



Southern Standard Home Inspections LLC

Prepared for Jeffrey Spence

Residential Home Inspection

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Disclaimer

This inspection is a visual, non-invasive examination of the readily accessible areas, systems, and components of the property. It reflects conditions observed at the time of the inspection and is not technically exhaustive. Concealed, latent, intermittent, or inaccessible defects may not be identified. The inspection does not constitute a warranty or guarantee of future performance or condition. The inspection and report are subject to the terms, limitations, exclusions, and Standards of Practice referenced in the signed Pre-Inspection Agreement.

Inspection Overview

Weather

Weather	Heavy Rain, Clear
Temperature	90 °F

Findings Summary

14

Recommendation

1

Safety Hazard

Recommendation

14 Items

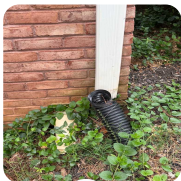


Roof / Coverings

pg. 8

Tree or vegetation close or in contact

Tree or vegetation was observed to be close to or in contact with structure. This condition can lead to several issues, including physical damage to the building, obstruction of pathways, and potential interference with utility lines. The roots of the tree may also cause foundational problems, while overhanging branches can damage the roof, gutters, and siding. Additionally, vegetation in contact with the structure can create a conducive environment for pests and moisture-related issues.



Roof / Roof Drainage Systems

pg. 9

Downspouts Drain Near House

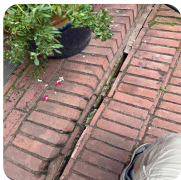
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. Here is a helpful DIY link and video on draining water flow away from your house.

Exterior / Siding, Flashing & Trim

pg. 10

Cracking - Major

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.



Exterior / Siding, Flashing & Trim

pg. 10

Mortar Missing

Mortar was missing between the bricks. Missing mortar can compromise the structural integrity of the wall, leading to potential instability and increased risk of damage. This defect can also allow water to penetrate the wall, causing further deterioration and potential safety hazards. Recommend contractor specializing in masonry for correction.

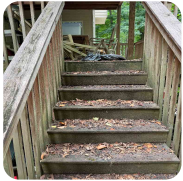


Exterior / Windows

pg. 11

Missing Screen

Window missing screen. Recommend replacement.



Exterior / Decks, Balconies, Porches & Steps

pg. 11

Stairs - Deteriorated

One or more sections of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.

Exterior / Walkways, Patios & Driveways

pg. 12

Driveway Cracking - Major

Major cracks observed. Recommend driveway contractor evaluate and replace.



Exterior / Walkways, Patios & Driveways

pg. 12

Driveway Trip Hazard

Trip hazards observed. Patch or repair recommended.



Exterior / Vegetation, Grading, Drainage & Retaining Walls

pg. 12

Overgrowth

There is overgrowth of vegetation, including vines, shrubs, and possibly tree branches, encroaching upon the exterior surfaces of the house. This vegetation is in direct contact with the building materials, which can lead to several issues such as providing habitat and entry points for insects/rodents, introducing moisture to siding and eventually structure.



Cooling / Cooling Equipment

pg. 15

Unit Not Level

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.



Cooling / Cooling Equipment

pg. 15

Vegetation Too Close

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.



Plumbing / Hot Water Systems, Controls, Flues & Vents

pg. 18

Near End of Life

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Plumbing / Hot Water Systems, Controls, Flues & Vents

pg. 18

No Drip Pan

No drip pan was present. Recommend installation by a qualified plumber.

Fireplace / Lintels

pg. 20

Firewall Cracked

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Safety Hazard

1 Item

Garage / Garage Door

pg. 24

Auto Reverse Sensor Not Working

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair or replace.

Full Report

Roof

General

Inspection Method Binoculars	Roof Type/Style Gable
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Coverings

Material Asphalt/Fiberglass

Tree or vegetation close or in contact

Recommendation

Tree or vegetation was observed to be close to or in contact with structure. This condition can lead to several issues, including physical damage to the building, obstruction of pathways, and potential interference with utility lines. The roots of the tree may also cause foundational problems, while overhanging branches can damage the roof, gutters, and siding. Additionally, vegetation in contact with the structure can create a conducive environment for pests and moisture-related issues.



Roof Drainage Systems

Gutter Material Aluminum

Downspouts Drain Near House

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. Here is a helpful DIY link and video on draining water flow away from your house.



Flashings

Material
Aluminum

Exterior

General

Inspection Method

Visual, Infrared, Attic Access

Siding, Flashing & Trim

Siding Material

Fiber Cement, Brick

Cracking - Major

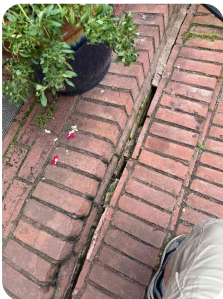
Recommendation

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

Mortar Missing

Recommendation

Mortar was missing between the bricks. Missing mortar can compromise the structural integrity of the wall, leading to potential instability and increased risk of damage. This defect can also allow water to penetrate the wall, causing further deterioration and potential safety hazards. Recommend contractor specializing in masonry for correction.



Exterior Doors

Exterior Entry Door

Steel

Windows

Window Manufacturer Unknown	Window Type Double-hung
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Missing Screen

Recommendation

Window missing screen. Recommend replacement.



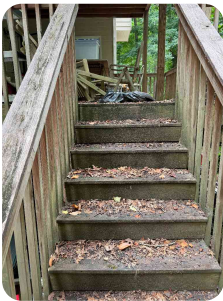
Decks, Balconies, Porches & Steps

Appurtenance Deck, Deck with Steps	Material Wood
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Stairs - Deteriorated

Recommendation

One or more sections of the exterior stairs are deteriorated. Recommend qualified concrete contractor evaluate & repair.



Walkways, Patios & Driveways

Driveway Material Concrete

Driveway Cracking - Major

Recommendation

Major cracks observed. Recommend driveway contractor evaluate and replace.

Driveway Trip Hazard

Recommendation

Trip hazards observed. Patch or repair recommended.



Vegetation, Grading, Drainage & Retaining Walls

Overgrowth

Recommendation

There is overgrowth of vegetation, including vines, shrubs, and possibly tree branches, encroaching upon the exterior surfaces of the house. This vegetation is in direct contact with the building materials, which can lead to several issues such as providing habitat and entry points for insects/rodents, introducing moisture to siding and eventually structure.



Foundation

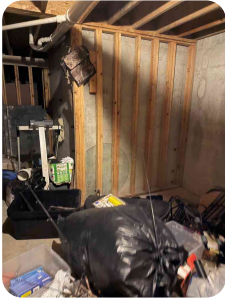
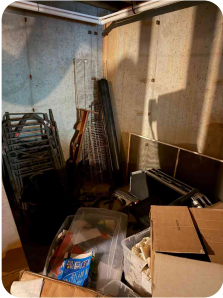
General

Inspection Method Visual	Material Concrete
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Vapor Retarders (Crawlspace or Basement)

Flooring Insulation None

Floor Structure

Basement/Crawlspace Floor Concrete	Material Concrete, Inaccessible
Sub-floor Inaccessible	
Photos  Material  Material  Material	

Heating

Equipment

Brand Carrier	Energy Source Electric
Heat Type Forced Air, Heat Pump	

Distribution Systems

Ductwork Insulated

Cooling

Cooling Equipment

Brand Carrier	Energy Source/Type Heat Pump
Location Exterior South	Air Filter Type Disposable
Air Filter Size 14x25	

Unit Not Level

Recommendation

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.



Vegetation Too Close

Recommendation

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.



Distribution System

Configuration
Split

Plumbing

General

Filters Unknown	Water Source Public
Water Pressure 60 PSI	

Main Water Shut-off Device

Location Basement, North

Drain, Waste, & Vent Systems

Drain Size Drain not present	Material Copper
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Water Supply, Distribution Systems & Fixtures

Distribution Material Copper	Water Supply Material Galvanized
Bath/Shower Types Shower Tub Combo, Separate Tub, Separate Shower, Hydro Massage Tub	

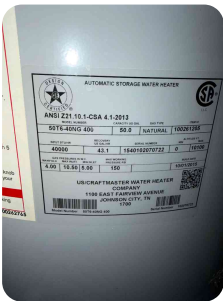
Hot Water Systems, Controls, Flues & Vents

Capacity 50 g	Location Basement
Manufacturer Unknown	Power Source/Type Gas

Near End of Life

Recommendation

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.



No Drip Pan

Recommendation

No drip pan was present. Recommend installation by a qualified plumber.

Fuel Storage & Distribution Systems

Main Gas Shut-off Location

Gas Meter

Limitation

Gas Shut Off

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.

Electrical

Service Entrance Conductors

Electrical Service Conductors
120 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device

Main Panel Location Basement	Panel Capacity 200 AMP
Panel Manufacturer Unknown	Panel Type Circuit Breaker
Sub Panel Location Basement	

Branch Wiring Circuits, Breakers & Fuses

Branch Wire 15 and 20 AMP Copper	Wiring Method Conduit
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Fireplace

General

Type
Wood

Vents, Flues & Chimneys

Chimney Type	Flue Type
Brick	Metal

Lintels

Firewall Cracked

Recommendation

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Attic

General

Dryer Power Source 220 Electric	Dryer Vent Metal, Metal (Flex)
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Attic Insulation

Insulation Type Batt, Blown	R-value R-30
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Ventilation

Ventilation Type Attic Fan, Gable Vents
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Roof Structure

Material Wood	Type Gable
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Exhaust Systems

Exhaust Fans None

Interior

Doors

Door Type Wood

Floors

Floor Coverings Hardwood, Carpet

Walls

Wall Material Gypsum Board

Ceilings

Ceiling Material Gypsum Board

Countertops & Cabinets

Cabinetry Wood	Countertop Material Granite
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Kitchen

Dishwasher

Brand
Frigidaire

Refrigerator

Brand
Frigidaire

Range/Oven/Cooktop

Exhaust Hood Type Vented	Range/Oven Brand Amana
Range/Oven Energy Source Electric	Vent Hood Type External Vented
Vent Hood Brand Same as Microwave	

Garbage Disposal

Brand
GE

Built-in Microwave

Brand
Hotpoint

Garage

Ceiling

Limitation

Inaccessible

Garage ceiling was inaccessible.

Garage Door

Type Sliding	Material Aluminum
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Auto Reverse Sensor Not Working

Safety Hazard

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair or replace.

Garage Door Opener

Manufacturer Chamberlain
