



FROST HOME INSPECTION

1481 Fairview Rd. Stockbridge Ga. 30281-1138
Phone No. 678-758-0059 / Fax No. 770-507-8371

www.fhinspect.com mike@fhinspect.com

Inspection report for: Clients name
Inspection location: site address
Any town or city
Georgia



INSPECTION CONDITIONS REPORT



FROST HOME INSPECTION

678.758.0059

INSPECTOR MICHAEL FROST

CLIENT & SITE INFORMATION

DATE OF INSPECTION:

TIME OF INSPECTION:

CLIENT NAME:

EMAIL ADDRESS:

PHONE #:

INSPECTION LOCATION:

CITY/ STATE/ ZIP:

CLIMATE CONDITIONS Clear

BUILDING CHARACTERISTICS

ESTIMATE AGE OF HOUSE: years

BUILDING TYPE: Ranch with basement

HOUSES FACES: South

UTILITY SERVICES

WATER SOURCE: Public/Well

SEWERAGE SOURCE: Private/Septic

UTILITIES STATUS: Water, On

Power, On Overhead

Gas On LP

OTHER INFORMATION

HOUSE OCCUPIED? No

PEOPLE PRESENT: Buyer

PAYMENT INFORMATION

TOTAL FEE:

Frost Home Inspection agrees to conduct an inspection in accordance with the terms and conditions of this PRE-INSPECTION AGREEMENT, for the purpose of informing the customer of major deficiencies in the condition of the property. This will be a visual inspection of only readily accessible areas. We do not inspect areas and systems which are not accessible to the view of the inspection; i.e. covered wiring in the walls, blocked access to attic due to storage, etc. We do not move items or furniture to do inspections. Nationally accepted professional inspection standards will be observed. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the Customer. The written report will *only* include: General exterior, including roof, gutter, chimney, drainage, and grading- Structural condition and basement - Electrical, plumbing, hot water heater, Quality, condition, and life expectancy of major systems - Heating, and air conditioner

General interior, including ceilings, walls, floors, windows, insulation, and venting and Kitchen, appliances.

It is understood and agreed that this inspection is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection.

Equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification of past or present governmental codes or regulations of any kind. We do not do appraisals. Any findings we do have are only recommendations. We do not make assessments or estimates on repairs. We do not do repair work.

The inspection and report do not address and are not intended to address the possible presence of or danger from potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and water or airborne hazards. Also excluded are inspections of and reports on security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents, termites, and other insects.

The parties agree that Frost Home Inspection, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, or any bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. FROST HOME INSPECTION IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should FROST HOME INSPECTION and/or its agents or it's employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of FROST HOME INSPECTION and/or its agents or employees, within a 30 day grace period after the inspection, shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the Inspection and Report

Questions to ask the Homeowner

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown 1. Do you have private water supply?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown 2 Do you have an on-site waste system (e.g. septic system, etc.)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown 3. Have you made any recent system upgrades?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown 4. Are you aware of any problems with the dwelling?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown 5. Have there been any major additions during your ownership?
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> N/A 6. Did you obtain all proper permits for the work?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown 7. Is there any other information you would like to supply?

Red flag items

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Underground fuel storage on the premises? Fuel type?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Possible asbestos containing material on premises? <input type="checkbox"/> Friable <input type="checkbox"/> Non-Friable Where?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 8" block foundation walls with unbalanced load of more than 4"?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Chimney older than 50 years?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FRT plywood present at the attic?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Excessive rust or defective heat exchanger?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there Polybutylene piping present? Where?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is composition siding board present? What type?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is Foam-Based stucco present? Where?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Was there visible mold present? Where? Suspected mold present at the basement rear left drywall approximately 12-18 inches from floor.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are there any electrical panels Federal Pacific (FPE) Panels?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Further evaluation needed by: <input type="checkbox"/> Electrical Contractor <input type="checkbox"/> HVAC Contractor
<input type="checkbox"/> Plumbing Contractor <input type="checkbox"/> Well Contractor <input type="checkbox"/> Chimney Contractor <input type="checkbox"/> Septic Contractor
<input type="checkbox"/> Structural Engineer <input type="checkbox"/> Roofing Contractor <input type="checkbox"/> Other

***Please note: the air conditioner and heating system was tested and operated at time of inspection. Due to the age of the heating system inspector recommends replacing unit in the near future due to age of system.**

REPORT SUMMARY

Based on the opinion and the findings of the Inspector, the following items warrant attention, immediately or in the near future. Please note that the report summary is only part of the entire inspection report, and is not all inclusive. Some minor items may be listed in the report summary for your convenience, and other items are listed within the main report.

***Please note: findings and defects noted in this report are not based on any code or current building requirements. The findings and noted defects were based on safety concerns and standard industry requirements.**

Note: Due to the amount of defects, safety violations and size of photos only an adequate representation of pictures are included in the report summary. Please see photo zip file for all photos taken at the time of inspection.

Exterior surfaces/stone veneer/wood siding



1. The stone veneer at the left side has cracks present above the garage door and window areas. The window and door frames appear to have no lintels to properly support the weight of the stone veneer wall. Recommend restructuring the entry ways to the basement at the left side and at the rear entry to support the doors and windows.
2. The wood siding at the front right corner and at the upper chimney area have signs of wood deterioration and damage possibly due to moisture or previous signs of termites at the right front corner.

Windows



3. Windows at rear portion of the house basement area have signs of failed insulated glass seals.

Roof and gutters



4. Roof covering at the rear patio area have signs of lifted shingle due to pop up nail fasteners.
5. The metal flashing at various locations of the roof vents and roof fans have signs of rust and corrosion.
6. Gutters located at the rear portion of the house over the deck and at the rear portion of the house right rear patio area have signs of detached fasteners and negative slope not allowing moisture to drain properly.

Lots and ground – grade



7. The grade at the right rear area appears to slope towards the house. The grade at the rear area underneath the deck at the patio appears to slope towards the rear patio area. Negative slope conditions may contribute to previous signs of moisture in basement and rear patio underneath deck area.

Front porch



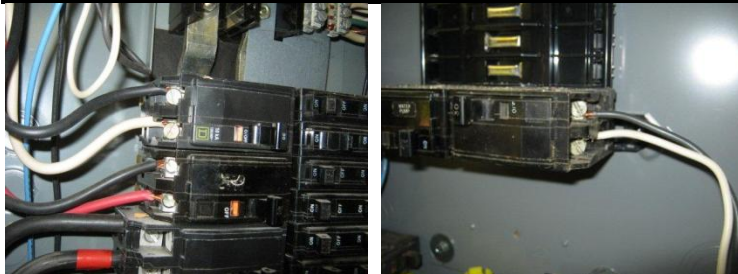
8. The front porch area does not have a guard rail with balusters no further than 4 inches apart due to the safety issue at this location recommend installing a guard rail and balusters to help prevent safety and all has at the elevated area of more than 30 inches. Recommend installing guard rail at least 36 inches high.

Garage



9. The garage door appears to be cut to the slope of the garage slab floor. This condition is not a defect. The slope of the garage slab floor appears serviceable and sloped properly to the edge and drive way area.
10. The gaskets seal for the garage door appears to be loose. Recommend attaching seal to door to prevent moisture intrusion into the garage area.
11. Garage door opener does not have auto sensor reverse mechanism installed. Recommend installing the auto sensor reverse switch to allow door to reverse in the event of obstruction.

Electrical service/panel/wiring/outlets



12. The electrical wiring (Romex) has hot white wiring present at the top left double circuit breaker of the main panel and at the lower right doubles circuit breaker of the subpanel. White wiring is normally used for neutral wiring at buss bars and at ground fault or arc fault breakers. Recommend marking hot white wiring to indicate live current present at these locations.

13. Panel cover for the subpanel as open knockouts with duct tape covering openings. This is not an acceptable condition recommend a licensed electrician install knockout covers at the subpanel.



14. Uncovered outlets located at the basement ceiling framing area at the right side above lights. Open junction boxes are located at the rear right area and at the front right area of the basement exposing hot wiring. Outlets at the right basement area do not operate when tested. Recommend a licensed electrician to all repairs and service to the electrical components outlets and junction boxes

Ground fault circuit interrupters



15. The outlets located at bathroom into the sink areas are not ground fault protected. Recommend a licensed electrician install GFCI outlets at the bathroom sink areas and at the kitchen sink area.

Kitchen



16. The kitchen sink has a garbage disposal installed with septic tank present at this property. Disposal is not recommended for a property with septic tank present.

Fireplace



17. Fireplace has signs of previous settling due to cracks located at the stone and mortar on the right and left front corners of the fireplace hearth.

18. The fireplace combustion air that is in proper and terminates inside or framing of the basement area located below the fireplace. The vent pipe is improper material. Recommend installing a metal vent pipe to extend and discharge to exterior location.

Basement



19. Signs of previous moisture stains are located at concrete block wall in the basement at the right and front sections of basement. No signs of moisture current or ongoing are present at the time of inspection.
20. Signs of moisture are present in previous conditions at the left rear basement room where drywall is present. Drywall has signs of mildew present due to previous moisture intrusion. Recommend an air quality control tests be performed and recommend all signs of mildew be removed and repaired at the drywall locations of the rear left basement area.

Structure/doorways



21. Signs of possible settling appear to have occurred at the left rear basement structure and main floor area. The doorway at the rear left basement finished area and the doorway at the main floor rear left bathroom closet have signs of settling due to uneven doors cracked drywall and doors seizing at door jams and unable to close. Recommend a structural contractor evaluate to assess further support in these areas or to even door jams at these locations to allow doors shut proper.

AC unit condensate lines/ HVAC fuel line and valve



22. AC unit condensate line terminates and discharges at the stone veneer and foundation grade area. Recommend extending the condensate line to terminate away from the foundation to help prevent deterioration at the mortar and help prevent moisture intrusion at the basement foundation.
23. According to the HVAC specialist that tested and evaluated the burners and fuel line and valve the fuel valve needs to be converted to an LP fuel valve. Recommend fuel valve convertor be installed to comply with the LPG type of fuel supply.

GROUNDS

DRIVEWAY

MATERIAL: Asphalt
CONDITION: Acceptable

SIDEWALKS

MATERIAL: Concrete
CONDITION: Acceptable

RETAINING WALLS

MATERIAL: Block
CONDITION: Acceptable

GRADING & SURFACE DRAINAGE

CONDITION: Defective

VEGETATION:

CONDITION: Acceptable

PATIOS/DECKS & BALCONIES

MATERIAL: Concrete
CONDITION: Acceptable

COVER

TYPE: Open design
CONDITION: Acceptable

PORCHES

MATERIAL: Open design
CONDITION: Acceptable

EXTERIOR STAIRS

MATERIAL: Brick
CONDITION: Acceptable

FENCES & GATES

MATERIAL: N/A
CONDITION: Not Present

=====

EXTERIOR

WALL COVERINGS

MATERIAL: Stone Veneer/Real wood siding
CONDITION: Defective

If Brick veneer siding present were weep holes installed. Yes No

HOUSE FRAMING CONDITION: Acceptable

TRIM

MATERIAL: Wood
TRIM CONDITION: Acceptable

EAVES, SOFFITS AND FACIA

MATERIAL: Wood
CONDITION: Acceptable

VISIBLE FLASHING:

CONDITION: Acceptable

CHIMNEY

TYPE: Wood Framing Metal Flue

CHIMNEY CONDITION: Acceptable

CHIMNEY CAP: Acceptable

SPARK ARRESTOR: Acceptable

EXTERIOR DOORS

CONDITION: Not Inspected

MATERIAL: Wood

INSULATED/STORM DOORS & WINDOWS

CONDITION: Acceptable

MATERIAL: Metal

VISIBLE FLASHING:

CONDITION: Not Present

SCREENS

CONDITION: Acceptable

FOUNDATION & STRUCTURE

FOUNDATION Block 8"

SLAB ON GRADE Not Present

BASEMENT Acceptable

CRAWL SPACE Defective

METHOD OF INSPECTION: Viewed from access (Describe limitations)

ACCESS LOCATION: Basement rear right

TYPE: Other

CONDITION: Acceptable

FOUNDATION CONDITION: Acceptable

VISIBLE FOUNDATION WALLS: Acceptable

MATERIAL: Block 8"

COLUMN/PIER CONDITION: Not present

MATERIAL: N/A

BEAM/GIRDER CONDITION: Acceptable

MATERIAL: Wood

VENTILATION: Acceptable

TYPE: Screened foundation vents

WALL/CEILING FRAMING: Wood

CONDITION: Acceptable

MATERIAL: 2x6 conventional wood framing

FLOOR FRAMING: Conventional

TYPE/MATERIAL: Plywood

CONDITION: Acceptable

INSULATION TYPE: Fiberglass batts
CONDITION: Defective
VAPOR RETARDER: Not Present
MATERIAL: N/A
SUMP & PUMP: N/A
CONDITION: Not present
MOISTURE: Normal
WATER PENETRATION: Acceptable

ROOF & GUTTERS

METHOD OF INSPECTION: Walked the roof
AGE OF ROOF COVERING: 2 years
LIFE REMAINING: 13 years
NUMBER OF LAYERS: 1
ROOF COVERING CONDITION: Acceptable.
STYLE: Gable
MATERIAL: Asphalt composition shingles
EXPOSED FLASHINGS/VENT CAPS: Vent
CHIMNEY # 1 Metal
CHIMNEY # 2 Framed Enclosure
CONDITION: Acceptable
SKYLIGHTS: N/A
CONDITION: Not Present

GUTTERS & DOWNSPOUTS

CONDITION: Defective
MATERIAL: Aluminum

ATTIC

ACCESS TYPE: Pull down ladder/ceiling panel
METHOD OF INSPECTION: Entered
LOCATION: Garage/hall

ROOF FRAMING

CONDITION: Acceptable
MATERIAL: Conventional wood framing 2x4
TYPE OF ROOF: Plywood sheathing

VENTILATION

CONDITION: Acceptable
TYPE: Ridge

VAPOR RETADOR

TYPE: N/A
CONDITION: Not present

INSULATION

TYPE: Blown

DEPTH/CONDITION: Acceptable / 6-8 inches

LEAKS

EVIDENCE OF LEAKAGE: Acceptable

PESTS

EVIDENCE OF PESTS: Acceptable

=====

GARAGE – CARPORT-LAUNDRY

Is firewall present without breach between garage and living space? Yes No

Do components at garage area have proper impact barrier present? Yes No

TYPE: Attached Two car

CONDITION: Acceptable

FLOOR

CONDITION: Acceptable

WALLS/CEILING

CONDITION: Acceptable

MATERIAL: Drywall

VENTILATION

CONDITION: Acceptable

VEHICLE DOOR

NUMBER OF DOORS: 1

CONDITION: Acceptable

MATERIAL: Wood

TYPE: Roll up type

AUTOMATIC OPENER

NUMBER OF OPENERS: 1

CONDITION: Defective

ELECTRICAL

CONDITION: Acceptable

=====

LAUNDRY

LOCATION: Service area

CONDITION: Acceptable

WASHER & DRYER

CLOTHES WASHER: Not Installed

CLOTHES DRYER: Not Installed

DRYER VENTING: Provided

ADDITIONAL FIXTURES: N/A

INTERIOR

An adequate representation of all windows, doors, locks and latches were made and were acceptable except where deficient items are noted.

ENTRY DOORS/Front & Back

CONDITION: Acceptable

MATERIAL: Wood

WEATHER STRIPPING: Acceptable

HARDWARE: Acceptable

INTERIOR DOORS

CONDITION: Defective

MATERIAL: Hollow core

HARDWARE: Acceptable

WINDOWS

CONDITION: Defective

TYPE: Single hung / Dual pane

HARDWARE: Defective

INTERIOR WALLS / CEILINGS

CONDITION: Acceptable

WALL MATERIAL: Drywall

CEILING MATERIAL: Drywall

FLOORS

CONDITION: Acceptable

MATERIAL: Wood/Carpet

FIRE PLACE(S) / WOOD BURNING DEVICE(S)

TYPE: Prefab Wood Burning

MATERIAL: Stone

FUEL BURNING TYPE: Wood

CONDITION: Acceptable

DAMPER/FLUE

CONDITION: Acceptable

MATERIAL: Metal

CEILING FANS

CONDITION: Acceptable

SMOKE DETECTORS

CONDITION: Acceptable

TYPE: Battery

CO2 DETECTORS

CONDITION: Acceptable

TYPE: Battery

STAIRS & HANDRAILS

CONDITION: Acceptable

=====

KITCHEN - APPLIANCES

An adequate representation of all cabinet doors and drawers were made and were acceptable except where deficient items are noted.

COUNTER TOPS

TYPE/MATERIAL: Laminate

CONDITION: Acceptable

CABINETS

TYPE/MATERIAL: Wood

CONDITION: Acceptable

GARBAGE DISPOSAL

CONDITION: Not Present

RANGE/COOK TOP

CONDITION: Acceptable

OVEN

TYPE: Electric

VENTILATION

CONDITION: Acceptable

TYPE: Fan hood

DISHWASHER

CONDITION: Acceptable

SPECIAL FEATURES

Micro-wave

CONDITION: Acceptable

PLUMBING FIXTURES

SINKS: Acceptable.

TOILETS: Acceptable

BATHTUBS: Acceptable

SHOWERS: Acceptable

PLUMBING

MAIN LINE: Acceptable

MATERIAL: Copper

WATER PRESSURE: Acceptable

MAIN SHUT OFF LOCATION: Basement

CONDITION: Acceptable

VISIBLE SUPPLY LINES: Acceptable.

MATERIAL: Plastic/Copper

VISIBLE DRAIN LINES:

CONDITION: *Acceptable*

MATERIAL: *Plastic/PVC/ABS*

PLUMBING VENT/TRAPS:

MATERIAL/TYPE: *Plastic*

SPRINKLERS

CONDITION: *Not Present*

HOSE BIBBS: *Acceptable*

WASTE DISPOSAL SYSTEM: *Acceptable*

WATER FLOW: *Acceptable*

WATER HEATER

CONDITION: *Acceptable*

SIZE/TYPE/AGE: *50 gallon Electric*

VENT PIPE MATERIAL: *N/A*

VENTING: *Not Present*

TPR VALVE: *Acceptable*

MATERIAL: *Brass*

ON SITE SEWAGE DISPOSAL

CONDITION:

Type of septic system: *Private / Septic tank*

Location of septic system in relationship to the home: *suspected front left area*

Septic location comments: *No signs of dye efflorescence at the left area of suspected leach field area.*

Is property occupied at the time of inspection? *No*

Does septic tank have a visible riser? *No*

Septic riser comments: *None*

Is there at least 50' of clearance between septic and well? *Yes*

Clearance comments: *None*

Will this septic evaluation meet the needs of local health officials? *Yes*

Overall assessment of system:

SYSTEM OPERATION

Method of evaluation: *Visual / Septic dye tablets*

Was water run for minimum of 30 minutes? *Yes*

Was Effluent visible on ground? *No*

Effluent comments: *None*

Functional Drainage: *Yes*

Drainage comments: *None*

Additional comments – Septic:

WELL

CONDITION: Not operational

Well type: Riser

Location of well in relationship to home: Rear

Does well have a riser? Yes

Location of pressure tank: N/A

Type of well pump: N/A

Well pump comments: None

Estimated pressure? PSI N/A

Is pressure adequate for geographical area? Unknown

Water sample sent to lab?

Mechanical Condition

Riser: Riser comments: None

Control switches: Control switches comments: N/A

Pressure tank: Pressure tank comments: N/A

Additional Comments – Well: None

HEATING ~ AIR CONDITIONING

HEATING SYSTEM DESCRIPTION

TYPE: **LPG**

HEAT PUMP: **Not Present**

BACK UP STRIP HEATER: **Not Present**

SHUT OFF VALVE / DISCONNECT SWITCH

LOCATION: Basement

CONDITION: **Acceptable** / Note: Due to the age of the furnace and component is past life expectancy for the type of system; recommend the furnace system be replaced in the near future.

INPUT BTU / HR. RATINGS: N/A

APPROXIMATE IN YEARS: 19 years

MANUFACTURER: Lennox

GENERAL CONDITION: **Acceptable**

VENTING: **Acceptable**

COMBUSTION: **Acceptable**

BURNERS: **Defective**

FUEL LINE/CONDITION: **Defective** / According to the HVAC specialist that tested and evaluated the burners and fuel line and valve the fuel valve needs to be converted to an LP fuel valve. Recommend fuel valve convertor be installed to comply with the LPG type of fuel supply.

TYPE/MATERIAL: Solid steel

DISTRIBUTION: **Acceptable**

THERMOSTAT/CONTROLS: Acceptable

AIR FILTERS: Acceptable

COOLING SYSTEM DESCRIPTION

TYPE: Central split system

APPROXIMATE AGE IN YEARS: 9 years

MANUFACTURER: Ruud

GENERAL CONDITION: Acceptable

ELECTRICAL DISCONNECT: Acceptable

CONDENSATE LINES: Acceptable

NORMAL CONTROLS: Acceptable

ELECTRICAL SYSTEM

An adequate representation of all electrical receptacles, outlets, switches and fixtures were made and were acceptable except where deficient items are noted.

AMPS – 200 / VOLTAGE – 120/240

CONDITION: Acceptable

TYPE / MATERIAL Overhead Aluminum

MAIN DISCONNECT

LOCATION: Panel

CONDITION: Acceptable

WIRING METHOD

TYPE: Romex

CONDITION: Defective

GROUNDING

CONDITION: Not traceable / Recommend having an electrician find and repair the ground and post connection

MAIN PANEL CONDITION: Acceptable

OVERCURRENT PROTECTION

CONDITION: Acceptable

TYPE: Breaker type

WIRE CONDUCTOR:

MATERIAL: Copper

CONDITION: Defective

SWITCHES & OUTLETS

CONDITION: Defective

GROUND FAULT CIRCUIT INTERRUPTERS

GFCI CONDITION: Defective