

Victory Property Inspections



May 31st 2022, 2:28 pm

Inspection performed by:

Jerry Hines

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Only inspector present at time of inspection

General Information

BUILDING ADDRESS: 7777 Superman Hwy
CITY: Atlantis
STATE: Georgia
ZIP CODE: 11223
INSPECTION DESCRIPTION: General Home Inspection
SQUARE FOOTAGE: 2245

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Only for part of the Inspection

Is the real estate agent present for the inspection?

No

Victory Property Inspections Confidential - for client use only. Use by any unauthorized persons is prohibited

ROOF

ROOF TYPE Gable

Notes:

3 tab roof is under one year old, has multiple nail pops due to installation nails not being long enough or possibly contraction and expansion due to climate.

Recommend further evaluation by a qualified contractor.





ROOF MATERIAL Asphalt Shingles

Notes:

3 tab asphalt shingles in new and great condition



SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

ROOF INSTALLATION Fair

Notes:

Multiple roof pops were observed at the time of inspection, this can be due to climate or improper nails /installation.

Recommend further evaluation by a qualified roofing contractor.

CHIMNEY Poor

Notes:

Chimney counter flashing is missing. This flashing is needed to create a seal to protect the roof and Chimney from water damage.

Recommend repair/evaluation by a qualified roofing or Chimney contractor.



FLASHING Fair

Notes:

Drip edge located above the front room window is causing a gap between the shingles and the framing. This could eventually allow water to get in and also pest/insects, and should be repaired.

Recommend further evaluation by a qualified roofing contractor.



GUTTERS AND DRAINAGE Fair

Notes:

Inspector highly recommends installing drainage extensions on all gutter drainage to divert water at least 5 feet away from the home. 7 extensions will be needed.

Gutter spout above front door is not sealed. Without this being sealed during heavy rains water will come out of the top of the spout causing water to drain near the front door.

Gutter spout on rear of the home right side (from facing home) is not attached to the Gutter causing improper drainage.

Gutter spout on the left side of home is damaged possibly by a lawn mower. Replacement of lower spout will be required before extension can be added.

All spouts should be repaired by homeowner or qualified contractor



SKYLIGHTS / ROOF PENETRATIONS Fair

Notes:

Combustion vent flashing on roof is old and can be replaced with a newer boot.

Condition is typical for an item of this age, and would've been great to have been replaced at the same time the new roof was installed.

Although sealing properly this flashing was most likely installed in 1999 when the home was built, making them 23 years old.

This is not necessarily cause for alarm, but something any homeowner should be aware of.



MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Vinyl

Notes:



SIDING CONDITION Fair

Notes:

Nickel size hole on right side of house that needs to be sealed to prevent water intrusion and pest.

Vinyl siding on right side of the house is bowed. Many things can cause this like improper installation and also water intrusion. Recommend to have a qualified contractor perform maintenance and also to determine definite cause to prevent further deterioration.



FLASHING Satisfactory

Notes:

Exterior flashing is "newer" or was recently pressure washed.



EAVES Satisfactory

Notes:

Condition is typical for an item of this age.





FASCIA Satisfactory

Notes:

Recommend a qualified handy man to go through the fascia and set in nails that are not flush. Your fascia protects your roofs edge and prevents water from rolling down under the roof line.





SOFFITS Satisfactory

Notes:

Soffits are in good overall condition and just need to be cleaned, the inspector recommends cleaning your soffiits once every two years with a mild detergent to keep them look clean and also to remove and insects.



TRIM Inspected

Notes:

Condition is typical for an item of this age and the deterioration of the wood trim can be seen in a few photos below. (Front door, and garage door trim pictured below)

Note If planning on painting the exterior of the home also plan on having new trim installed at the same time. Trim can be repaired in most instances and due to the age of this trim it would be best to have it replaced.



EXTERIOR DOORS Inspected

Notes:

Two wholes are drilled into the main exterior entrance allowing air loss, insects, and guest to peer into the home. Aside from the pest intrusion this is a safety Hazzard allowing a view into the home through the wholes. Recommend repair / replacement by a homeowner or handyman. Also on the same door there is some dings or dents but they are just cosmetic.

On the inside of the door leading from the garage in the upper right corner repairs have been made. Recommend inquiring with the current homeowner as to why. This is not necessarily cause for alarm, but something any homeowner should be aware of.





PATIO Satisfactory

Notes:

Condition is typical for an item of this age.

Recommend to have pressure washed periodically to enhance appearance



LANDSCAPE

VEGETATION Inspected

Notes:

Tree root is located right next to the slab on the right side of the home. Roots can disturb and cause cracking although no damage was seen at the time of inspection. Recommend to monitor and or have removed for peace of mind.

Tree limbs can be seen in photo growing above the roof line, this can cause the leaves or debris to accumulate in the gutters causing blockage or damage if enough accumulates. Recommend to have the branches regularly trimmed to prevent any issues.



GRADING Satisfactory

Notes:

Grading slopes away from the home as it should.



SURFACE DRAINAGE Satisfactory

Notes:

RETAINING WALL Poor

Notes:

Retaining wall is old and damaged and should be repaired/replaced by a qualified contractor.



WALKWAYS Satisfactory

Notes:

Condition is typical for an item of this age.

Surface cracks in the walkway were observed but are typical and not cause fir alarm.



GARAGE

DRIVEWAY Not Inspected

Notes:

Unable to inspect due to access limitations.

GARAGE DOOR Fair

Notes:

Recommend to have the weatherstripping replaced to prevent any water intrusion.



GARAGE DOOR OPENER Satisfactory

Notes:

Garage door opener is satisfactory and located to the left of the entry door.

Recommend to have a keypad installed outside of the garage for home owner convenience.



EXTERIOR DOORS Fair

Notes:

Front main entry door has two holes drilled through that serve no purpose. These holes will allow bugs and air in and out of the home. This door also needs to have the weather stripping repaired/replaced to prevent water intrusion.

Recommend further evaluation by a qualified contractor.



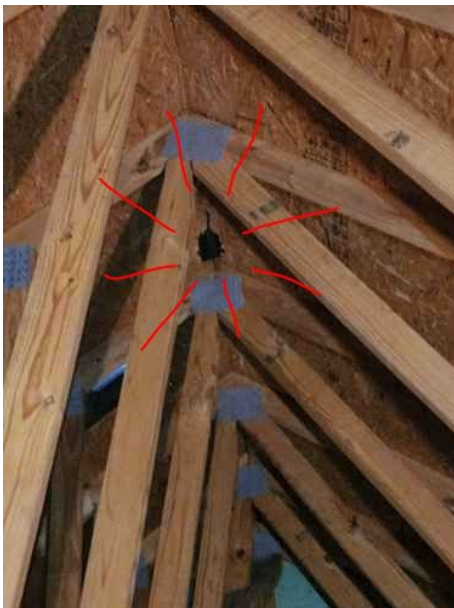
ATTIC

ROOF SHEATHING Inspected

Notes:

Multiple damage areas were observed in the roof sheathing seen in photos. These areas can cause things like inadequate heating and cooling, water damage, mold ect.

Recommend further evaluation and repair by a qualified contractor or roofing company.



FRAMEWORK Inspected

Notes:

Damage was observed on one of the roof trusses, recommended further evaluation and or repair by a qualified contractor.

Also noted was a one piece of frame work that is not attached to anything. Appears this was done when the home was built and is not something to be alarmed about, just something for the owner to know.



VENTILATION Not Inspected

Notes:

Unable to inspect due to access limitations.

INSULATION Satisfactory

Notes:



ACCESS Fair

Notes:

Attic ladder access is missing insulation.

Recommend repair/installation by a qualified contractor to prevent drafting.



CHIMNEY AREA Not Inspected

Notes:

Unable to inspect due to access limitations.

MILDEW PRESENT IN ATTIC? No

Notes:

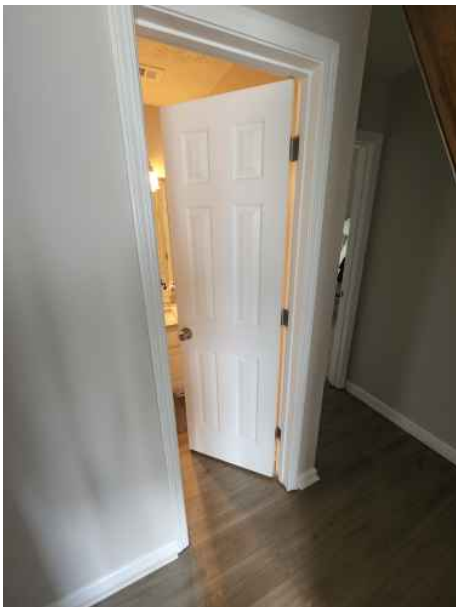
SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

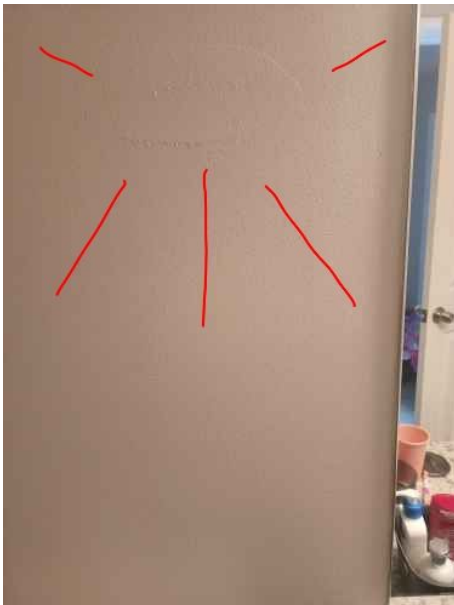


WALLS Fair

Notes:

Previous areas of repair were observed, at the discretion of the owner I recommend to have these spots sanded, primed, and painted. (Cosmetic issue)

Right corner above tub surround is missing caulking and should be replaced by the owner or a qualified contractor.





CEILING Fair

Notes:

Suspected previous water damage spot was located on the ceiling. No current water leak was present. Recommend to have this spot sanded, stained, and repaired properly. (Cosmetic issue)

Chipped paint next to the ceiling register seen in photo. (Cosmetic issue)



COUNTERS Fair

Notes:

Right side of the counter top is missing sealant or caulking. This caulking will prevent water from the sink getting in between the counter and wall causing damage/rot/mold ect.

Recommend repair / replacement by a homeowner or handyman.



SINKS Fair

Notes:

Handle on sink stopper in guest bathroom is broken and just sitting on top of the rod. Stopper does function as needed seen in the photos.

Recommend repair / replacement by a homeowner or handyman.



BATHTUB / SHOWER Fair

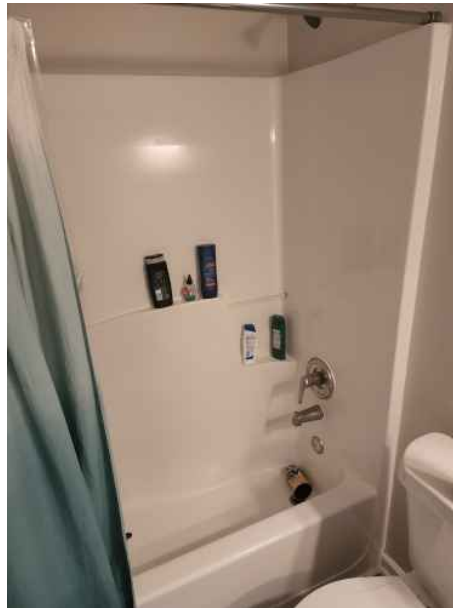
Notes:

Sealant is missing around the shower head to the wall.

Tub stopper/boot plug is missing.

The shower has a small Drip or leak once the handle is closed and needs to be closed just right for the water to stop flowing.

Recommend repair / replacement by a homeowner or handyman.



TOILET Satisfactory

Notes:

Water line cap to toilet should be affixed to the wall and sealed to prevent any water intrusion.

Recommend repair / replacement by a homeowner or handyman.



OUTLETS Satisfactory

Notes:

One gfci outlet was observed and operated correctly under normal circumstances.



LIGHTING Satisfactory

Notes:

One light bulb was out but was tested with the inspectors light bulb and the socket functioned properly



VENTING Poor

Notes:

Bathroom vent is extremely loud and most likely at the end of its life span.

Recommend repair / replacement by a homeowner or handyman.



BATHROOM 2

DOORS Inspected

Notes:

Door does not shut completely when closed and an extra push or pull is needed.

Recommend repair / replacement by a homeowner or handyman.



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

A few small areas of previously repaired areas were observed. Before painting these should be smoothed/sanded.



WINDOWS Inspected

Notes:

Window functions properly under normal circumstances.

note All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion.



CEILING Inspected

Notes:

Poor job at doing a ceiling repair from most likely water damage can be seen. No current water leak was observed at the time of inspection.

Ceiling paint has chipped, or fallen off seen in photo.

Recommend repair / replacement by a homeowner or handyman.



COUNTERS Fair

Notes:

Sealant along the left side of the sink is missing.

Recommend repair / replacement by a homeowner or handyman.



SINKS Satisfactory
Notes:





BATHTUB / SHOWER Fair

Notes:

Tub stopper/boot plug is missing.

Damage to the shower door seal was observed.

Recommend repair / replacement by a homeowner or handyman.



TOILET Fair

Notes:

Toilet seat is loose and was tightened.

There is a hole in the wall above the toilet water line cap seen in photo.

Recommend repair / replacement by a homeowner or handyman.



OUTLETS Satisfactory

Notes:

One gfcı outlet was present. During the test function of the outlet it did not reset properly at the outlet and had to be reset using the outlet in the guest bathroom.



LIGHTING Satisfactory

Notes:



VENTING Satisfactory

Notes:

Unit operates as it should. With the vent in the guest bathroom at the end of its life expectancy it would be a good idea to replace this one as well in the master bathroom at the same time.



BATHROOM 3

CEILING Inspected

Notes:

BATHROOM 4

DOORS N/A

Notes:

BEDROOM 1

DOORS Fair

Notes:

Master bedroom door needs to be adjusted and is rubbing the door jam when closed. The damaged paint seen in photo is a result of this.

Recommend repair / replacement by a homeowner or handyman.



FLOORING Satisfactory
Notes:

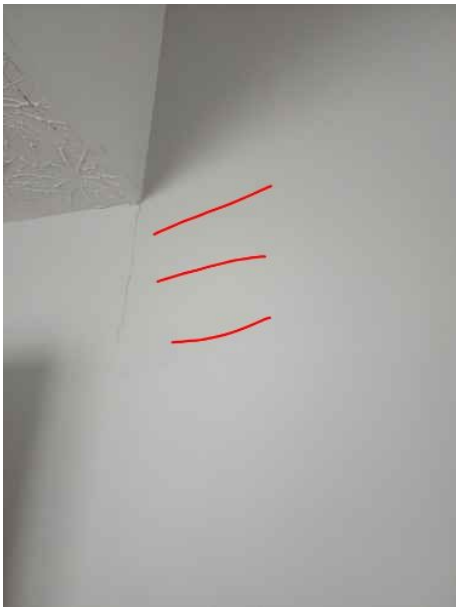


WALLS Inspected

Notes:

Cracks were observed on the walls in the master bedroom, these could be caused by the house settling and are usually not cause for alarm. In this case due to the size and locations of the cracks the inspector recommends further evaluation to be completed by a qualified building specialist or structural engineer.

In the first photo a nail has been inserted into the wall and painted over, it's purpose is unknown. Recommend repair / replacement by a homeowner or handyman.



WINDOWS Fair

Notes:

Window lock on left side in the master bedroom is broken. This can be a safety hazard as well as a function issue. Recommend repair / replacement by a homeowner or handyman.

note All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



CEILING FANS Satisfactory

Notes:



BEDROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

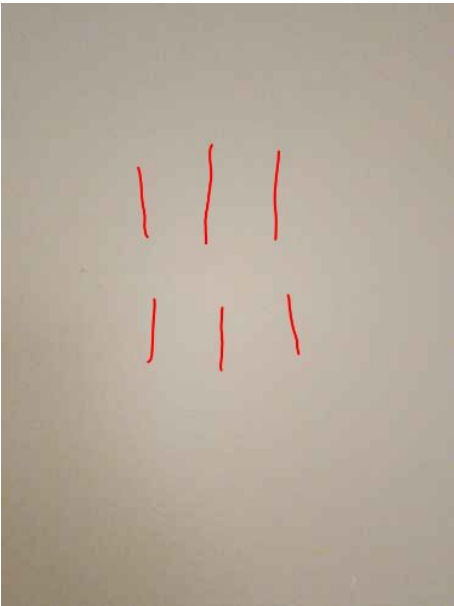


WALLS Satisfactory

Notes:

Drywall tape line can be seen all the way around the room.

Continue to monitor, if condition deteriorates contact a qualified contractor.



WINDOWS Poor

Notes:

Both window locks are broken in bedroom 2 located next to the master bedroom.

Recommend repair / replacement by a homeowner or handyman.

note All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



CEILING FANS Satisfactory

Notes:



BEDROOM 3

DOORS Poor

Notes:

Door is hung incorrectly and does not close without force. The gap at the top of the door seen in the photos is with the door closed as far as it will go with forcing it.

Recommend repair / replacement by a homeowner or handyman.



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



WINDOWS Poor

Notes:

Window lock on the left side is broken and needs to be replaced.

One damaged window seal can be seen in the second photo, this is likely the condition of all windows located around the home. Please see note below

note All windows in and around home have damaged seals and should be replaced or repaired at the home owner's discretion



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



CEILING FANS Satisfactory

Notes:



BEDROOM 4

DOORS N/A

Notes:

BEDROOM 5

FLOORING N/A

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

Various areas of previous repairs were observed, recommended to have the walls smoothed/sanded before painting.



WINDOWS Inspected

Notes:

note All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion



CEILING Fair

Notes:

Previous water stains were observed on the ceiling in the living room, no water leaks were present at the time of inspection.

Recommend repair / replacement by a homeowner or handyman.



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory
Notes:



CEILING FANS Satisfactory
Notes:





FIREPLACE Not Inspected

Notes:

Unable to inspect due to access limitations.



KITCHEN

FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

Various areas of repairs were observed, recommend to have walls smoothed/sanded before painting.



WINDOWS Inspected

Notes:

Door lock on right side of window is bent. Recommend repair / replacement by a homeowner or handyman.

Window above sink has visible mildew most likely from a damaged seal.

note All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion



CEILING Satisfactory

Notes:



COUNTERTOPS Not Inspected

Notes:

Unable to inspect due to access limitations.



CABINETS Inspected

Notes:

1 Cabinet nob is missing located to the left of the oven.

Cabinet door above/right is hung improperly and will not stay shut. Also on the same cabinet on the left there is a gap when the door is closed seen in photo.

Recommend repair / replacement by a homeowner or handyman.



PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

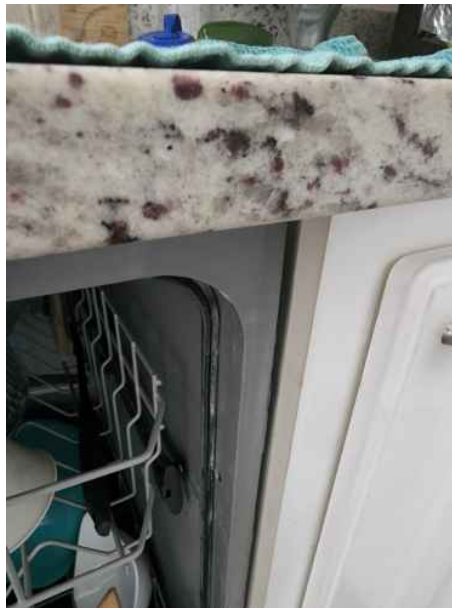


DISHWASHER Fair

Notes:

Dishwasher functions properly but is missing the anchoring bolts and may tip over when loaded or pulled on by a child.

Recommend repair / replacement by a homeowner or handyman.



STOVE / OVEN Satisfactory

Notes:

Gas oven functioned properly at the time of inspection.



EXHAUST HOOD Poor

Notes:

Oven exhaust hood did not turn on under normal operating conditions during the inspection.

Recommend repair / replacement by a homeowner or handyman.





REFRIGERATOR Satisfactory

Notes:

Refrigerator is "newer" and in good condition.



OUTLETS Inspected

Notes:

Although wired properly, outlets within 6 feet of a water source need to be GFCI outlets for safety. There are 6 outlets located around the sink that are in question.

Recommend repair / replacement by a homeowner or handyman.



DINING ROOM

FLOORING Not Inspected

Notes:

Unable to inspect due to access limitations.

WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:



CEILING Satisfactory
Notes:



OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory
Notes:



LAUNDRY ROOM

OUTLETS Satisfactory
Notes:



WATER SUPPLY Satisfactory

Notes:



DRAINAGE Satisfactory

Notes:

*seen in photo with water supply

VENTILATION Satisfactory

Notes:



FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

Look this up, is it deterioration?

SLAB Inspected

Notes:

Foundation deterioration can be observed around all sides of the home.

Recommend further evaluation by a qualified foundation specialist or structural engineer.



OUTLETS Satisfactory

Notes:



MILDEW PRESENT AT FOUNDATION? A small amount

Notes:



PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

3/4



MAIN SHUTOFF VALVE Satisfactory

Notes:

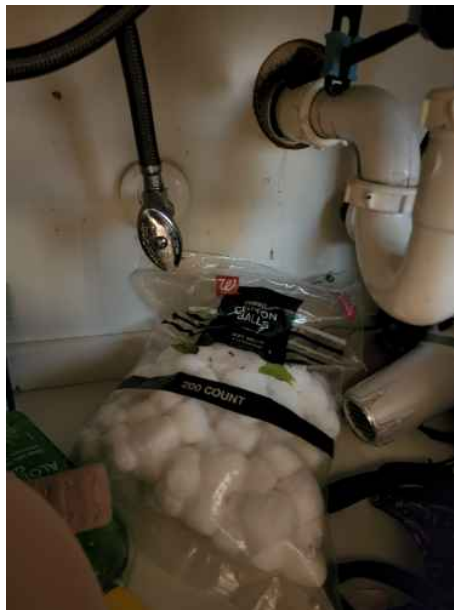
Located in the front of the home by the water meter.



SINK / TOILET SHUTOFF VALVES Fair

Notes:

Shut off valve on guest bathroom has a whole under it that needs to be capped and or sealed.



PRESSURE AT FAUCETS Satisfactory

Notes:

60 psi is the recommended water pressure for your home.

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Inspected

Notes:

34,000 btu

40 gallons

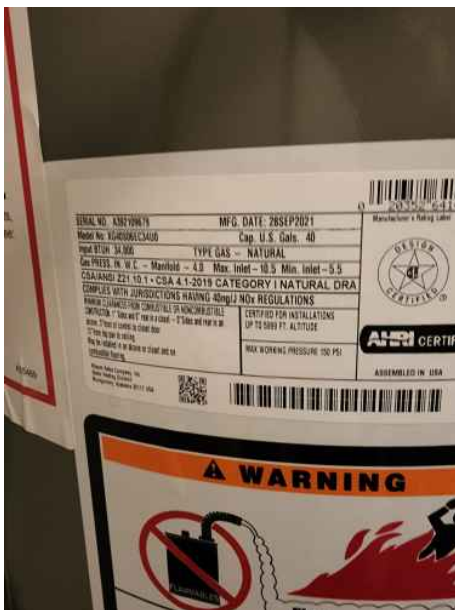
Natural gas

According to the manufacturer's label unit is 1.5 years old.

Most expansion tanks are designed to be mounted vertically (up or down) unless specified by the manufacturer and this unit is mounted horizontally which will shorten its lifespan. It's also mounted to the hot side and mounting to the cold side is the normal recommendation.

Water heater wall thimble is missing.

Recommend further evaluation by a qualified plumbing or water heater contractor.



VENT SYSTEM Inspected

Notes:

See previous noted on water heater

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

In ground located on left side of the home.

240v



CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

200 Amp

Located on left wall inside of garage



RECEPTACLES Inspected

Notes:

As noted earlier the inspector recommends that the receptacles located in the kitchen be switched out to GFCI receptacles.

Normal practice is to have gfci or other extra protection in place for receptacles that are within 6ft of a water source.

AMP RATING 200 Amps

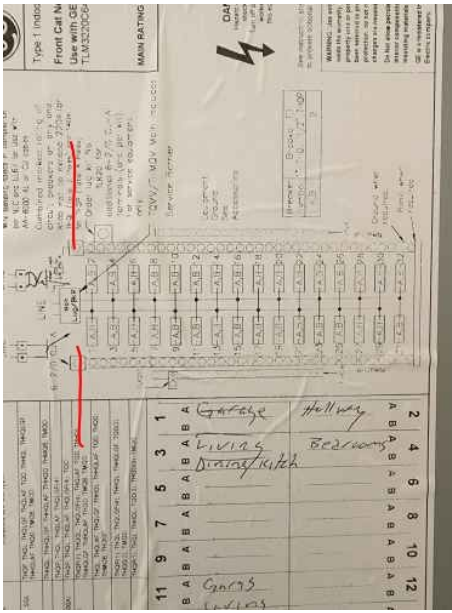
Notes:



MAIN DISCONNECT Satisfactory

Notes:

Main shutoff is located within the breaker box within left side of the garage, see photos below



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:



HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:



VENTING / CHIMNEY Satisfactory

Notes:



HEATING SYSTEM Forced Air

Notes:



HEATING SYSTEM OPERATION Not Inspected

Notes:

Common practice is to not test heat if outside Temps are above 65 degrees.

Recommend to have the until serviced to ensure proper function.

DUCTWORK / PIPING Satisfactory

Notes:

2 of the heating ducts have small constructions due to routing. System is operating correctly



COOLING SYSTEM Satisfactory



AIR FILTER(S) Satisfactory

Notes:

16x25x1



SMOKE ALARM(S) Satisfactory

Notes:

Located in the kitchen, hallway, and in between the master and adjacent bedroom. These are combo carbon monoxide and smoke detectors.

Recommend to test weekly to ensure proper function



CARBON MONOXIDE ALARM(S) N/A

Notes:

*see previous note

ADDITIONAL DETAILS

SUMMARY:

Roof - Roof Type

3 tab roof is under one year old, has multiple nail pops due to installation nails not being long enough or possibly contraction and expansion due to climate.

Recommend further evaluation by a qualified contractor.

Roof - Chimney

Chimney counter flashing is missing. This flashing is needed to create a seal to protect the roof and Chimney from water damage.

Recommend repair/evaluation by a qualified roofing or Chimney contractor.

Roof - Flashing

Drip edge located above the front room window is causing a gap between the shingles and the framing. This could eventually allow water to get in and also pest/insects, and should be repaired.

Recommend further evaluation by a qualified roofing contractor.

Exterior - Siding Condition

Nickel size hole on right side of house that needs to be sealed to prevent water intrusion and pest.

Vinyl siding on right side of the house is bowed. Many things can cause this like improper installation and also water intrusion. Recommend to have a qualified contractor perform maintenance and also to determine definite cause to prevent further deterioration.

Exterior - Soffits

Soffits are in good overall condition and just need to be cleaned, the inspector recommends cleaning your soffits once every two years with a mild detergent to keep them look clean and also to remove and insects.

Exterior - Trim

Condition is typical for an item of this age and the deterioration of the wood trim can be seen in a few photos below. (Front door, and garage door trim pictured below)

Note If planning on painting the exterior of the home also plan on having new trim installed at the same time. Trim can be repaired in most instances and due to the age of this trim it would be best to have it replaced.

Exterior - Exterior Doors

Two wholes are drilled into the main exterior entrance allowing air loss, insects, and guest to peer into the home. Aside from the pest intrusion this is a safety Hazzard allowing a view into the home through the wholes. Recommend repair / replacement by a homeowner or handyman. Also on the same door there is some dings or dents but they are just cosmetic.

On the inside of the door leading from the garage in the upper right corner repairs have been made. Recommend inquiring with the current homeowner as to why. This is not necessarily cause for alarm, but something any homeowner should be aware of.

Landscape - Vegetation

Tree root is located right next to the slab on the right side of the home. Roots can disturb and cause cracking although no damage was seen at the time of inspection. Recommend to monitor and or have removed for peace of mind.

Tree limbs can be seen in photo growing above the roof line, this can cause the leaves or debris to accumulate in the gutters causing blockage or damage if enough accumulates. Recommend to have the branches regularly trimmed to prevent any issues.

Attic - Roof Sheathing

Multiple damage areas were observed in the roof sheathing seen in photos. These areas can cause things like inadequate heating and cooling, water damage, mold ect.

Recommend further evaluation and repair by a qualified contractor or roofing company.

Attic - Framework

Damage was observed on one of the roof trusses, recommended further evaluation and or repair by a qualified contractor.

Also noted was a one piece of frame work that is not attached to anything. Appears this was done when the home was built and is not something to be alarmed about, just something for the owner to know.

Attic - Ventilation

Unable to inspect due to access limitations.

Attic - Access

Attic ladder access is missing insulation.

Recommend repair/installation by a qualified contractor to prevent drafting.

Bathroom 1 - Walls

Previous areas of repair were observed, at the discretion of the owner I recommend to have these spots sanded, primed, and painted. (Cosmetic issue)

Right corner above tub surround is missing caulking and should be replaced by the owner or a qualified contractor.

Bathroom 1 - Ceiling

Suspected previous water damage spot was located on the ceiling. No current water leak was present. Recommend to have this spot sanded, stained, and repaired properly. (Cosmetic issue)

Chipped paint next to the ceiling register seen in photo. (Cosmetic issue)

Bathroom 1 - Counters

Right side of the counter top is missing sealant or caulking. This caulking will prevent water from the sink getting in between the counter and wall causing damage/rot/mold ect.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 1 - Sinks

Handle on sink stopper in guest bathroom is broken and just sitting on top of the rod. Stopper does function as needed seen in the photos.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 1 - Bathtub / Shower

Sealant is missing around the shower head to the wall.

Tub stopper/boot plug is missing.

The shower has a small Drip or leak once the handle is closed and needs to be closed just right for the water to stop flowing.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 1 - Toilet

Water line cap to toilet should be affixed to the wall and sealed to prevent any water intrusion.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 2 - Doors

Door does not shut completely when closed and an extra push or pull is needed.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 2 - Windows

Window functions properly under normal circumstances.

***note* All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion.**

Bathroom 2 - Ceiling

Poor job at doing a ceiling repair from most likely water damage can be seen. No current water leak was observed at the time of inspection.

Ceiling paint has chipped, or fallen off seen in photo.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 2 - Counters

Sealant along the left side of the sink is missing.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 2 - Bathtub / Shower

Tub stopper/boot plug is missing.

Damage to the shower door seal was observed.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 2 - Toilet

Toilet seat is loose and was tightened.

There is a whole in the wall above the toilet water line cap seen in photo.

Recommend repair / replacement by a homeowner or handyman.

Bathroom 2 - Outlets

One gfci outlet was present. During the test function of the outlet it did not reset properly at the outlet and had to be reset using the outlet in the guest bathroom.

Bedroom 1 - Doors

Master bedroom door needs to be adjusted and is rubbing the door jam when closed. The damaged paint seen in photo is a result of this.

Recommend repair / replacement by a homeowner or handyman.

Bedroom 1 - Walls

Cracks were observed on the walls in the master bedroom, these could be caused by the house settling and are usually not cause for alarm. In this case due to the size and locations of the cracks the inspector recommends further evaluation to be completed by a qualified building specialist or structural engineer.

In the first photo a nail has been inserted into the wall and painted over, it's purpose is unknown. Recommend repair / replacement by a homeowner or handyman.

Bedroom 1 - Windows

Window lock on left side in the master bedroom is broken. This can be a safety hazard as well as a function issue. Recommend repair / replacement by a homeowner or handyman.

***note* All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion**

Bedroom 2 - Walls

Drywall tape line can be seen all the way around the room.

Continue to monitor, if condition deteriorates contact a qualified contractor.

Bedroom 2 - Windows

Both window locks are broken in bedroom 2 located next to the master bedroom.

Recommend repair / replacement by a homeowner or handyman.

***note* All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion**

Bedroom 3 - Doors

Door is hung incorrectly and does not close without force. The gap at the top of the door seen in the photos is with the door closed as far as it will go with forcing it.

Recommend repair / replacement by a homeowner or handyman.

Bedroom 3 - Windows

Window lock on the left side is broken and needs to be replaced.

One damaged window seal can be seen in the second photo, this is likely the condition of all windows located around the home. Please so note below

***note* All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion**

Living Area 1 - Walls

Various areas of previous repairs were observed, recommended to have the walls smoothed/sanded before painting.

Living Area 1 - Windows

***note* All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion**

Living Area 1 - Ceiling

Previous water stains were observed on the ceiling in the living room, no water leaks were present at the time of inspection.

Recommend repair / replacement by a homeowner or handyman.

Living Area 1 - Fireplace

Unable to inspect due to access limitations.

Kitchen - Windows

Door lock on right side of window is bent. Recommend repair / replacement by a homeowner or handyman.

Window above sink has visible mildew most likely from a damaged seal.

***note* All windows in and around home have damaged seals and should be replaced or repaired at the home owners discretion**

Kitchen - Cabinets

1 Cabinet nob is missing located to the left of the oven.

Cabinet door above/right is hung improperly and will not stay shut. Also on the same cabinet on the left there is a gap when the door is closed seen in photo.

Recommend repair / replacement by a homeowner or handyman.

Kitchen - Dishwasher

Dishwasher functions properly but is missing the anchoring bolts and may tip over when loaded or pulled on by a child.

Recommend repair / replacement by a homeowner or handyman.

Kitchen - Exhaust Hood

Oven exhaust hood did not turn on under normal operating conditions during the inspection.

Recommend repair / replacement by a homeowner or handyman.

Kitchen - Outlets

Although wired properly, outlets within 6 feet of a water source need to be GFCI outlets for safety. There are 6 outlets located around the sink that are in question.

Recommend repair / replacement by a homeowner or handyman.

Plumbing - Sink / Toilet Shutoff Valves

Shut off valve on guest bathroom has a whole under it that needs to be capped and or sealed.

Plumbing - Water Heater

34,000 btu

40 gallons

Natural gas

According to the manufacturer's label unit is 1.5 years old.

Most expansion tanks are designed to be mounted vertically (up or down) unless specified by the manufacturer and this unit is mounted horizontally which will shorten its lifespan. It's also mounted to the hot side and mounting to the cold side is the normal recommendation.

Water heater wall thimble is missing.

Recommend further evaluation by a qualified plumbing or water heater contractor.

Electrical - Receptacles

As noted earlier the inspector recommends that the receptacles located in the kitchen be switched out to GFCI receptacles.

Normal practice is to have gfcI or other extra protection in place for receptacles that are within 6ft of a water source.