



Folds Inspection Services

PO box 547
Jackson GA 30233-1976
Inspector: **Jay Folds**



Test Field Inspection/ sun









Client(s): **John B King**
Property address: **967 US Highway 92**
Fayetteville GA 30214-3719
Inspection date: **Sunday, December 13, 2020**

This report published on Thursday, December 17, 2020 12:22:33 PM EST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 1

Time started: 10:00

Time finished: 12:00

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: No

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cold

Inspection fee: 400

Payment method: Cash

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1



Age of main building: 1982

Source for main building age: Municipal records or property listing

Front of building faces: West

Main entrance faces: West



Occupied: No



1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

<http://www.reporthost.com/?EPA>

<http://www.reporthost.com/?CPSC>

<http://www.reporthost.com/?CDC>

2)   The water service was not turned on during the inspection. The inspector operates only "normal" controls such as faucets, and does not operate shut-off valves to the water meter or house. As a result, plumbing supply, drain waste and vent lines, traps, pumps, fixtures, and some appliances such as water heaters weren't fully evaluated. The water pressure was not determined. Recommend that a qualified person make a full evaluation of the plumbing system after the water supply is turned back on. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found after this evaluation should be repaired by a qualified plumber.

3)   The natural gas service was not turned on during the inspection. The inspector operates only "normal" controls such as thermostats, stove burner

knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level, Moderate slope, Steep slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below), Trip Hazard

Sidewalk material: Poured in place concrete


Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

Site profile: Moderate slope, Steep slope

4)  Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as [Simpson Strong Tie DTT2 brackets and threaded rod](http://www.reporthost.com/?LB), connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:

<http://www.reporthost.com/?LB>


<http://www.reporthost.com/?SD>



Photo 4-1 underneath deck



Photo 4-2 Deck bolt wrong size

5)  Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. At a minimum, the client should be aware of this hazard. Recommend that a qualified contractor repair or replace guardrails per standard building practices.


6)  One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.



Photo 6-1 Handrail with no return


7)  Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, For safety reasons, recommend that a qualified contractor repair as necessary.



Photo 7-1 walkway



Photo 7-2 Trip hazard



Photo 7-3 Trip hazard




Photo 7-4 Possible Trip hazard

8)  No Sidewalks



Photo 8-1 The right side of Hwy 92 N fire hydrant

9)  Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>



Photo 9-1 (R) side of Deck stairway


10)  One or more drains in the yard or landscaped areas could become clogged. Water may accumulate and become a nuisance or may flow towards the building. Recommend that a qualified person clear drains as necessary.



Photo 10-1 967 US Highway 92



Photo 10-2 drainage easement


11)  The driveway had significant growth of moss or vegetation. Recommend cleaning or removing growth to prevent deterioration.



Photo 11-1


12)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 12-1

13)  Mailbox



Photo 13-1 Mailbox

14)  DECK



Photo 14-1 Deck



Photo 14-2 up view of Deck



Photo 14-3 Downview of Deck



Photo 14-4 (R) side view of deck



Photo 14-5 (L) side view of Deck

15) Front of Property



Photo 15-1 Cross the street from Property

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood

Condition of foundation and footings: Not determined

Apparent foundation type: Crawl space

Foundation/stem wall material: Not determined (inaccessible or obscured)


16)  One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.



Photo 16-1 Front three windows



Photo 16-2 damaged framed


17)  Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior. See Photo



Photo 17-1 (R) side roof; tree limbs touching roof

18) Cable retention slot



Photo 18-1 Tv panel

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

Source for last service date of primary heat source: Property owner

Forced air heating system fuel type: Electric

Condition of venting system: Not determined (inaccessible, obscured, or gas or oil service off)

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: west

Condition of forced air heating/(cooling) system: Not determined (inaccessible, obscured, or power, gas or oil service off)

Condition of furnace filters: Not determined (inaccessible, obscured or not found)

Location for forced air filter(s): Not determined

19) 🔧🔍 One or more "livable" rooms had no visible source of heat. Examples of livable rooms include bedrooms, kitchens and living/dining rooms, NOT hallways, closets or bathrooms. Livable rooms without heat (e.g. heat register, radiator, baseboard or wall heater) can be uncomfortable and have high levels of moisture. Depending on the client's needs, recommend consulting with a qualified heating contractor to determine options for modifying or improving the heating system per standard building practices.



Photo 19-1 Return vent

20) Permanent structures were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearances around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend making repairs or modifications as necessary to maintain these clearances, by a qualified contractor if necessary.



Photo 20-1 AC Conditioner blocking the fuse box



Photo 20-2



Photo 20-3

21) The heat pump or air conditioner condensing unit was not fully evaluated because the . Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).



Photo 21-1



Photo 21-2



22)   The heat pump or air conditioner condensing unit was not fully evaluated because the electricity supply was turned off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).



Photo 22-1

23) Ac Label



Photo 23-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks

through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors, or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Flooring type or covering: Vinyl, linoleum or marmoleum


24)  Guardrail should be 4", Steep stairway



Photo 24-1 (R) living area guardrail



Photo 24-2 Guardrails should be 34"



Photo 24-3 Steep stairway


25)  One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.



Photo 25-1 Crawlspace door entry



Photo 25-2 Bottom door rot

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath

Location #B: Full bath, first floor

Location #C: Laundry room/area, first floor

Condition of sinks and related plumbing: Not determined (water supply off, obscured by stored items, etc.)


Location #A: Full bath, first floor, east

Location #B: Full bath, second floor

Location #C: Full bath, second floor

Condition of counters: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

26)  Laundry Room

3 Prong Dryer outlet



Photo 26-1 washer/dryer room



Photo 26-2 3 Prong

3 Prong

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Not inspected

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts, and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from ground, Viewed from windows

Roof surface material: Wood shakes or shingles

Condition of gutters, downspouts and extensions: Appeared serviceable

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past.

Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Condition of roof surface material: Appeared serviceable


27)  composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



Photo 27-1 Roof Shingle



Photo 27-2 Loose shingle



Photo 27-3



Photo 27-4


28)  Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 28-1 clogged gutter



Photo 28-2 clogged gutter



Photo 28-3 clogged gutter

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Bathroom next to the laundry room




29)    One or more ground fault circuit interrupter (GFCI) circuit breakers in panel(s) # wouldn't trip when tested. GFCI breakers reduce the chance of shock when using equipment in wet areas. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 29-1 Deck GFCI



Photo 29-2 Deck GFCI outlet Not working




30)    One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the bathroom(s), full bath and/or exterior wouldn't trip with a test instrument. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



Photo 30-1 First-floor Bathroom GFCi Outlet not working



31)   Panel(s) # were located in a bathroom. This is not an approved location for electric panels. Recommend that a qualified electrician move the panel(s) or make repairs per standard building practices.



Photo 31-1 Main service panel



Photo 31-2 Main service panel




Photo 31-3 Main service panel
Label Hard to read

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of refrigerator: N/A (none installed)

32)  The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood

manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Recommend that a qualified contractor repair per standard building practices.



Photo 32-1 Microwave



Photo 32-2 Microwave

33) Shouldn't be using a garbage disposal with a septic system



Photo 33-1 garbage disposal

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