

SELLER'S DISCLOSURE OF LATENT DEFECTS AND FIXTURES CHECKLIST

EXHIBIT " _____ "



2025 Printing

This Seller's Disclosure of Latent Defect ("Disclosure") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property known as or located at: 844 Heard Ave, Augusta, Georgia, 30904.

Georgia law requires a seller to disclose latent defects in the seller's property to the buyer of the property of which the seller is aware, and which could not be discovered by the buyer upon a reasonably careful inspection of the property. A latent defect in a property is a defect that is hidden. For example, a defective septic system or termite damage that has been covered over have been found by our courts to be latent defects. If a defect is obvious, it does not need to be disclosed. If a defect has been corrected, it is no longer a defect. Because parties can disagree over whether a defect is obvious or whether a repair was properly made, erring on the side of disclosure is recommended.

1. SELLER OCCUPANCY:

- Seller occupies (or was the most recent occupant) of Property;
 Seller was not the most recent occupant of Property;
 Seller has never occupied Property.

2. SELLER HEREBY DISCLOSES THE KNOWN LATENT DEFECTS:

- No known latent defects.
 Known latent defects. See Home Inspection Report Attached

Additional Pages are attached.

3. AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

4. FIXTURES CHECKLIST

A. Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

B. Items Not Remaining with the Property. Items identified as not remaining with the Property that are not physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

C. Items Remaining with Property. Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

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F302, Seller's Disclosure of Latent Defects & Fixtures Checklist, Page 1 of 2, 01/01/25

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Range
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
 - Wall Mirrors
 - Vanity (hanging) Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____

D. **Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

E. **Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

See Inspection Report Attached

Seller's Signature: *Kristopher Jordan Justice aka Bateman* Date: 07/18/2025
 Print or Type Name: **Kristopher Jordan Justice aka Bateman**

Seller's Signature: _____ Date: _____
 Print or Type Name: _____

Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER: Buyer acknowledges the receipt of this Seller's Disclosure of Latent Defect and Fixtures Checklist.

Buyer's Signature: _____ Date: _____
 Print or Type Name: _____

Buyer's Signature: _____ Date: _____
 Print or Type Name: _____

Additional Signature Page (F267) is attached.



GERALD HARGROVE INSPECTION SERVICES, INC.

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RESIDENTIAL INSPECTION

844 Heard Ave
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Nicholas Edmond

MAY 18, 2023



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IMPORTANT INFORMATION ABOUT THIS INSPECTION

Gerald Hargrove Inspection Services (GHIS) home inspections are completed in accordance with the **American Society of Home Inspectors Standards of Practice (ASHI)** and your **GHIS Inspection Agreement**. Please be sure that you fully read and understand these items as a general home inspection does have some limitations. The inspector shall only inspect readily accessible, visually observable, installed systems and components listed in the ASHI Standards of Practice. Only the items that are specifically listed in this report are inspected. If an item is not listed in this report or is not accessible, it was not inspected and it is recommended that all concerns related to this item be resolved prior to closing. Any recommendations in this report should be further evaluated by the appropriate contractor BEFORE closing on the property. It is recommended after any repair(s) is performed that you obtain a copy of the repair contract from the seller(s). Our company does not guarantee repairs from contractors.

Re-Inspections:

GHIS is only determining if there is visual evidence that a repair was made to an item. GHIS does not guarantee the workmanship, functionality, compliance, or future performance of the repair in any way whatsoever. If you have concerns regarding repair guarantees, workmanship, future performance, compliance, or functionality, it should be resolved with the repair contractor or the property's seller prior to purchase of the property. Client should be aware that some repairs are not fully visible to the inspector and that the inspector will only report on items that are readily accessible and visible. Client should obtain all documentation, receipts, reports, warranties, and guarantees that relate to each repaired item. GHIS recommends and advises that only reputable, licensed, and insured contractors complete the repair work to the property. Client should resolve all concerns related to a repaired item prior to purchase of the property.

1: INSPECTION DETAILS

Information

Weather Conditions

RAINING

People Present At Inspection

Client, Buyers Agent

Temperature

65-69 Degrees

Occupied or Vacant

Vacant

Approximate Age

97 Years

Residence Type

Single Family Detached

Home Style

Cottage

Number of Stories

1, Basement

Construction Type

Woodframe

Approximate House Orientation

Not noted

Lot Description

Typical residential lot

Elevation Photo(s)

General Photos of the perimeter of the home



Right Elevation



Left Elevation



Rear Elevation

Limitations

General

OLDER HOME - CONCEALED OLDER/DEFECTIVE MATERIALS

Home is older and repairs/upgrades may have been made over the course of time. It would be reasonable to assume that older(expired) and/or defective materials that may have been concealed at time of inspection will be uncovered during future repairs or remodeling. Examples of these materials include, but are not limited to; Cast iron, galvanized piping, polybutylene, cloth wiring, knob & tube wiring, and asbestos

2: EXTERIOR

		S	R	I	NI	NP
2.1	EXTERIOR SIDING		X			
2.2	DOORS (Exterior)		X			
2.3	EXTERIOR TRIM	X				
2.4	WINDOWS(Exterior)		X			
2.5	EAVES, SOFFITS AND FASCIAS		X			
2.6	EXTERIOR FLASHINGS	X				
2.7	VEGETATION, GRADING, DRAINAGE, RETAINING WALLS		X			
2.8	DRIVEWAY & SIDEWALK	X				

S = Satisfactory R = Needs Repair I = Needs Investigation NI = Not Inspected NP = Not Present

Information

Wall Cladding

Vinyl, Wood

EXTERIOR SIDING: Exterior Maintenance

As part of typical homeowner maintenance, it is recommended to walk the perimeter of the home to identify potential issues (chipping paint, water damage, unsealed gaps, etc). It may be beneficial to have a general contractor and/or paint contractor visit the property on an annual basis. Keep all gaps around the perimeter of the home properly sealed to keep it water tight. Generally exterior siding, trim, and eaves will need to be painted every 5-8 years (depending on the materials). Any areas of water damage should be repaired/replaced, and the cause of the damage determined and repaired as well. All homes and buildings require regular evaluation and maintenance to keep them water tight and in good condition.

Recommendations

2.1.1 EXTERIOR SIDING

WOOD SIDING FRONT PORCH

The wood siding at the front porch is in good condition but is beginning to have peeling paint. Keep siding scraped and painted to maintain in good condition.

Recommendation

Contact a qualified professional.



Siding Front porch

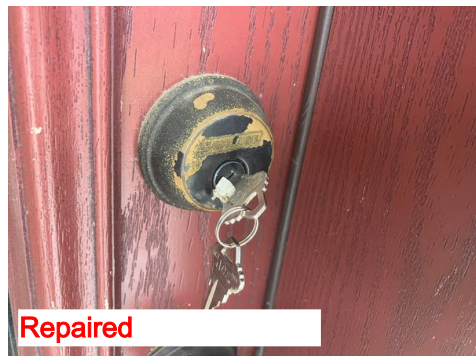
2.2.1 DOORS (Exterior)

EXTERIOR DOORS

- The front entry door deadbolt will not engage properly. Have adjusted as needed for ease of operation.
- The rear exit door to the steps binds slightly on the floor. Have repaired as needed.
- It is noted that the rear exit steps from the laundry room do not have a landing installed. Recommend having steps improved with landing for safety if future improvements are made.

Recommendation

Contact a qualified professional.



Front entry door deadbolt will not engage



Door binds on floor/no landing for steps at exit.



Side view

2.4.1 WINDOWS(Exterior)

EXTERIOR WINDOW TRIM

The exterior window trim is in good condition but there is peeling paint noted on multiple areas that need to be scraped and painted to maintain in good condition. Any remaining single pane windows will need to have glazing compound kept intact. See example pictures.

Recommendation

Contact a qualified professional.



Window trim/cracked glazing compound



Peeling Paint Exterior wood trim



Peeling paint on exterior wood trim

2.5.1 EAVES, SOFFITS AND FASCIAS

FASCIA/SOFFITS

There are some gaps noted in multiple areas of the vinyl soffits at the left side exterior and rear right side corner, etc. Have any gaps in vinyl soffits eliminated and seal to reduce pest entry points.

-The aluminum cladding on the left side fascia board is noted to be warped/gapped at the left side roof edge.

See pictures...

Recommendation

Contact a qualified professional.



Left Side



Left side rear corner



Aluminum cladding on fascia left side



Rear right corner

2.7.1 VEGETATION, GRADING, DRAINAGE, RETAINING WALLS

TREES/LIMBS OVER ROOF

Have all tree limbs trimmed 6-10 feet from the roof to prevent damage or reduce pest activity.

Recommendation

Contact a qualified professional.



3: STRUCTURAL COMPONENTS

		S	R	I	NI	NP
3.1	FOUNDATION	X				
3.2	FLOOR/SLAB	X				
3.3	SUBFLOOR	X				
3.4	PIERS/COLUMNS/FOUNDATION WALL	X				
3.5	FLOOR JOISTS/SILLS		X			
3.6	ROOF FRAMING	X				
3.7	ROOF DECKING	X				
3.8	MOISTURE	X				
3.9	CEILING JOISTS	X				

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Information

Attic Framing

Conventional Rafter and Bracing

Access is limited to the walk areas provided.

Roof Decking

Plank

Method used to observe attic

From entry

Foundation

Brick, Crawl Space, Basement

Columns or Piers

Brick piers, Block, Supporting walls, Columns

Basement Photo(s)

View of Basement



Method used to observe crawlspace

Crawled

Subfloor Type

Plank

Attic Photo(s)

View of attic.

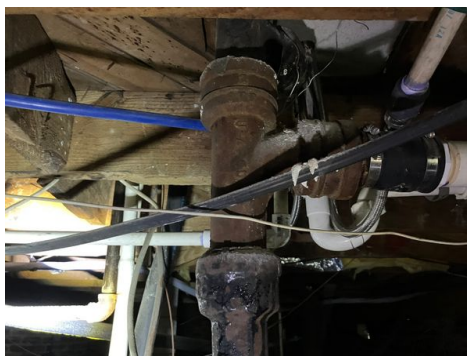


Attic



Crawlspace Photo(s) - Accessible Corners

View of Crawlspace.



FLOOR JOISTS/SILLS: Prior Repairs - Adequate

There are prior repairs noted in crawl space, including replaced rim joists, sistered/replaced floor joists, etc. All repairs look to be adequate, seller should disclose any information regarding prior damage and repairs.



Limitations

GENERAL STRUCTURE INFORMATION

CRAWL SPACE - COMPLETELY ACCESSIBLE

Crawl Space was inspected by walking/crawling through it.

4: DECK / PATIO / PORCH

		S	R	I	NI	NP
4.1	DECK	X				
4.2	PORCH	X				
4.3	PATIO					X
4.4	STOOP					X
4.5	BALCONY					X

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Information

DECK: Type of Material Used

Wood

PORCH: Type of Material

Masonry

PORCH: Porch Rail Information

Metal



Free Standing Platform deck

PORCH: Typical Cracking

Typical hairline cracking noted, does not appear to be structural in nature due to size and location.

5: GARAGE/CARPORT

		S	R	I	NI	NP
5.1	GARAGE					X
5.2	CARPORT					X

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6: ROOFING

		S	R	I	NI	NP
6.1	ROOF COVERING	X				
6.2	ROOF DRAINAGE SYSTEM		X			
6.3	FLASHING AND ROOF PENETRATIONS		X			
6.4	SKYLIGHTS					X
6.5	WATER PENETRATION	X				

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Information

Method of Roof Inspection

Ground, Raining/Wet Roof

General photo(s) of the roof.

Roof Material

4-Tab architectural fiberglass shingles

Roof Style

Gable

General Pictures of Roof



Recommendations

6.2.1 ROOF DRAINAGE SYSTEM

NO GUTTERS INSTALLED

There are no gutters installed for the roof. Gutters are recommended to catch all roof water and carry away from the exterior walls and foundation.

Recommendation

Contact a qualified professional.

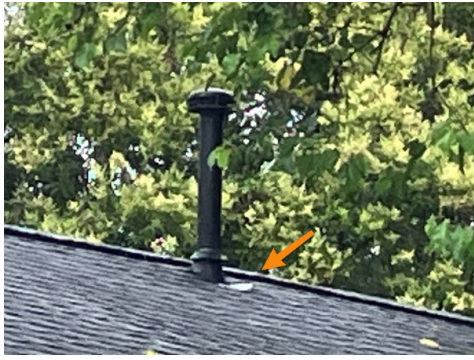
6.3.1 FLASHING AND ROOF PENETRATIONS

UPLIFT ON GAS FLUE FLANGE

There is uplift noted on the flange for the gas furnace flue at the roof penetration. Have re-sealed and secured to reduce chance of leaks.

Recommendation

Contact a qualified professional.



7: INSULATION AND VENTILATION

		S	R	I	NI	NP
7.1	BASEMENT INSULATION					X
7.2	CRAWLSPACE INSULATION					X
7.3	ATTIC INSULATION	X				
7.4	VAPOR RETARDERS	X				
7.5	CRAWLSPACE VENTILATION	X				
7.6	ATTIC VENTILATION	X				
7.7	WHOLE HOUSE FAN	X				
7.8	BATHROOM VENTS	X				
7.9	DRYER VENT	X				

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Information

Insulation Type - Basement

Not Visible

Type of Crawlspace Ventilation

Foundation Vents

Insulation Type - Attic

Roll/Batt, Fiberglass

Insulation Thickness - Attic

<5 inches

Type of Attic Ventilation

Gable Vents, Ridge Vents

Dryer Vents

To Exterior Wall

Type of Bathroom Ventilation

To Attic

8: HEATING / CENTRAL AIR CONDITIONING

		S	R	I	NI	NP
8.1	HEATING UNIT	X				
8.2	HEATING UNIT FLUE(S)	X				
8.3	FIREPLACE		X			
8.4	GAS LOGS					X
8.5	DAMPER					X
8.6	CHIMNEY / FLUE CONDITION				X	X
8.7	AIR CONDITIONING UNIT	X				
8.8	HVAC DISTRIBUTION	X				

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Information

HEATING UNIT: Area Served

Throughout

HEATING UNIT: Energy Source

Natural Gas

HEATING UNIT: Heat Description

Forced Air

HEATING UNIT: System

Central

HEATING UNIT: System Type

Split System

HEATING UNIT: Unit Age

2017 Years

HEATING UNIT: Unit Location

Attic

HEATING UNIT: Picture of Unit/Data Plate



HEATING UNIT: Return Temperature

71 Degrees

HEATING UNIT: Supply Temperature

118 Degrees

FIREPLACE: Type of Fireplace

Other

FIREPLACE: Location

Living Room, Main Bedroom

AIR CONDITIONING UNIT: Area Served

Throughout, Basement

AIR CONDITIONING UNIT: System

Central, Room Unit

AIR CONDITIONING UNIT: System Type

Split System, Mini Split

AIR CONDITIONING UNIT: Unit Age

2022 Years

AIR CONDITIONING UNIT: Unit Location

Outside

AIR CONDITIONING UNIT: Return Temperature

44 48

AIR CONDITIONING UNIT: Supply Temperature

69 67

AIR CONDITIONING UNIT: Thermal Pictures of Supply Vents

HVAC DISTRIBUTION: Duct Type

Flex, Sheet Metal, Insulated

HVAC DISTRIBUTION: Filter Size

Other

AIR CONDITIONING UNIT: Picture of Unit/Data Plate



2017 AC condenser unit



2022 Basement Mini-Split



Recommendations

8.3.1 FIREPLACE

ORIGINAL FIREPLACES

The original fireplaces are coal burning fireplaces. They are considered decorative and cannot be used for solid fuel burning.

The vintage gas heater in the living room firebox is not considered safe to use and does not have a shut off valve at the gas line to the unit.



Bedroom



Living Room

9: ELECTRICAL SYSTEM

		S	R	I	NI	NP
9.1	SERVICE ENTRANCE	X				
9.2	SERVICE WIRES - SIZE AND TYPE	X				
9.3	GROUNDING EQUIPMENT	X				
9.4	MAIN PANEL	X				
9.5	SUB PANEL		X			
9.6	OVERCURRENT / FAULT PROTECTION	X				
9.7	GROUND FAULT PROTECTION	X				
9.8	ELECTRICAL CIRCUIT MATERIAL	X	X			
9.9	RECEPTACLES	X	X			
9.10	INTERIOR LIGHT FIXTURES, CEILING FANS AND SWITCHES		X			
9.11	EXTERIOR LIGHT FIXTURES, CEILING FANS AND SWITCHES	X				
9.12	SMOKE DETECTORS	X				
9.13	CARBON MONOXIDE DETECTOR	X				

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Information

Service Entrance Type

Overhead

Service Wires - Size and Type

4/0 Aluminum - 200 Amps & 240 Volts

Grounding Equipment Type

To Ground Stake

Main Panel Location

Exterior

Sub Panel Location

Hall

Overcurrent Protection

Circuit Breaker, GFCI, ARC Fault Breaker

GFCI Locations

Kitchen, Bathrooms, Exterior

110 Circuit Material

Copper

220 Circuit Material

Aluminum, Copper

Carbon Monoxide Detectors Present and Functional

Yes

Recommend having one carbon monoxide detector present on each floor of the home if any indoor gas burning appliances are present, or if there is an attached garage. Some homes were built prior to this standard, updates and upgrades can be made as desired.

Smoke Detectors Present and Functional

Yes

Recommend having at least one smoke detector per each sleeping room in the home, and one smoke detector in each hallway/floor of the home. This was not standard for every home at the time of original construction, upgrades can be made to meet current standards as desired.

Recommendations

9.5.1 SUB PANEL

200 AMP ELECTRICAL SUBPANEL HALLWAY

The electrical entrance cable, electrical panels and circuit wire have been upgraded.

-The cover for the 200 amp electrical subpanel in the hallway cannot be removed for inspection due to framing installed around the panel cover.

Recommendation

Contact a qualified professional.



9.8.1 ELECTRICAL CIRCUIT MATERIAL

UNSUPPORTED CIRCUIT WIRE CRAW SPACE

Have the circuit wire lying on top of the plastic vapor barrier secured to the floor joists in the rear right side crawl space..

Recommendation

Contact a qualified professional.



9.9.1 RECEPTACLES

ELECTRICAL RECEPTACLES

Typical for the age of the home, there are only two electrical receptacles in the main, Master Bedroom. Consider upgrading to eliminate the use of extension cords for safety.

Recommendation

Contact a qualified professional.

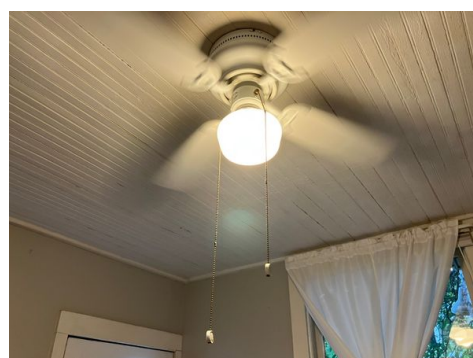
9.10.1 INTERIOR LIGHT FIXTURES, CEILING FANS AND SWITCHES

CEILING FANS

The ceiling fans in the rear left room and the laundry area do not have switches. The fans are turned off and on with the fan/light chains. Recommend having a licensed electrician install switches.

Recommendation

Contact a qualified professional.



9.10.2 INTERIOR LIGHT FIXTURES, CEILING FANS AND SWITCHES

LIFT STATION/SEWAGE EJECT PUMP

There is a lift station/sewage eject pump installed at the right side exterior foundation wall. This is behind powered with an extension cord around to the electrical receptacle on the front porch. Have a licensed electrician provide a designated GFCI electrical receptacle at the exterior with protective cover for the pump. The use of extension cords is not recommended for safety.

Recommendation

Contact a qualified professional.



Sewage eject pump/lift station



Powered with extension cord

10: PLUMBING SYSTEM

		S	R	I	NI	NP
10.1	WATER SUPPLY	X				
10.2	WATER WASTE	X				
10.3	WATER SHUT OFF LOCATION	X				
10.4	WATER PRESSURE	X				
10.5	SPRINKLER SYSTEM					X
10.6	WATER SUPPLY PIPES	X				
10.7	WATER PIPE INSULATION					X
10.8	FUNCTIONAL FLOW	X				
10.9	WASTE AND VENT PIPES		X			
10.10	WATER PIPE SUPPORT	X				
10.11	FUNCTIONAL DRAINAGE	X				
10.12	WASTE AND VENT PIPE SUPPORT	X				
10.13	WASTE PUMP (LIFT STATION)		X			
10.14	INTERIOR FUEL STORAGE / FUEL SUPPLY AND VENT PIPES	X				
10.15	OUTSIDE FAUCETS	X				
10.16	KITCHEN SINK	X				
10.17	WATER HEATER	X				
10.18	BATHROOM FIXTURES		X			

S = Satisfactory R = Needs Repair I = Needs Investigation NI = Not Inspected NP = Not Present

Information

Water Pressure

56 - 60 PSI



58 PSI

Water Shut-off Location

Meter, Water Heater

Waste and Vent Pipe Material

Cast Iron, Plastic Pipe

Water Pipe Material

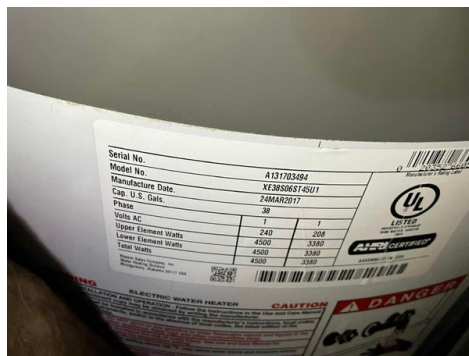
Copper, Plastic Pipe

INTERIOR FUEL STORAGE / FUEL SUPPLY AND VENT PIPES: Picture and Location of Gas Meter **WATER HEATER: Water Heater Location**
 Right Side of Home Crawlspaces



WATER HEATER: Type of Fuel **WATER HEATER: Capacity - Gallons** **WATER HEATER: Hot Water Temperature**
 Electric 38 112 Degrees

WATER HEATER: Water Heater Age / Data Plate Picture
 2017 Years



Recommendations

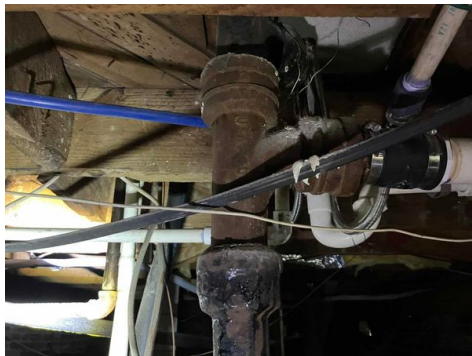
10.9.1 WASTE AND VENT PIPES

CAST IRON DRAIN/VENT LINES - PARTIALLY UPDATED

The water drain/vent lines in the home have been partially updated, and are a combination of cast iron and plastic pipe. The cast iron is beyond its average life expectancy. Anticipate that the remaining sections of cast iron drains will need to be replaced as issues arise. Seller should disclose any previous leaks and repairs.

Recommendation

Contact a qualified professional.



10.13.1 WASTE PUMP (LIFT STATION)

LIFT STATION PUMP

Typically, sewage eject pumps or lift stations should have an alarm installed in the event the pump stops working. The pump should have a designated electrical receptacle as previously stated in the electrical section of the report. Consult a licensed plumbing contractor.

Recommendation

Contact a qualified professional.



10.18.1 BATHROOM FIXTURES

BATHROOMS

-The shower control and handle are loose/unsecured the right side bathroom shower. Have properly secured to reduce chance of leaks.

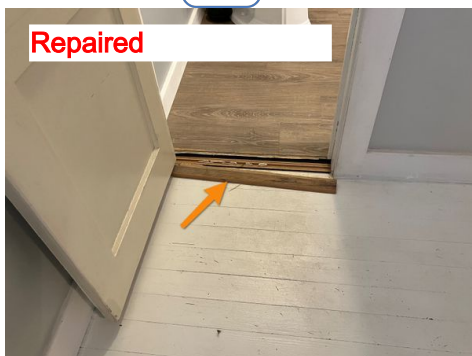
-The floor transition at the entry door to the right side bathroom needs to be secured to reduce trip hazard.

Recommendation

Contact a qualified professional.



Right Side Bathroom Shower Control loose/unsecured



Re-secured transition at entry door to right side bathroom



Master Bath



Master Bath



Master Bath sink base cabinet drawers-
receptacle not connected to Power

11: INTERIORS

		S	R	I	NI	NP
11.1	WALLS AND CEILINGS		X			
11.2	FLOORS (not including carpeting or finish treatments)		X			
11.3	STEPS AND STAIRWAYS		X			
11.4	INTERIOR RAILINGS					X
11.5	COUNTERS AND BUILT-IN CABINETS	X				
11.6	INTERIOR DOORS	X				
11.7	WINDOWS (interior side)	X	X			

S = Satisfactory R = Needs Repair I = Needs Investigation NI = Not Inspected NP = Not Present

Recommendations

11.1.1 WALLS AND CEILINGS

WALLS/CEILINGS

There are stains and patching repairs in the kitchen ceiling behind the refrigerator from prior leaks. Stains appear dry but should be evaluated to ensure no active leaks from roof/roof penetrations. Consult seller to define any prior repairs made.

-Typical for age of the home, there will be some plaster cracks and prior repairs in walls/ceiling.

Recommendation

Contact a qualified professional.



Patching/Stain in ceiling behind refrigerator

11.2.1 FLOORS (not including carpeting or finish treatments)

FLOOR SLOPING

There is sloping in the floors noted. This is typical for the age of the home. Have any concerns resolved prior to closing.

Recommendation

Contact a qualified professional.

11.3.1 STEPS AND STAIRWAYS

BASEMENT STAIRS

There are no handrails installed for the stairs to the basement.

Have handrails installed for safety.

-The stairway light fixture is not operational when tested. Replace light bulb and test for proper function.

Recommendation

Contact a qualified professional.

Repaired



11.7.1 WINDOWS (interior side)

METAL WINDOWS IN BASEMENT

The metal crank-out windows in basement are typical for age and no longer open.

Recommendation

Contact a qualified professional.

12: BUILT-IN KITCHEN APPLIANCES

		S	R	I	NI	NP
12.1	DISHWASHER	X				
12.2	RANGE	X				
12.3	OVEN	X				
12.4	RANGE VENT HOOD	X				
12.5	GARBAGE DISPOSAL					X
12.6	MICROWAVE (built in)		X			
12.7	REFRIGERATOR	X				

S = Satisfactory R = Needs Repair I = Needs Investigation NI = Not Inspected NP = Not Present

Information

RANGE: Picture of Burners Working



Recommendations

12.6.1 MICROWAVE (built in)

SURFACE LIGHTS MICROWAVE

Replace surface light bulbs in the microwave and test for proper operation.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Exterior

The inspector shall inspect: The siding, flashing, exterior doors, and trim. All eaves, soffits and fascia where accessible from the ground level. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

The inspector is not required to: Inspect any exterior component not readily visible or accessible from the ground. Inspect or operate screening, shutters, awnings, and similar seasonal accessories, trees, fences, boundary walls, and similar structures, geological and soil conditions, recreational facilities, outbuildings other than garages and carports, docks, erosion control and earth stabilization measures. 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 drywells, Determine the integrity of multi-pane window glazing or the thermal window seals. **Trim or structural rot may be present on wood and building components not reported on due to weather, concealment, or occupancy conditions during the inspection.**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Structural Components

The inspector shall inspect: The visible structural components of the basement, foundation, attic, and crawlspace.

The inspector is not required to: Provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace or attic areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, and traverse attic load-bearing components that are concealed by insulation or by other materials. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, operate sump pumps with inaccessible floats, identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.

The inspection is in no way a guarantee that the home will remain water tight in the future. The inspector can only report on the conditions present at the time of inspection. While every attempt will be made to locate any current water entry, the buyer should be aware that future water entry may occur due to weather conditions and other causes that were not present during the home inspection.

Any mold related comments in this report are only inserted as a courtesy to the buyer. The scope of this inspection does not include a full mold evaluation of the home. There is always the possibility that mold will be present in areas that are not accessible or visible or that mold will grow in the home after the inspection. If mold conditions are suspected or if there is a mold concern, mold testing is recommended to be completed prior to closing.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Deck / Patio / Porch

The inspector shall inspect: The decks, stoops, steps, stairs, porches, and railings readily accessible from the ground or from the occupant side of the deck, stoop, or porch. The inspector shall inspect for basic function only and report any significant deficiencies or unsafe conditions.

The inspector is not required to: Inspect for current code or cosmetic issues. Inspect attachment methods concealed behind walls or ceilings. **Trim or structural rot may be present on wood and building components not reported on due to weather, concealment, or occupancy conditions during the inspection.**

If the deck is over 10 years old, periodic repairs/replacement of deck floor boards and framing members will be required as normal maintenance. Deck boards will weather over time and will require replacement.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Garage/Carport

The inspector shall inspect: All readily accessible and visible garage door components and test basic function of the garage doors and garage vehicle door operators with installed wall controls. The occupant door between the garage and dwelling.

The inspector is not required to: Perform a pressure test for garage door safety equipment. Remove any personal belongings.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Roofing

The inspector shall inspect from ground level or eaves: the roof coverings, the gutters, the downspouts, the vents, flashings, skylights, chimney and other roof penetrations.

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 arresters, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

The complete water tightness of a roof may be unknown unless there is heavy rainfall during the inspection which produces visible signs of water. The COMPANY does not guarantee that the roof will remain leak free for any period of time. This inspection does not include hail damage. The roof was not mounted. It was observed from the ground level with binoculars. During times of extreme weather conditions, such as heavy rains or tropical storms, water entry or leaks may occur throughout areas of the roof, which may not be points of water entry in normal weather patterns, and may not be evident at the time of inspection. The roof inspection is completed with consideration given for the age of the roof shingle and normal wear and tear.

Asphalt/fiberglass shingles have a normal life of 15-20 years, depending on weather conditions, before needing replacement. If your roof falls within this age range, replacement or repairs should be expected in the near future and should be evaluated by a licensed roofing contractor.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Insulation and Ventilation

The inspector shall inspect: Insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, kitchen, bathroom, and laundry venting systems, clothes dryer exhaust systems, and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The inspector is not required to: Inspect any concealed insulation and vapor retarders, or venting equipment that is integral with household appliances. Disturb insulation or report on the adequacy or energy efficiency of any items. Inspect any concealed or the interior sections of vent pipes or flues.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Heating / Central Air Conditioning

The inspector shall inspect: The heating and cooling systems for basic function only using normal operating controls. The fireplace, vent systems, flues, and chimneys.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, sanitization devices, whole house mechanical ventilation systems, electronic air filters, ground-source HVAC systems, water source systems and HVAC ductwork. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the HVAC system. Light or ignite pilot flames. Override electronic thermostats. Inspect window units, through-wall units, or electronic air filters. Operate cooling equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Examine electrical current, coolant fluids or gasses, or coolant leakage. 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 or logs. Light pilot flames. Inspect combustion and/or make-up air devices. Move fireplace inserts, stoves, or firebox contents.

This inspection does not include the interior section of ductwork or HVAC systems for mold, dirt, or harmful substances.

The typical life span of heating and cooling systems is 20-25 years and 8-15 years respectively. If your systems fall within this range, you should expect failure and the need for repairs or replacement. All systems should be serviced bi-annually as a part of routine home owner maintenance.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Electrical System

The inspector shall inspect: The service drop, service entrance conductors, cables, raceways, service equipment, main disconnects, service grounding, interior components of service panels and subpanels, conductors, overcurrent protection devices, a representative number of installed light fixtures/switches/receptacles, and ground fault circuit interrupters and arc fault circuit interrupters.

The inspector is not required to: Inspect remote control devices, test smoke and carbon monoxide alarms, security systems, low voltage wiring systems and components, or generators and generator components. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Measure or determine the amperage or voltage of the main service if not visibly labeled. Activate any electrical systems or branch circuits which are not energized. Verify the continuity of the connected service ground. Determine the accuracy of breaker labeling. Inspect exterior lighting not attached to the home.

The electrical is inspected while giving consideration to the age of the system and older systems are not inspected to modern standards.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Plumbing System

The inspector shall inspect: All visible interior water supply and distribution systems including fixtures and faucets, interior drain, waste, and vent systems including fixtures, water heating equipment and hot water supply systems, fuel distribution systems, sewage ejectors, sump pumps and related piping.

The inspector is not required to: Inspect clothes washing machine connections, interiors of vent systems, flues, chimneys that are not readily accessible, wells, well pumps, water conditioning systems, fire suppression systems, sprinkler and landscape irrigation equipment, septic and other sewage disposal systems. Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate 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 and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

This inspection will not determine the condition of the underground main water pipe or main sewer pipe. The type of material used for the underground main water pipe and sewer pipe is unknown and can not be inspected. Cast iron drain pipe has a life expectancy of approx. 40-60 years before corrosion and rust will occur. If the home has cast iron drain pipes, there is the possibility that repairs/replacement will be needed in the near future. It is recommended that any cast iron drain lines still in use in the home be further evaluated by a plumber. Also, a sewer scope is recommended to assess the condition of the main underground sewer pipe as this condition is unknown to the general home inspector.

The typical life span of water heaters is 10-12 years. If your water heater falls within this range, you should expect failure and the need for replacement in the near future.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Interiors

The inspector shall inspect: Walls, ceiling, floors, Steps, stairways, balconies, railings, countertops and a representative number of installed cabinets, and a representative number of doors and windows.

The inspector is not required to: Inspect paint, wallpaper, other finish treatments on the interior, floor coverings, window treatments, coatings on and the hermetic seals between panes of window glass, central vacuum systems, or recreational facilities. Inspector does not inspect for minor or cosmetic issues in floor coverings.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.

Built-In Kitchen Appliances

The inspector shall inspect: Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. Appliances are tested for basic function only.

The inspector is not required to: Inspect installed and free-standing kitchen appliances not listed above. Inspect clothes washers/dryers or any laundry appliances. Inspect appliance thermostats, adequacy of heating elements, indicator lights, door seals, timers, clocks, timed features, self-cleaning oven cycles, and other specialized features of the appliance.

Kitchen appliances last approximately 9-15 years before needing repairs or replacement.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any recommendations by the inspector should be followed up with a qualified contractor prior to closing.