Hard wired with battery back up and light~ 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: 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.

Structure

7. Stairs (Interior): Wood stairs with wood handrails~ Improper rise and run noted at the stairs, creating a trip hazard. Recommend repair or replace as necessary.

The railing / post is loose , the 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes may still be in effect specify a smaller load of 20 pounds per linear foot.

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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Not Inspected Summary

Exterior

1. **Windows: Wood double hung~** Not all windows were Is tested for functionality due to personal belongings blocking acces.

Plumbing

2. **Tub/Surround: Fiberglass tub and ceramic tile surround~** Tub was not tested for functionality due to person belongings being stored in the tub.

Electrical

3. **Devices: Generator~** A generator was noted outside. While this is beyond the scope of a normal home inspection, it all appeared to be connected properly and functional.

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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 351 Cherokee Street
City Canton State GA Zip 30114
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 None Property Occupied
Estimated Age 1967 (54 years) Entrance Faces
Inspection Date 10/22/2021
Start Time 1PM End Time 4PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70
Weather Drizzle

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351 Cherokee Street

General Information (Continued)

Space Below Grade Basement

Building Type Single family Garage

Water Source Public How Verified Multiple Listing Service

Sewage Disposal Public How Verified Multiple Listing Service

Grounds

Minor Defect

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

Acceptable

Walks: Concrete

Minor Defect

Steps: Concrete, Brick~ Steps are overgrown by foliage and not all of it is visible for inspection. Recommend repair or replace as necessary.



Safety Hazard

Deck: Treated wood~ The deck construction may have been an acceptable building standard at the time it was built consider the following upgrades for improved safety. Current safety standards call for ~

~ Beam is not notched into 6x6 posts and thru bolted.

~ Footers are buried and not visible.



Minor Defect

Porch: Treated Wood

Minor Defect

Vegetation: Trees, Ivy, Shrubs/Weeds, Decorative ~ Trees planted too close to structure and the roots could damage the foundation. Removal may be required.

Ivy or other vegetation growing on and against your house can trap moisture and cause problems. Vines and ivy can be destructive as they have tendrils that can penetrate even the tiniest cracks, doing all sorts of damage structurally resulting in deterioration. Ivy and vines are living, breathing plants and their growth and thus when growing up the side of your house can result in displacement to some elements of the structure. It is recommended that all ivy and vines growing on the side of a structure be removed and vegetation be trimmed back and away.

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Grounds (Continued)

Vegetation: (continued)



Acceptable
Acceptable
Minor Defect

Basement Stairwell: Wood Timbers

Grading: Steep slope, Steep slope

Fences: Wood~ 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.



Shed Outbuilding

Acceptable

Exterior Surface: Fiber cement Siding



Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Roof: Asphalt shingle

Roof Structure: Not observable

Ceiling: Paneling

Walls: Paint

Floor: plywood

Foundation: Poured

Doors: Hollow wood

Windows: Wood double hung

Electrical: 110 VAC outlets and lighting circuits

Grounds (Continued)

Acceptable

HVAC Source: Window Unit



Acceptable

Gutters: Aluminum

Acceptable

Downspouts: Aluminum

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: Brick veneer, Vinyl siding

Minor Defect

Trim: Wood~ **Minor rot noted at various areas on the trim. Recommend repair or replace as necessary.**



Acceptable

Fascia: Wood

Minor Defect

Soffits: Wood~ **Rot noted at various areas. Recommend repair or replace as necessary.**



Acceptable

Flashing: Visual inspection by Drone only.

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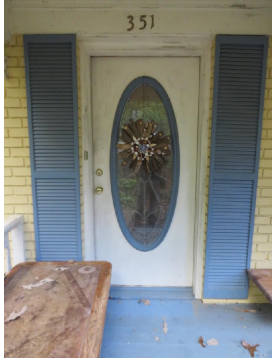
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Exterior (Continued)

Acceptable

Entry Doors: Half Lite



Minor Defect

Windows: Wood double hung~ Lock hardware is damaged or missing on several windows. Repair or replace as necessary.

Windows are painted or swelled shut in several areas. Recommend freeing them up for proper ventilation and egress in an emergency.

Not Inspected

Windows: Wood double hung~ Not all windows were tested for functionality due to personal belongings blocking access.

Acceptable

Window Screens: Not present

Roof

All Roof Surface

Method of Inspection: Ground level, Drone

Acceptable

Unable to Inspect: 50%

Acceptable

Material: Asphalt shingle



Type: Gable

Approximate Age: Undisclosed

Acceptable

Flashing: Aluminum

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Roof (Continued)

Minor Defect

Valleys: Asphalt shingle~ **Partially unobservable due to debris build up. Excess leaves or straw in the valleys can hold trap moisture and cause accelerated deterioration. Recommend cleaning**



Acceptable

Plumbing Vents: PVC



Roof Water Control

Minor Defect

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



Minor Defect

Downspouts: Aluminum~ **Gutter/ downspout extensions recommended , water should be directed away from building at least 4' to 6' so that no water can collect against the foundation and cause damage.**



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Attic

Main Attic

Acceptable

Attic Access: Drop Down Stairs



Method of Inspection: In the attic

Acceptable

Unable to Inspect: 20%

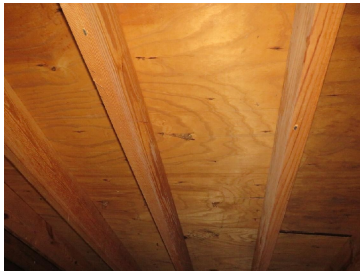
Acceptable

Roof Framing: 2x6 Truss



Acceptable

Sheathing: Plywood



Acceptable

Ventilation: Gable, ridge and soffit vents

Acceptable

Insulation: Loose



Acceptable

Insulation Depth: 10"

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Attic (Continued)

Safety Hazard

Wiring/Lighting: 110 VAC outlet, 110 VAC lighting circuit~ **Open junction box in attic exposing wiring. Recommend installing cover.**



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

Interior

General Interior

Acceptable

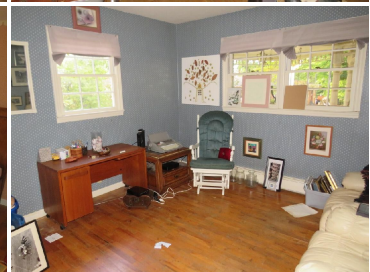
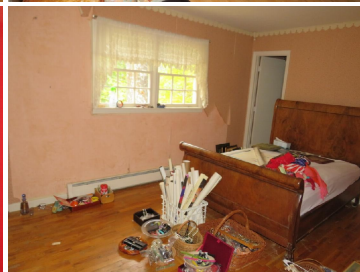
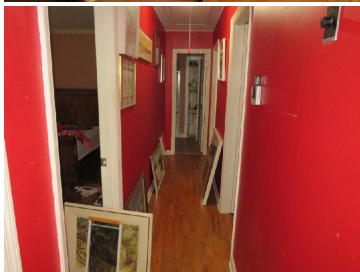
Closets: Bedroom hall and linen closets

Acceptable

Ceilings: Texture paint

Acceptable

Walls: Paint



Acceptable

Floors: Hardwood, Tile



Acceptable

Doors: Hollow wood

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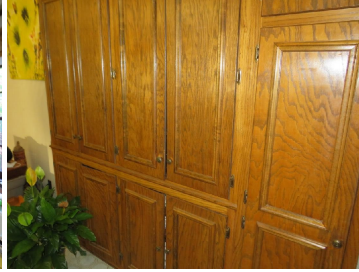
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Interior (Continued)

Kitchen

Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Composite, Laminate

Bathroom

Acceptable

Bathroom Cabinets: Wood



Acceptable

Bathroom Counter Tops: Wood

Acceptable

Ventilation: Electric ventilation fan and window



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Appliances

Kitchen

Acceptable
Acceptable

Cooking Appliances: General Electric, Functional at the time of inspection
Ventilator: tested and functional at time of inspection



Acceptable
Acceptable

Disposal: None
Dishwasher: General Electric, Functional at the time of inspection



Acceptable

Refrigerator: Kitchenaid, Functional at time of inspection



Other Appliances

Acceptable

Dryer Vent: Metal flex

HVAC

Acceptable

Thermostats: Individual



Acceptable

Ductwork & Distribution: Insulflex duct



Acceptable

Registers & Returns: Ceiling

Attic Furnace / Heating System

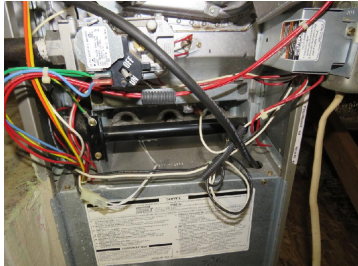
Acceptable

Heating System Operation: Functional at the time of inspection



Acceptable

Heat Exchanger: Functional



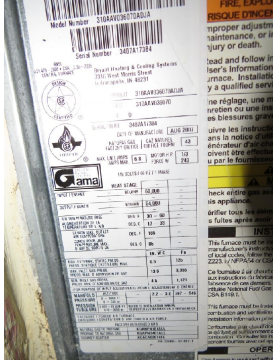
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HVAC (Continued)

Manufacturer: Bryant



Heating Type: Forced Air

Area Served: 1st floor Approximate Age: 2007

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

Acceptable

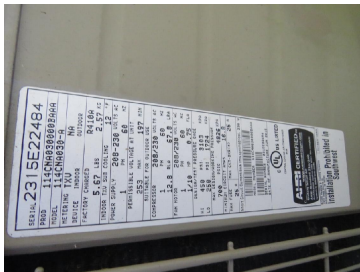
A/C System Operation: Functional

Acceptable

Exterior Unit: Pad mounted



Manufacturer: Bryant



Area Served: 1st floor Approximate Age: 2015

Fuel Type: 208 - 230 V Temperature Differential: 18 degrees

A/C Type: Central Air

Acceptable

Condensate Removal: PVC

Acceptable

Refrigerant Lines: R410A

HVAC (Continued)

Acceptable

Electrical Disconnect: Breaker disconnect



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.

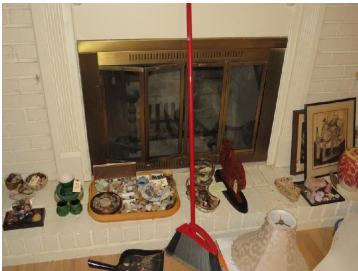
The inspector is not required to:

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: Brick

Acceptable

Hearth: Raised

Fireplace/Wood Stove (Continued)

Acceptable

Flue: Brick



Acceptable

Damper: None

Acceptable

Smoke Chamber: Brick

Acceptable

Freestanding Stove: Wood burning

Basement Fireplace

Acceptable

Freestanding Stove: Wood burning



Type: Free standing

Acceptable

Smoke Chamber: Block



Acceptable

Flue: Metal

Acceptable

Damper: Metal

Main Chimney

Acceptable

Chimney: Brick



Fireplace/Wood Stove (Continued)

Acceptable

Flue/Flue Cap: Metal



Acceptable

Chimney Flashing: Present, Aluminum

Main Chimney

Acceptable

Chimney: Vinyl & frame covered 3 wall pipe



Acceptable

Flue/Flue Cap: Metal



Acceptable

Chimney Flashing: Present, Aluminum

Plumbing

Interior

Acceptable

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



Plumbing (Continued)

Acceptable

Main Water Shutoff: Basement



Acceptable

Water Lines: CPVC

Acceptable

Water Lines: Copper

Acceptable

Vent Pipes: PVC

Acceptable

Drain Pipes: PVC



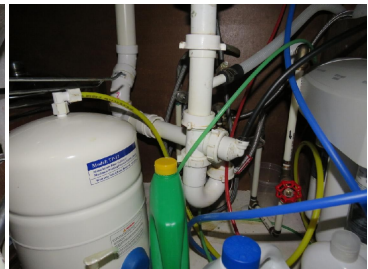
Acceptable

Service Caps: Accessible



Minor Defect

Kitchen Sink: Porcelain~ Sink drain line is leaking at connection with the sink where it appears to be rusting. This should be repaired or replaced as necessary.



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Plumbing (Continued)

Acceptable

Bathroom Sink/Basin: Functional pop up drain no leaks



Acceptable

Faucets/Traps: Functioning no leaks observed at the time of inspection



Acceptable
Not Inspected

Plumbing/Fixtures: Functional
Tub/Surround: Fiberglass tub and ceramic tile surround~ Tub was not tested for functionality due to person belongings being stored in the tub.



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.**



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Plumbing (Continued)

Major Defect

Shower/Surround: Custom tile shower~ Shower was unconventionally built in front of a window. This window should have been removed and closed off before installing the new tile shower. Recommend having a licensed contractor further evaluate and estimate repairs.



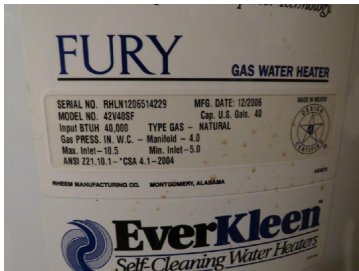
Basement Water Heater

Acceptable

Water Heater Operation: Functional at time of inspection



Manufacturer: Rheem

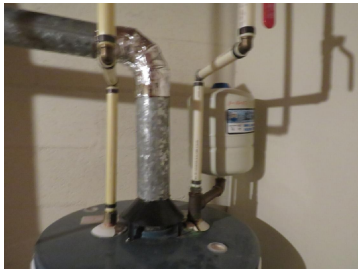


Type: Natural gas Capacity: 40 Gal.

Approximate Age: 2006 Area Served: Whole building

Acceptable

Flue Pipe: Single wall



Plumbing (Continued)

Acceptable

TPRV and Drain Tube: Brass Valve with , CPVC drain line



Exterior

Acceptable

Hose Bibs: Rotary



Acceptable

Exterior Surface Drain: French drains with perforated pipe



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

Laundry Area

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Plumbing (Continued)

Acceptable

Washer Hose Bib: Gate valves



Acceptable

Washer Drain: Wall mounted drain

Electrical

Acceptable

Service Entrance: Above Ground From Mast



Service Size Amps: 150 Volts: 120~240

Acceptable

Service: Copper and aluminum

Acceptable

Ground: Not Observable

Acceptable

120 VAC Branch Circuits: Copper

Acceptable

240 VAC Branch Circuits: Copper and aluminum

Safety Hazard

Conductor Type: Romex~ Several areas of the basement have wires joined together outside of a junction box. This is a safety hazard and should be repaired or replaced as necessary.



Minor Defect

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

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Electrical (Continued)

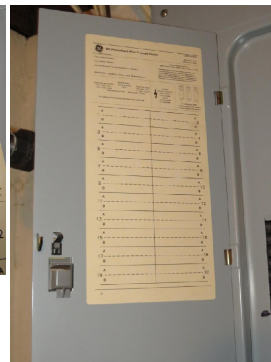
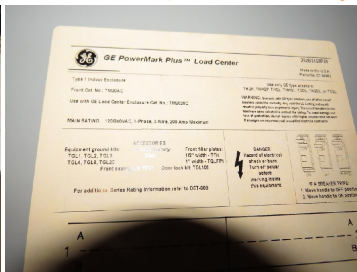
Interior Lighting: (continued)



Acceptable 120 Vac Outlets: 110 VAC
Acceptable 240 VAC Outlets: 3-pole 3-wire grounded

Basement Electric Panel

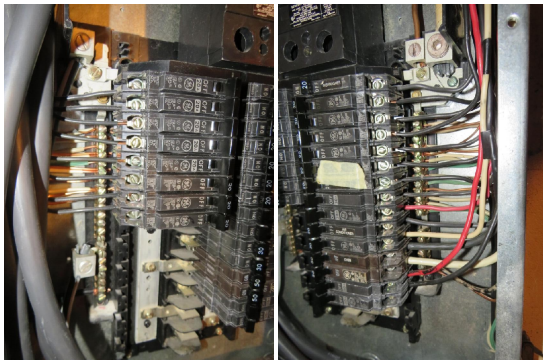
Major Defect Manufacturer: General Electric~ Legend for breakers is not labeled completely , recommend electrician trace circuits and label panel correctly.



Maximum Capacity: 200 Amps
Acceptable Main Breaker Size: No Mains Rating listed



Acceptable Breakers: Copper alloy



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Electrical (Continued)

Acceptable
Safety Hazard

AFCI: Not Present in panel

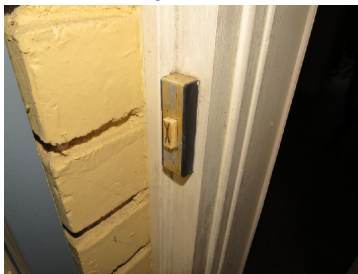
GFCI: At GFCI receptacles only~ Although not required when this house was built, consider upgrading the receptacles in wet areas to GFCI protected for improved safety.



Is the panel bonded? Yes

Minor Defect

Door Bell: Hard wired~ The doorbell was inoperative at the time of inspection. Repair or replace as necessary.



Safety Hazard

Smoke Detectors: Hard wired with battery back up and light~ 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



Electrical (Continued)

Not Inspected

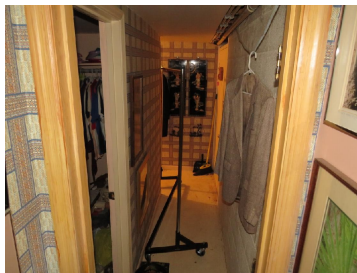
Devices: Generator~ A generator was noted outside. While this is beyond the scope of a normal home inspection, it all appeared to be connected properly and functional.



Basement

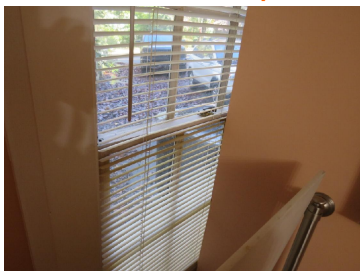
Acceptable

Ceiling: Exposed framing



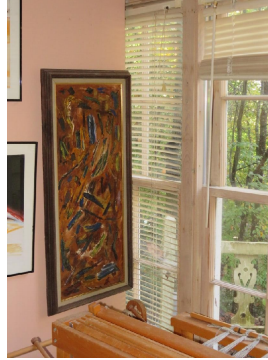
Major Defect

Walls: Wallpaper, Paneling, Exposed framing~ Wall to bathroom was unconventionally built in front of a window. All windows should be accessible in case of an emergency as well as for maintenance and repairs. Recommend further evaluation by a licensed contractor.



Basement (Continued)

Walls: (continued)



Acceptable
Acceptable
Minor Defect

Floors: Poured
Ventilation: Windows
Insulation: None~ No insulation present. Recommend adding insulation for better thermal efficiency.



Minor Defect

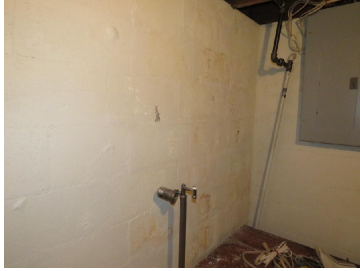
Moisture Location: water staining noted on wall ~ Water stains/efflorescence present on concrete wall in basement. If water is not directed away from the structure, water will drain next to foundation causing issues. This was dry at the time of inspection but future monitoring is recommended.



Structure

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Structure Type: Wood frame
Foundation: Poured
Differential Movement: No movement or displacement noted
Beams: Solid wood
Bearing Walls: Block

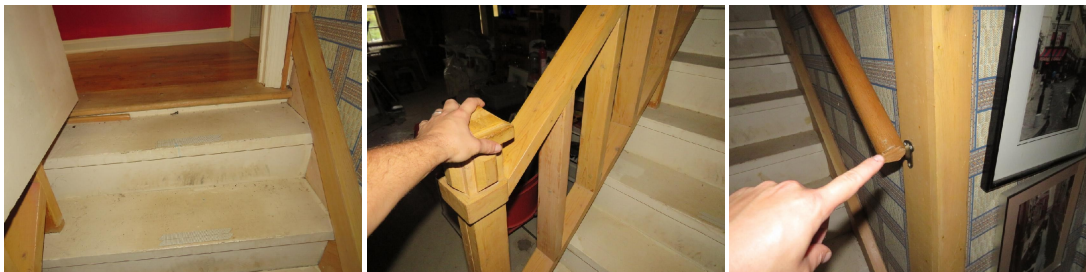


Acceptable
Acceptable
Acceptable
Safety Hazard

Joists/Trusses: 2x12
Piers/Posts: Steel posts
Floor/Slab: Poured concrete basement floor
Stairs (Interior): Wood stairs with wood handrails~ **Improper rise and run noted at the stairs, creating a trip hazard. Recommend repair or replace as necessary.**

The railing / post is loose , the 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes may still be in effect specify a smaller load of 20 pounds per linear foot.

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