



# Prism Home

AND BUILDING INSPECTIONS LLC

INSPE  
REPORT

## YOUR INSPECTION REPORT

*Home of the full spectrum home inspection.*

**PREPARED BY:**

Rick Simon



**FOR THE PROPERTY AT:**

100 N. Main Street  
My Village, GA

**PREPARED FOR:**

QUIN AND KELLY JONES

**INSPECTION DATE:**

Wednesday, June 27, 2018



**Prism Home**  
AND BUILDING INSPECTIONS LLC

Prism Home and Building Inspections LLC  
340 Eisenhower Dr, Suite 210, Bldg 200  
Savannah, GA 31406

912.355.1349

[www.prisminspections.com](http://www.prisminspections.com)  
[info@prisminspections.com](mailto:info@prisminspections.com)



July 9, 2018

Dear Quin and Kelly Jones,

RE: Report No. 1806, v.4  
100 N. Main Street  
My Village, GA

Thank you for choosing Prism Home and Building Inspections LLC, to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Our consulting service via telephone (912-355-1349 ext. 104) is available at no cost to you for as long as you own the home.

Please visit our website [www.prisminspections.com](http://www.prisminspections.com) for warranty information or further information concerning the inspection process and our services.

If you would like to take advantage of the ISG Full Concierge Service to set up your home's utilities (depending on your municipality), communications, satellite, cable, internet, alarm please call (888) 263-2844 this service is free to our customers and can save you a substantial savings.

We work with Residential Warranty Service (RWS) to provide a Free 90 day warranty to cover your home. If you do not already have a one year home warranty, we encourage you to purchase a full one year warranty from a home warranty provider. As a customer of Prism Home and Building inspections LLC, you can purchase a 18 month warranty for the price of a 12 month plan from RWS. See the RWS Simple Home Warranty link on our website home page or call (800) 544-8156 for more information (plans start as little as \$395 are based on size of home).

Once again thank you for allowing us to work with you.

Sincerely,

Rick Simon, ACI  
General Manager

Sincerely,

Rick Simon  
on behalf of  
Prism Home and Building Inspections LLC

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## INVOICE

July 9, 2018

Client: Quin and Kelly Jones

Report No. 1806, v.4

For inspection at:

100 N. Main Street

My Village, GA

on: Wednesday, June 27, 2018

Home Inspection

\$349.00

Total

\$349.00

PAID IN FULL - THANK YOU!

Prism Home and Building Inspections  
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200  
Savannah, GA 31406  
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# AGREEMENT

100 N. Main Street, My Village, GA June 27, 2018

Report No. 1806, v.4

[www.prisminspections.com](http://www.prisminspections.com)

## PARTIES TO THE AGREEMENT

### Company

Prism Home and Building  
Inspections LLC  
340 Eisenhower Dr, Suite 210, Bldg  
200  
Savannah, GA 31406

### Client

Quin and Kelly Jones

**Total Fee: \$349.00**

This is an agreement between Quin and Kelly Jones and Prism Home and Building Inspections LLC.

## PLEASE READ CAREFULLY BEFORE SIGNING.

1. Client requests a visual inspection of the structure identified at the above address by Prism Home and Building Inspections, LLC hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on the property.
2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.
3. CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company. "Your inspector may have an affiliation with a third party service provider ("RWS") in order to offer you additional value-added services. By entering into this you (a) authorize your inspector to provide your contact information (including your telephone number and email) to RWS, (b) waive and release any restrictions that may prevent RWS from contacting you (including by telephone), and (c) authorize the RWS to contact you (including by telephone and email) regarding special home alarm system offers."
4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement.
5. SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not

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included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement.

Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydro-logical stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the proceeding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softner or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or

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subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in any way insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance in the performance of those services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

9. **DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

10. **ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of the American Arbitration Association. The decision of the arbitrator appointed hereunder shall be final and binding and judgement on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

11. Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Georgia.

12. **ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

13. Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.



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14. SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

15. PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

16. Same day cancellation or failure to cancel an appointment prior to day of scheduled home inspections will result in a charge of a \$125.00 late cancellation fee.

17. ENTIRE CONTRACT: This Agreement covers the Inspection and any subsequent Re-Inspection to this same property for this same client during the course of their current real estate transaction only. This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement NO change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and insure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representative of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

**I, Quin and Kelly Jones (Signature)**\_\_\_\_\_, **(Date)**\_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**



# SUMMARY

100 N. Main Street, My Village, GA June 27, 2018

Report No. 1806, v.4

[www.prisminspections.com](http://www.prisminspections.com)

SUMMARY

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The Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

The deficiencies listed below and the components related to these should be further evaluated and repaired by a licensed contractor or professional. This will allow a specialist to fully evaluate the system and components, and identify issues beyond our scope of work.

There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

[Priority Maintenance Items](#)

## Exterior

### General

- The crawl space is not properly secured to keep pestilence from entering the space. Recommend the openings screened to keep unwanted infestations from inhabiting the space under the home.

**Implication(s):** Damage to insulation, ducting and wiring.

**Task:** Correct



### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Openings between spindles \(balusters\) too large](#)

The opening between the pickets to the balcony railing are too far apart. Recommend adding pickets to decrease opening size to no more than 4 inches as required by building code to reduce risk of fall injury to small child or pet.

**Implication(s):** Fall hazard

**Task:** Correct

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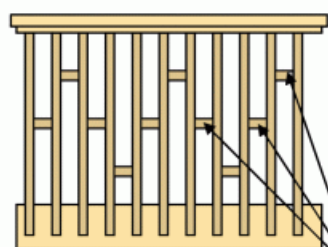
## Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles (balusters)

4" diameter sphere (6" in some jurisdictions)

### construction note:



## Handrails and guards

guards

guards are required if the floor of the deck, porch or balcony is more than 24" to 30" above grade

height above grade

1 handrail required: if more than 3 risers

2 handrails required: if more than 3 risers and stair width >44"

hand-rails

stair width

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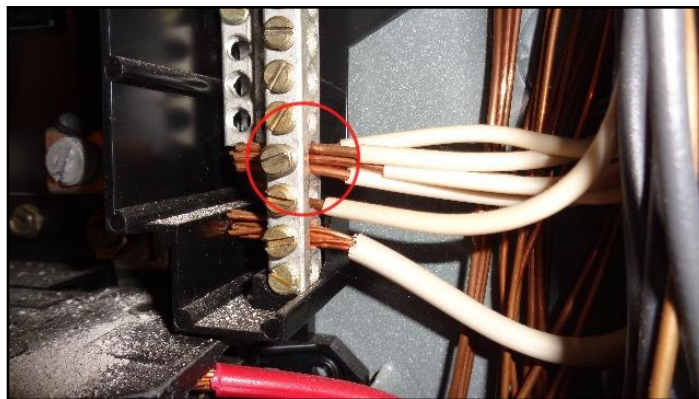
*Openings between spindles (balusters) too...*

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**Condition:** • There are 4 neutral wires secured under one connector screw in the electric panel. At the time of this homes build no more than 2 wires were allowed per connector screw. Recommend an electrician separate the wires to provide proper torque.

**Task:** Correct



**Condition:** • [Not well secured](#)

Added wire (done post construction) installed through the top of electric panel is not secured with a romex connector or anti strain device. Recommend the wire installation corrected by an electrician with install reviewed to terminus end.

**Implication(s):** Electric shock | Fire hazard

**Task:** Correct



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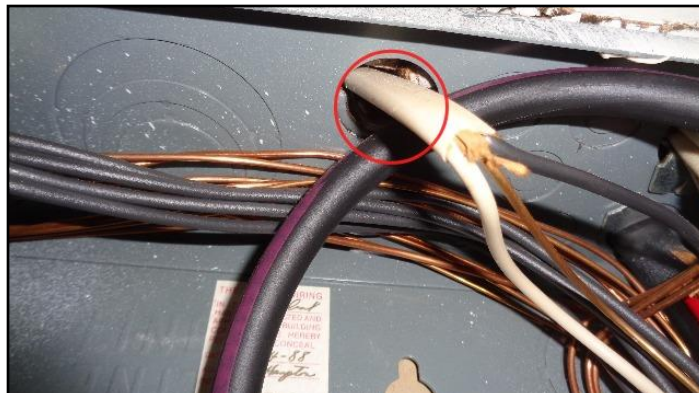
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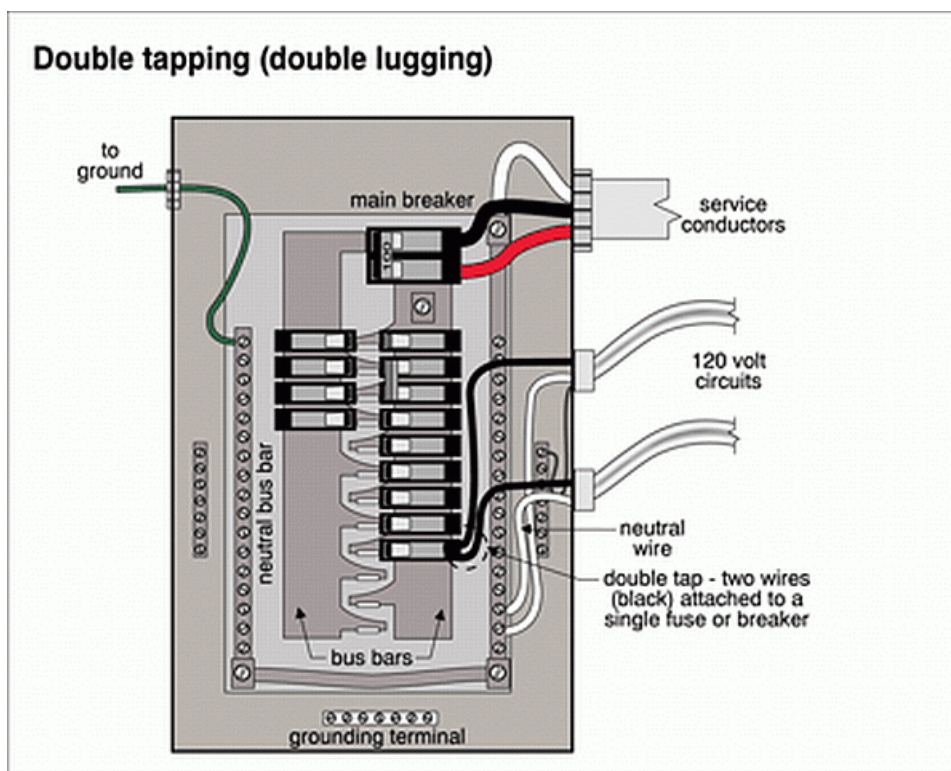
*Not well secured*

**Condition:** • [Double taps](#)

Breaker is housing two wires. Recommend an electrician add an additional breaker to house the extra wire.

**Implication(s):** Fire hazard

**Task:** Correct



# SUMMARY

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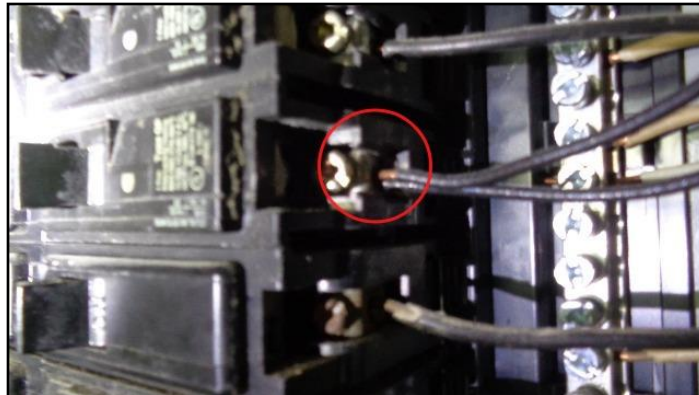
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*Double taps*

## DISTRIBUTION SYSTEM \ Wiring - installation

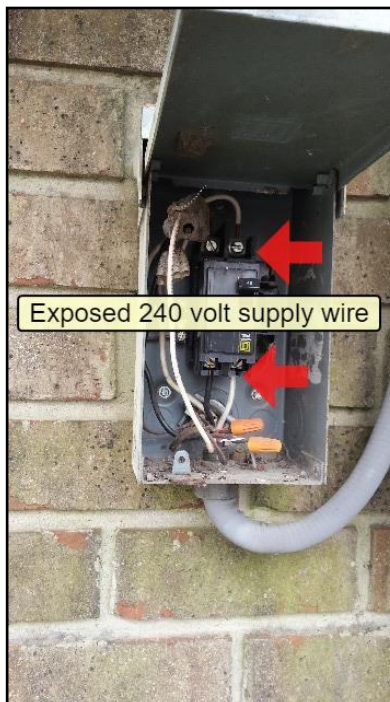
**Condition:** • The 240 volt 30 amp electric supply disconnect box for the Trane air conditioner is missing the inner component which protects the supply wire. As the box is located within reach of children it is recommended that the box be replaced as an immediate concern. Recommend this work done by an electrician.

**Implication(s):** Electric shock

**Location:** Exterior Wall

**Task:** Correct

**Time:** Immediate



**Condition:** • Added circuit wire located in attic space, wires are missing romex connectors at junction box knock out locations and are not properly secured within 1 foot of leaving the box, metal boxes are required to be grounded. Recommend electrician review and correct the added wiring.

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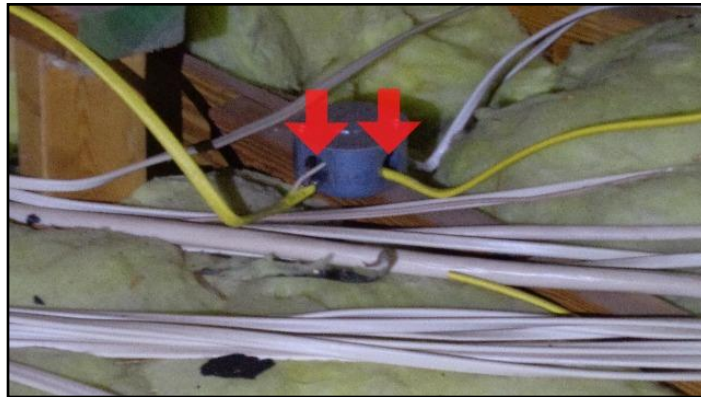
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**Task:** Correct



**Condition:** • [Loose connections](#)

The electric supply to the waste disposal is not properly secured and missing romex connector at the disposal connection. Recommend an electrician review and correct the electric supply to the waste disposal unit.

**Implication(s):** Electric shock | Fire hazard | Interruption of electrical service

**Task:** Correct



*Loose connections*

**Condition:** • [Abandoned wire](#)

Live unprotected abandon wire found in the attic space to the left of attic hatch. Recommend an electrician properly terminate the wire in a junction box or remove.

**Implication(s):** Electric shock

**Location:** Attic

**Task:** Correct

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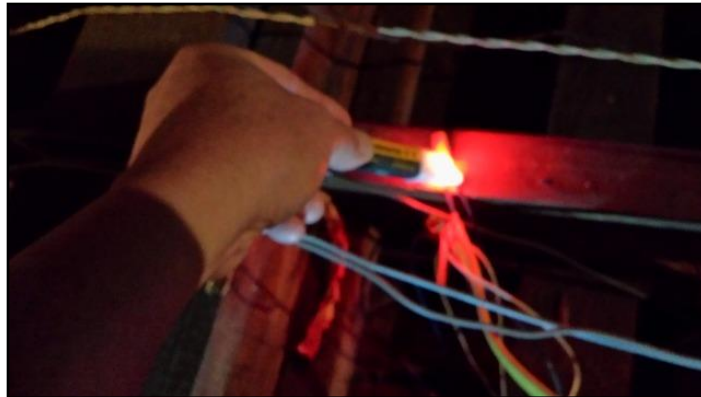
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*Abandoned wire*

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Inoperative](#)

The 240 volt receptacle for the electric dryer is not operational. Recommend an electrician review and correct to provide for electric supply to dryer (no gas connection provided).

**Implication(s):** Equipment inoperative

**Task:** Correct



*Inoperative*

**Condition:** • [Ungrounded](#)

The receptacle located in the front guest bedroom is missing a ground connection (open ground). Recommend an electrician review and correct.

**Implication(s):** Electric shock

**Location:** Bedroom

**Task:** Correct



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*Ungrounded*

**Condition:** • [Loose](#)

Recommend an electrician repair loose receptacle located second floor hall bath.

**Implication(s):** Electric shock | Fire hazard

**Task:** Replace



*Loose*

**Condition:** • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

GFCI protection is missing to the receptacle located near the front entry door, cover is also damaged. Recommend an electrician install a GFCI receptacle and replace the damaged cover.

**Implication(s):** Electric shock

**Location:** Exterior Wall

**Task:** Correct

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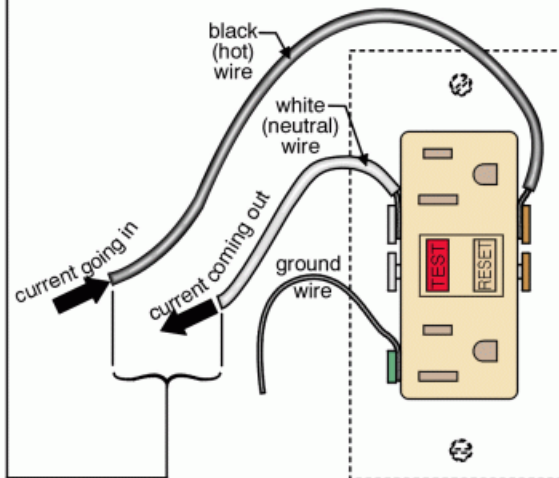
## Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

### note:

if the GFI is in the panel, the entire circuit will be shut down



No GFCI/GFI (Ground Fault Circuit...

**Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The GFCI located in master bath did not trip when tested. Recommend an electrician replace the faulty receptacle.

**Implication(s):** Electric shock

**Location:** Master Bathroom

**Task:** Repair or replace

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*Test faulty on GFCI/GFI (Ground Fault...*

## Heating

### FIREPLACE \ General

**Condition:** • Fireplace chimney crown has surface rust developed. Recommend clean, prime and paint the fireplace chimney crown to prolong useful life.

**Task:** Correct



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## Insulation and Ventilation

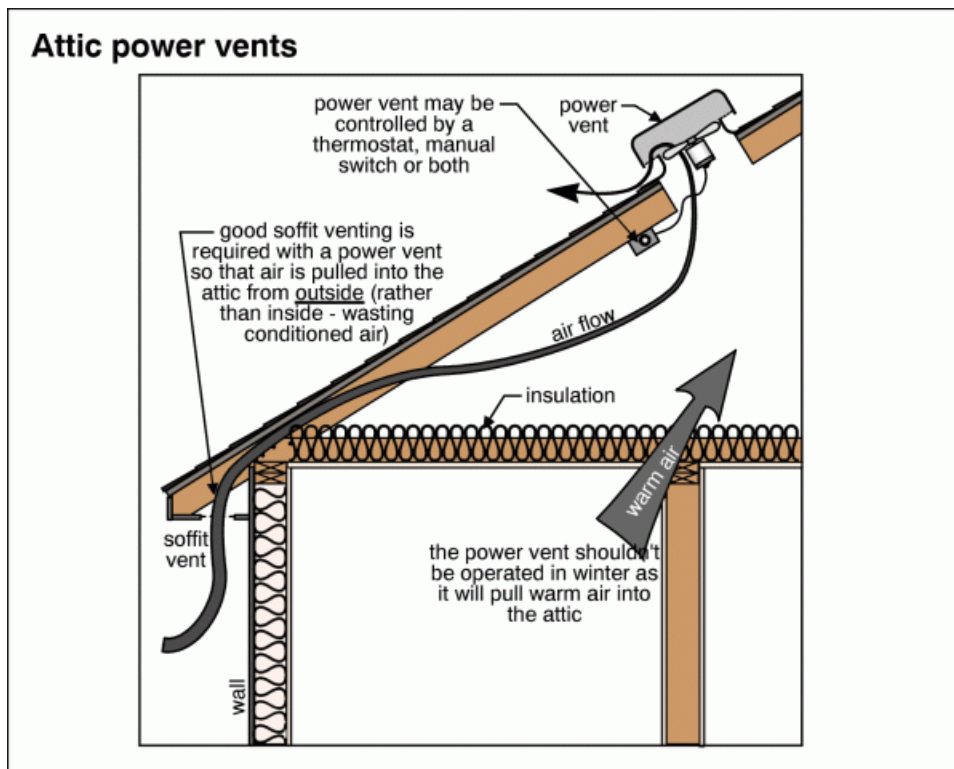
### ATTIC/ROOF \ Power vent

**Condition:** • [Inoperative in summer](#)

The thermostatically controlled roof top vent fan for the attic space is not operational.. Recommend replace the worn unit.

**Implication(s):** Increased cooling costs | Reduced comfort

**Task:** Replace



*Inoperative in summer*

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## Plumbing

### GAS SUPPLY \ Gas piping

**Condition:** • [Improper connections](#)

The gas provider shut the gas off to the in law suite furnace due to a leak at the connection. Recommend a plumber review and correct (I did not test this furnace).

**Implication(s):** Equipment not operating properly | Fire or explosion

**Task:** Correct



*Improper connections*

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**Condition:** • [Combustible clearance](#)

The water heater vent pipe is in contact with combustible materials. Water heater vent pipes are required to have a minimum of a 1 inch clearance from combustibles to reduce risk of fire. Recommend repairs made to cut material away to provide the clearance.

**Implication(s):** Fire hazard

**Location:** Attic

**Task:** Correct



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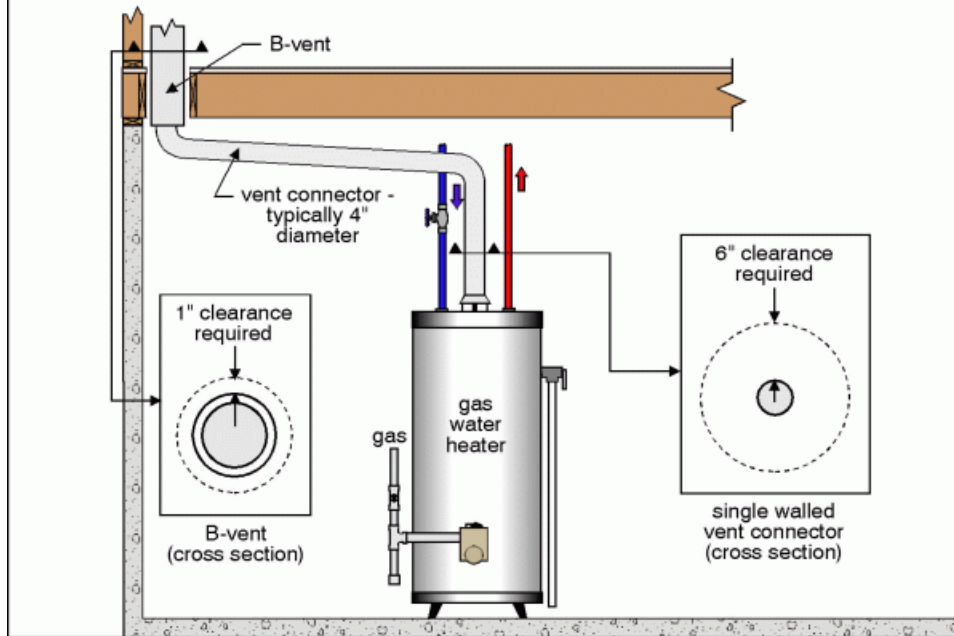
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## Vent clearances



*Combustible clearance*

## WASTE PLUMBING \ Traps - installation

**Condition:** • [Wrong type](#)

S trpa used under the kitchen sink for waste water. This type of trap is no longer in use in modern construction and was discontinued prior to this home build as result of failure. Recommend a plumber replace the trap with a modern P trap to reduce risk of sewer gases from entering the home.

**Implication(s):** Sewer gases entering the building

**Location:** kitchen sink

**Task:** Correct

# SUMMARY

100 N. Main Street, My Village, GA June 27, 2018

Report No. 1806, v.4

[www.prisminspections.com](http://www.prisminspections.com)

SUMMARY

ROOFING

EXTERIOR

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INSULATION

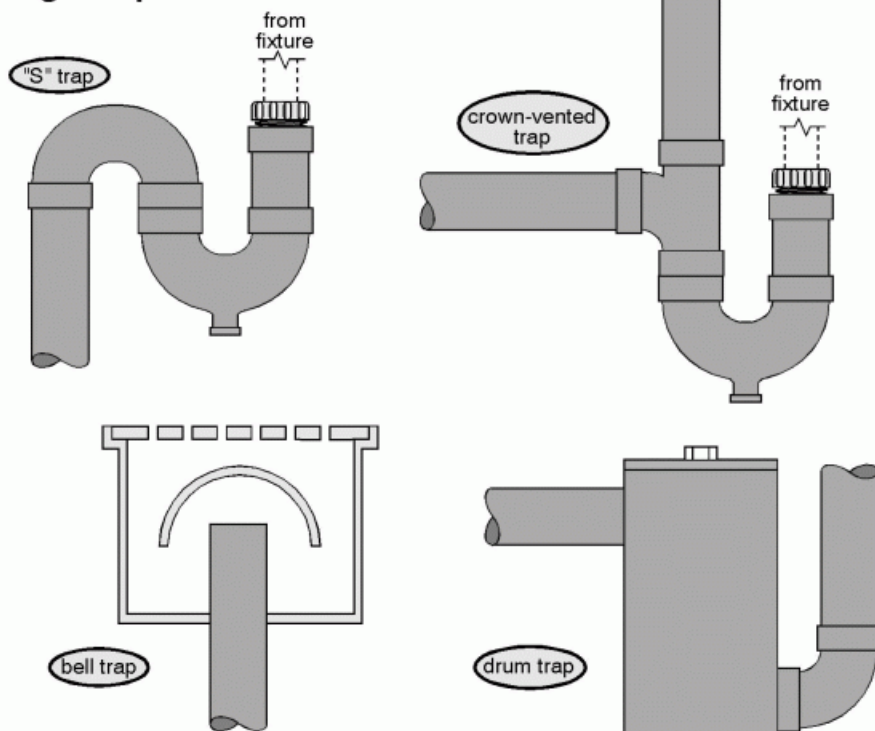
PLUMBING

INTERIOR

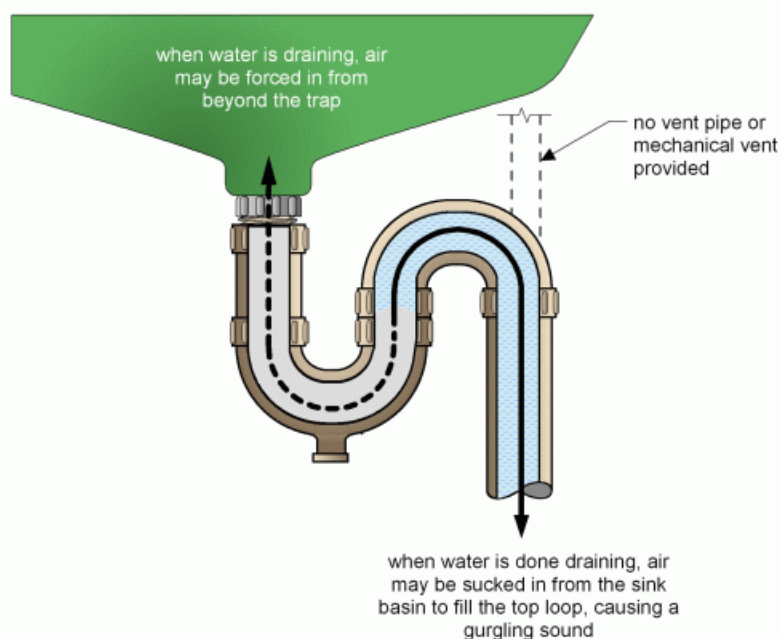
SITE INFO

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## Illegal traps



## S-traps can lead to siphoning





# SUMMARY

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*Wrong type*

## FIXTURES AND FAUCETS \ Faucet

**Condition:** • [Drip, leak](#)

The isolation valve to the hallway bath sink faucet was discovered off at time of the inspection. When the valve was turned on water flowed through the sink faucet while the faucet handle was in the off position. Recommend a plumber repair or replace the leaking faucet.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Second Floor Hallway Bathroom

**Task:** Repair



*Drip, leak*

## Interior

### WINDOWS \ Sashes

**Condition:** • [Won't stay open](#)

Window located in front bedroom will not stay open when raised. Recommend repairs made to secure the loose sash hardware to maintain the window in a open position when raised.

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Task:** Repair

# SUMMARY

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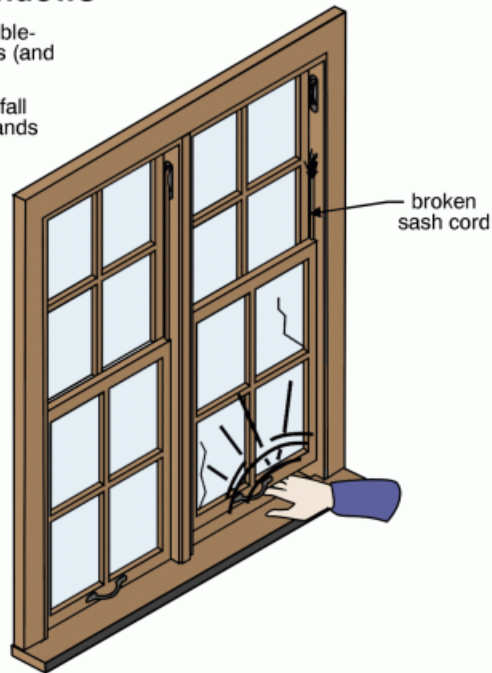
SITE INFO

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## Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



*Won't stay open*

## GARAGE \ Vehicle doors

**Condition:** • Safety cables are missing through e garage overhead door springs. The cables are required to harness the spring when in the event of spring breakage to protect from physical injury. Recommend a garage door specialist install the missing safety equipment.

**Task:** Correct

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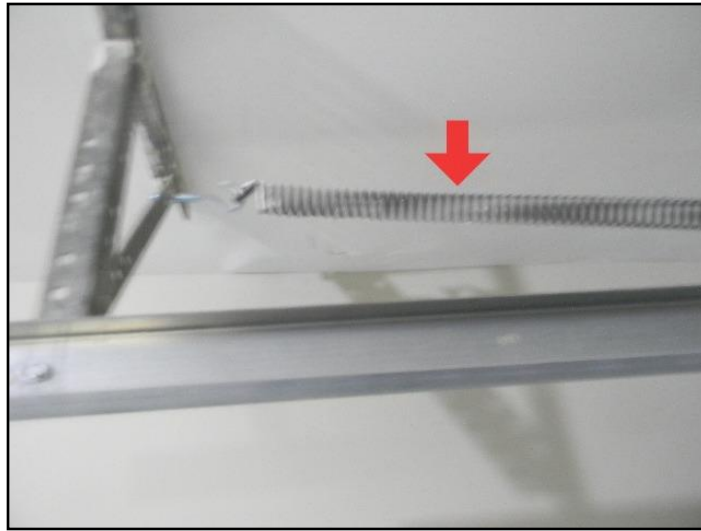
INSULATION

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**Condition:** • [Difficult to open or close](#)

The auto door opener for the garage would not function to close the door, suspect safety equipment is out of alignment. Recommend a garage door specialist review and correct.

**Implication(s):** Equipment not operating properly

**Task:** Correct



*Difficult to open or close*

## APPLIANCES \ Range

**Condition:** • Burner inoperative

The right rear burner to the stove was not operational at time of the inspection. Recommend an appliance technician repair.

**Implication(s):** System inoperative

**Task:** Repair

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*Burner inoperative*

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)



*Asphalt shingles*

**Sloped roof flashing material:** • Metal • Aluminum

**Probability of leakage:** • Medium

**Approximate age:** • 12 years

**Typical life expectancy:** • 15-20 years



# EXTERIOR

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## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

Soffit and fascia: • [Wood](#)

Wall surfaces and trim: • [Brick](#) • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Porch: • Concrete

Exterior steps: • Wood

Balcony: • Wood

Fence: • Wood

Garage: • Two Car • Attached

## Recommendations

### General

1. • The crawl space is not properly secured to keep pestilence from entering the space. Recommend the openings screened to keep unwanted infestations from inhabiting the space under the home.

**Implication(s):** Damage to insulation, ducting and wiring.

**Task:** Correct



### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

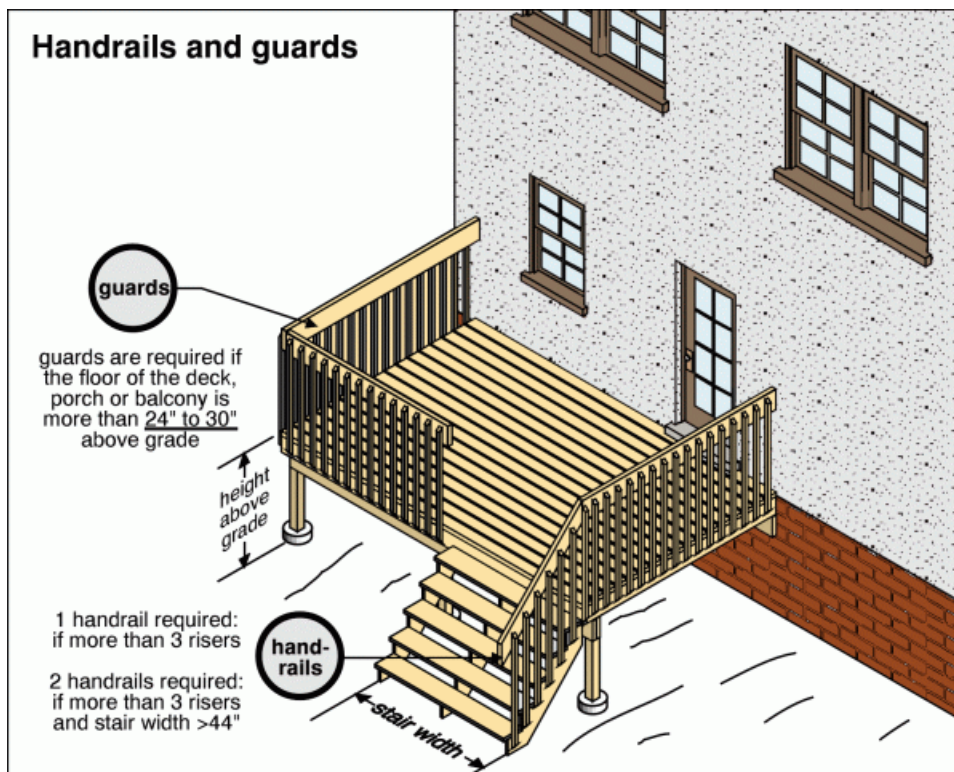
2. **Condition:** • [Openings between spindles \(balusters\) too large](#)

The opening between the pickets to the balcony railing are to far apart. Recommend adding pickets to decrease opening size to no more than 4 inches as required by building code to reduce risk of fall injury to small child or pet.

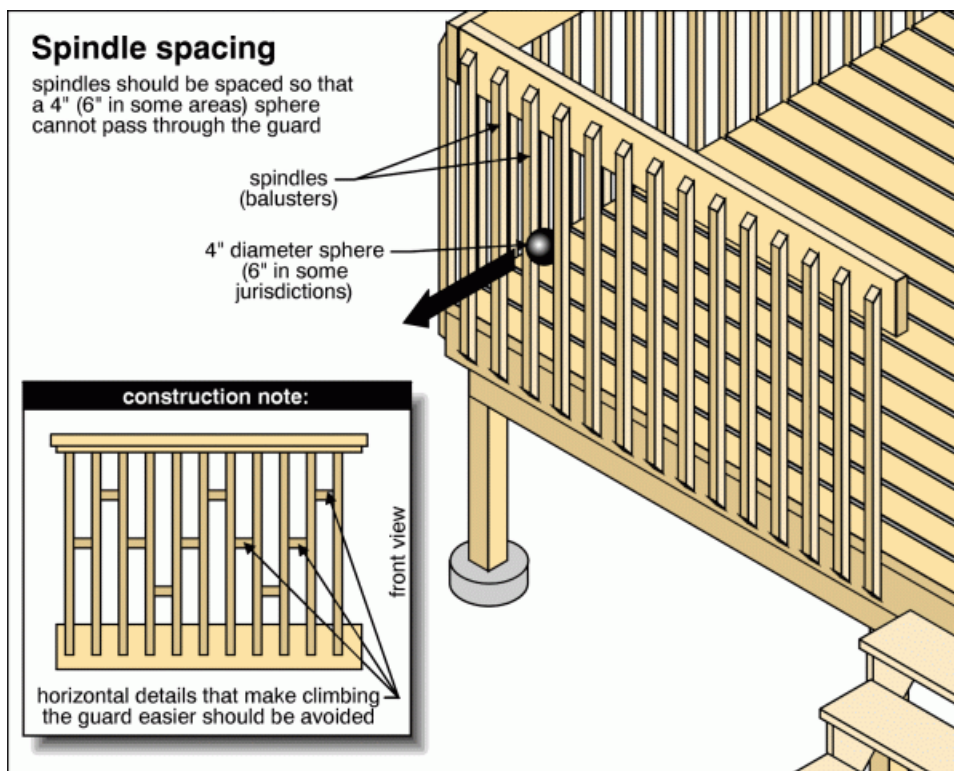
**Implication(s):** Fall hazard

**Task:** Correct

## Handrails and guards



## Spindle spacing





# EXTERIOR

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*Openings between spindles (balusters) too...*

# STRUCTURE

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## Description

**Configuration:** • [Crawlspace](#)

**Foundation material:** • Masonry Block Piers

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • Rafters/ceiling joists

**Location of access to under-floor area:** • Right Side

## Description

**Service entrance cable and location:** • [Overhead](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers -exterior wall](#)

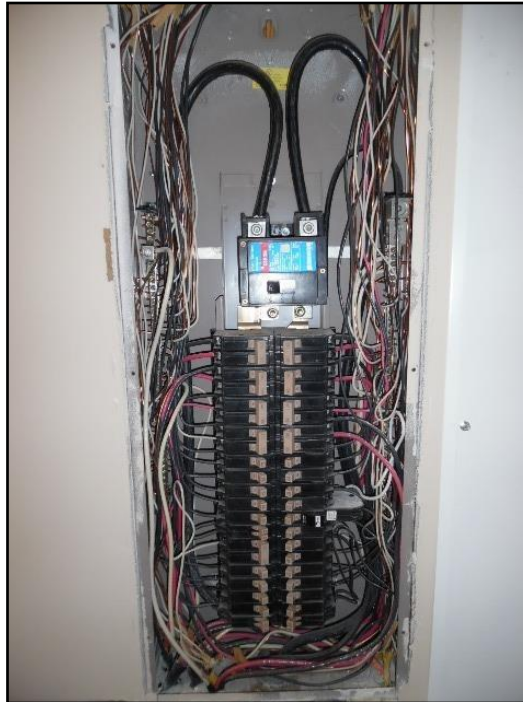
**System grounding material and type:** • [Copper - water pipe and ground rod](#)

**Distribution panel type and location:** • Breakers laundry room

**Distribution panel rating:** • [200 Amps](#)

**Electrical panel manufacturers:**

• Eaton/Cutler-Hammer



Siemens

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • Exterior, garage, bathrooms, kitchen

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:**

• None noted

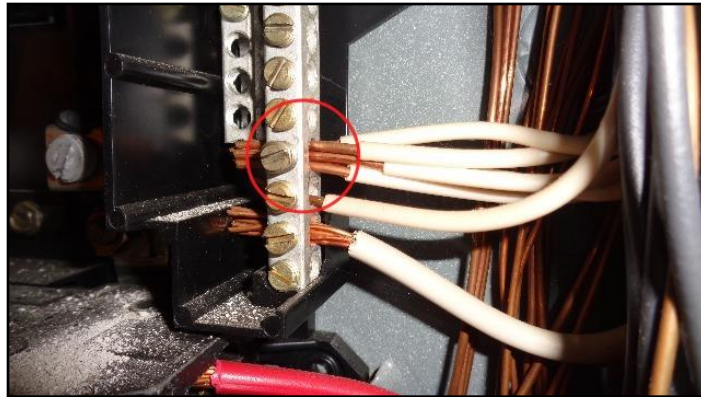
The home has gas heating, gas water heater and gas log fireplace. Recommend missing CO detectors installed in the home as result of the gas appliances.

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**3. Condition:** • There are 4 neutral wires secured under one connector screw in the electric panel. At the time of this homes build no more than 2 wires were allowed per connector screw. Recommend an electrician separate the wires to provide proper torque.

**Task:** Correct

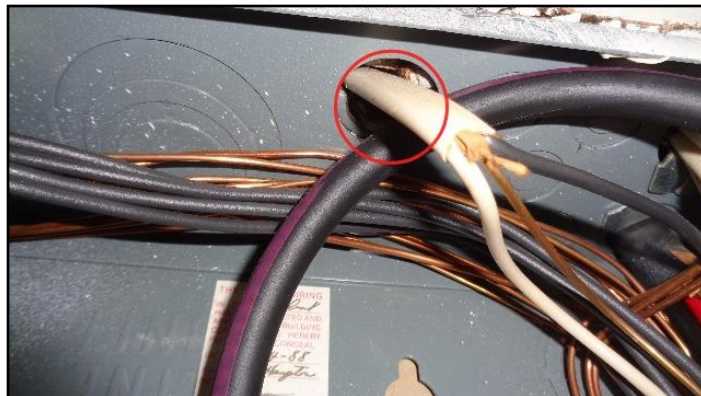


**4. Condition:** • [Not well secured](#)

Added wire (done post construction) installed through the top of electric panel is not secured with a romex connector or anti strain device. Recommend the wire installation corrected by an electrician with install reviewed to terminus end.

**Implication(s):** Electric shock | Fire hazard

**Task:** Correct



*Not well secured*

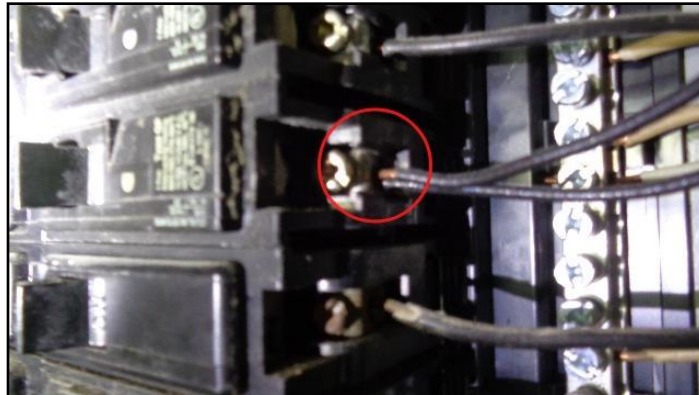
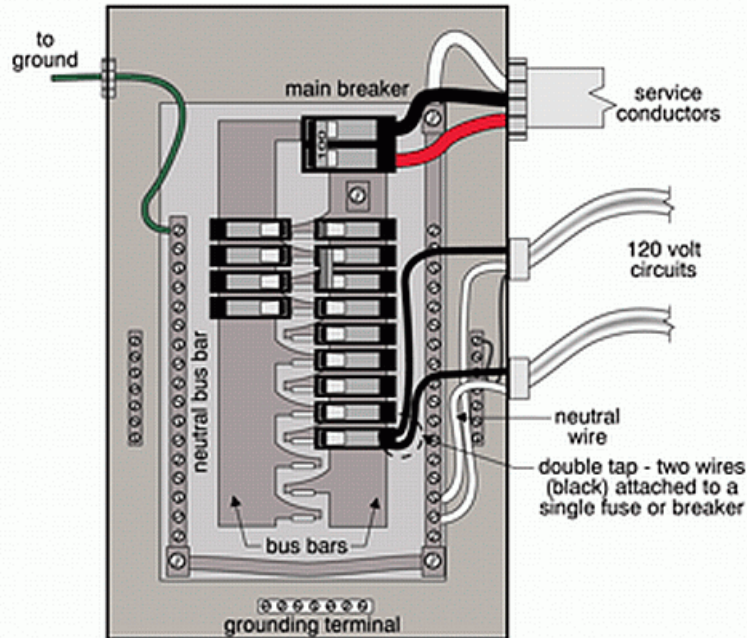
**5. Condition:** • [Double taps](#)

Breaker is housing two wires. Recommend an electrician add an additional breaker to house the extra wire.

**Implication(s):** Fire hazard

**Task:** Correct

## Double tapping (double lugging)



Double taps

### DISTRIBUTION SYSTEM \ Wiring - installation

**6. Condition:** • The 240 volt 30 amp electric supply disconnect box for the Trane air conditioner is missing the inner component which protects the supply wire. As the box is located within reach of children it is recommended that the box be replaced as an immediate concern. Recommend this work done by an electrician.

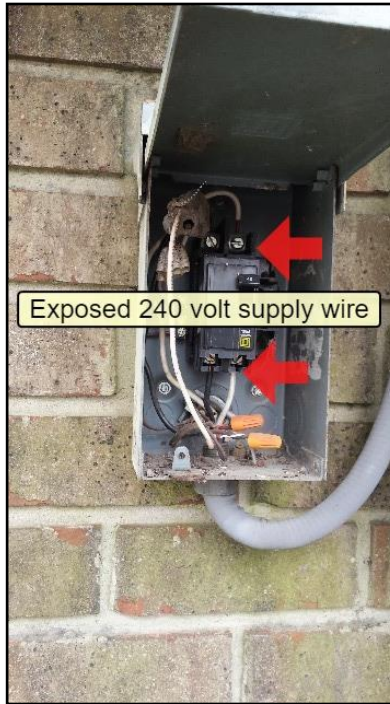
**Implication(s):** Electric shock

**Location:** Exterior Wall

**Task:** Correct

**Time:** Immediate





**7. Condition:** • Added circuit wire located in attic space, wires are missing romex connectors at junction box knock out locations and are not properly secured within 1 foot of leaving the box, metal boxes are required to be grounded. Recommend electrician review and correct the added wiring.

**Task:** Correct



**8. Condition:** • [Loose connections](#)

The electric supply to the waste disposal is not properly secured and missing romex connector at the disposal connection. Recommend an electrician review and correct the electric supply to the waste disposal unit.

**Implication(s):** Electric shock | Fire hazard | Interruption of electrical service

**Task:** Correct



*Loose connections*

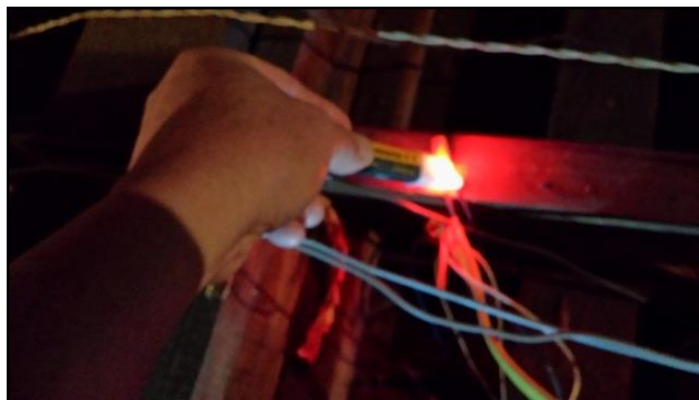
**9. Condition:** • [Abandoned wire](#)

Live unprotected abandon wire found in the attic space to the left of attic hatch. Recommend an electrician properly terminate the wire in a junction box or remove.

**Implication(s):** Electric shock

**Location:** Attic

**Task:** Correct



*Abandoned wire*

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**10. Condition:** • [Inoperative](#)

The 240 volt receptacle for the electric dryer is not operational. Recommend an electrician review and correct to provide for electric supply to dryer (no gas connection provided).

**Implication(s):** Equipment inoperative

**Task:** Correct





*Inoperative*

**11. Condition:** • [Ungrounded](#)

The receptacle located in the front guest bedroom is missing a ground connection (open ground). Recommend an electrician review and correct.

**Implication(s):** Electric shock

**Location:** Bedroom

**Task:** Correct



*Ungrounded*

**12. Condition:** • [Loose](#)

Recommend an electrician repair loose receptacle located second floor hall bath.

**Implication(s):** Electric shock | Fire hazard

**Task:** Replace



Loose

**13. Condition:** • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

GFCI protection is missing to the receptacle located near the front entry door, cover is also damaged. Recommend an electrician install a GFCI receptacle and replace the damaged cover.

**Implication(s):** Electric shock

**Location:** Exterior Wall

**Task:** Correct

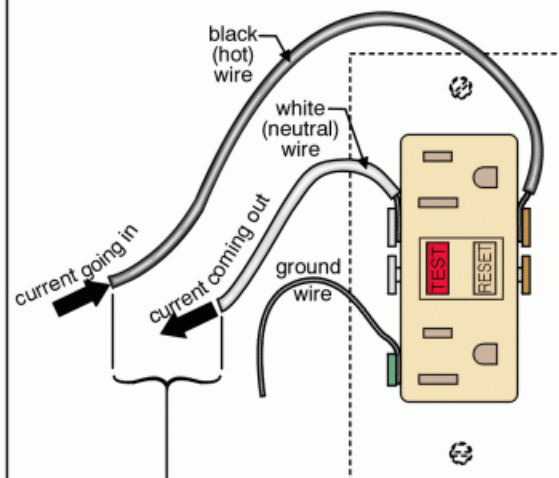
## Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



# ELECTRICAL

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*No GFCI/GFI (Ground Fault Circuit...*

**14. Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The GFCI located in master bath did not trip when tested. Recommend an electrician replace the faulty receptacle.

**Implication(s):** Electric shock

**Location:** Master Bathroom

**Task:** Repair or replace



*Test faulty on GFCI/GFI (Ground Fault...*

# HEATING

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## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Ducts and registers](#)

**Efficiency:** • [Mid-efficiency](#)

**Fireplace/stove:**

• [Gas logs](#)

Gas log fireplace is operational.



*Gas logs*

**Chimney/vent:**

• [Metal](#)

Metal damper and flue pipe to fireplace are in good condition



*Metal*

## Recommendations

### GAS FURNACE \ General

**15. Condition:** • Furnace tested, clean burn, operating as designed. Recommend annual service by local HVAC contractor.



### FIREPLACE \ General

**16. Condition:** • Fireplace chimney crown has surface rust developed. Recommend clean, prime and paint the fireplace chimney crown to prolong useful life.

**Task:** Correct





# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • Refrigerant Cooled

**Manufacturer:** • Trane

**Compressor approximate age:** • 13 years

**Typical life expectancy:** • 10 to 15 years

**Failure probability:** • [High](#)

**Supply temperature:**

• 55°



55°

**Return temperature:**

• 75°



75°

**Temperature difference:** • Acceptable temperature difference: 14° to 22°

# COOLING & HEAT PUMP

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## Recommendations

### AIR CONDITIONING \ Life expectancy

#### 17. Condition: • [Near end of life expectancy](#)

The AC unit is 13 years old, operational at the time of the inspection. The design life of the equipment is 10 to 15 years (diminished life is effected by salt air). I can not know how much longer the unit will remain operational. Recommend servicing and annual preventive maintenance from a local HVAC contractor.



13 years

## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • R 30

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#) • Turbine vent • [Power ventilator](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • [R-12](#)

Crawlspace ventilation: • [Wall Vents](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

## Recommendations

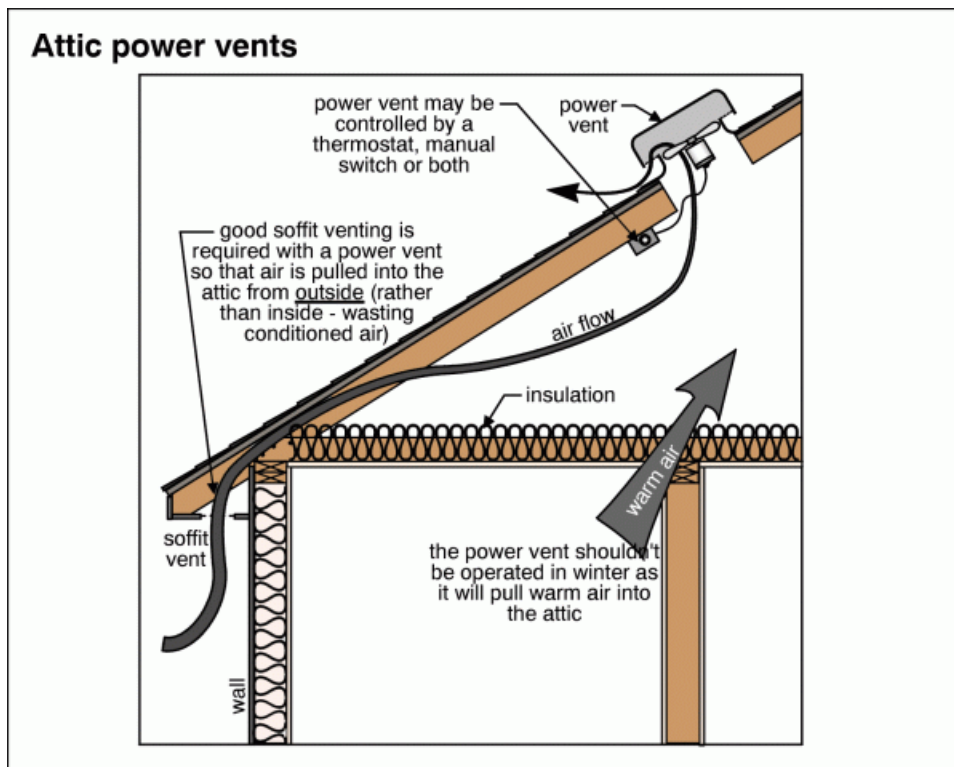
### ATTIC/ROOF \ Power vent

18. Condition: • [Inoperative in summer](#)

The thermostatically controlled roof top vent fan for the attic space is not operational.. Recommend replace the worn unit.

Implication(s): Increased cooling costs | Reduced comfort

Task: Replace



# INSULATION AND VENTILATION

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*Inoperative in summer*

# PLUMBING

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## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:** • Meter

**Water heater type:** • Tank

**Water heater fuel/energy source:** • [Electric](#)

**Water heater manufacturer:** • A.O. Smith

**Tank capacity:** • 80 Gallon

**Water heater approximate age:** • 32 years

**Water heater location:** • Attic

**Typical life expectancy:** • 10 to 20 years

**Water heater failure probability:** • [High](#)

**Waste and vent piping in building:** • [Plastic](#)

## Recommendations

### GAS SUPPLY \ Gas piping

**19. Condition:** • [Improper connections](#)

The gas provider shut the gas off to the in law suite furnace due to a leak at the connection. Recommend a plumber review and correct (I did not test this furnace).

**Implication(s):** Equipment not operating properly | Fire or explosion

**Task:** Correct



*Improper connections*

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**20. Condition:** • [Combustible clearance](#)

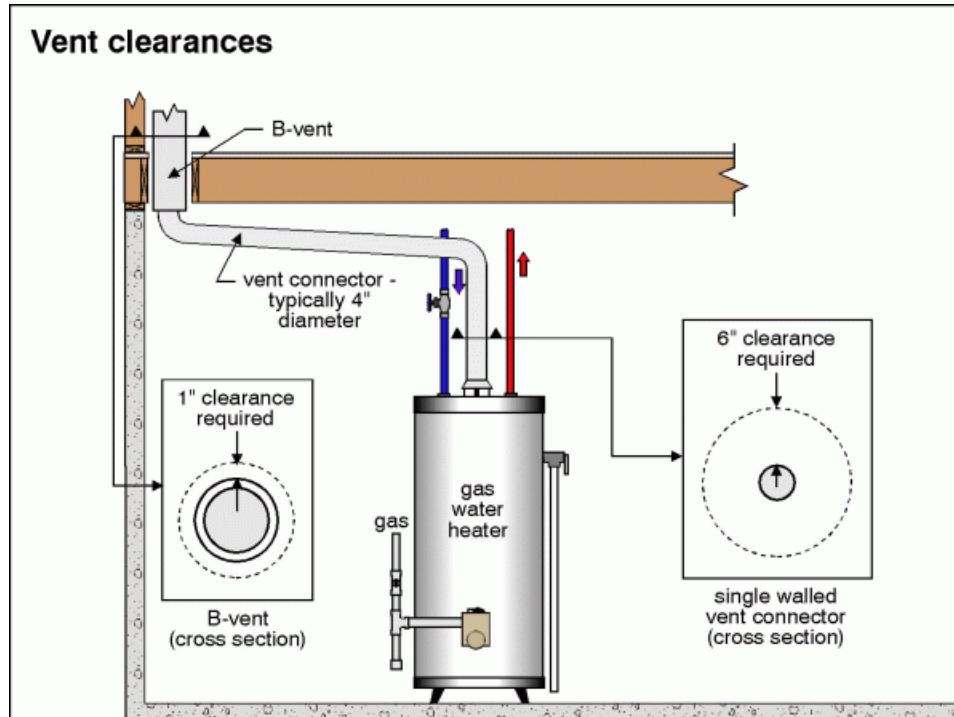
The water heater vent pipe is in contact with combustible materials. Water heater vent pipes are required to have a minimum of a 1 inch clearance from combustibles to reduce risk of fire. Recommend repairs made to cut material away to provide the clearance.



**Implication(s):** Fire hazard

**Location:** Attic

**Task:** Correct



*Combustible clearance*

## WASTE PLUMBING \ Traps - installation

**21. Condition:** • [Wrong type](#)

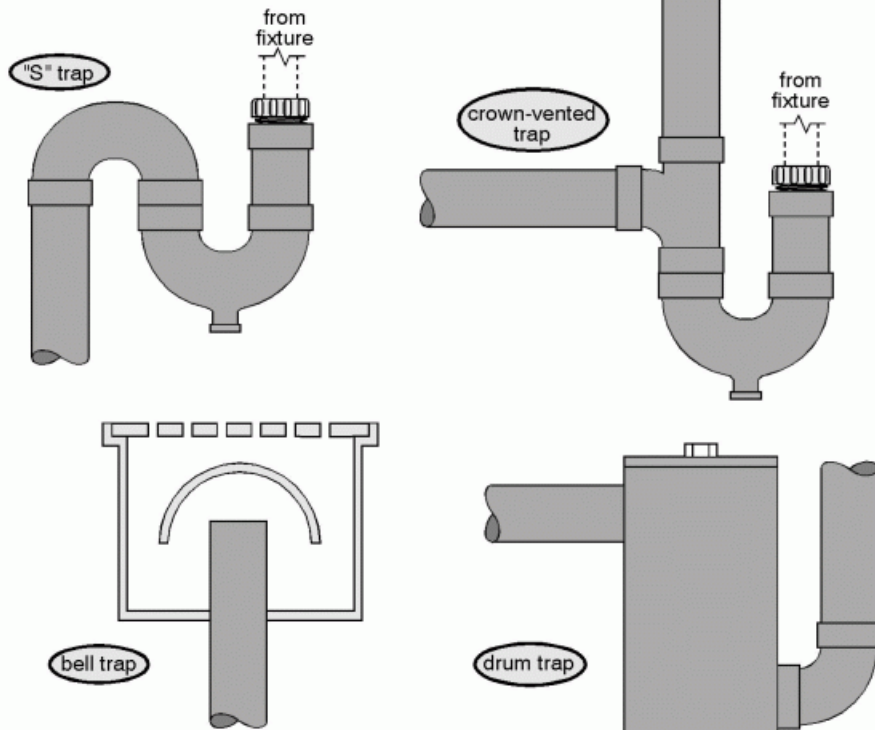
S trpa used under the kitchen sink for waste water. This type of trap is no longer in use in modern construction and was discontinued prior to this home build as result of failure. Recommend a plumber replace the trap with a modern P trap to reduce risk of sewer gases from entering the home.

**Implication(s):** Sewer gases entering the building

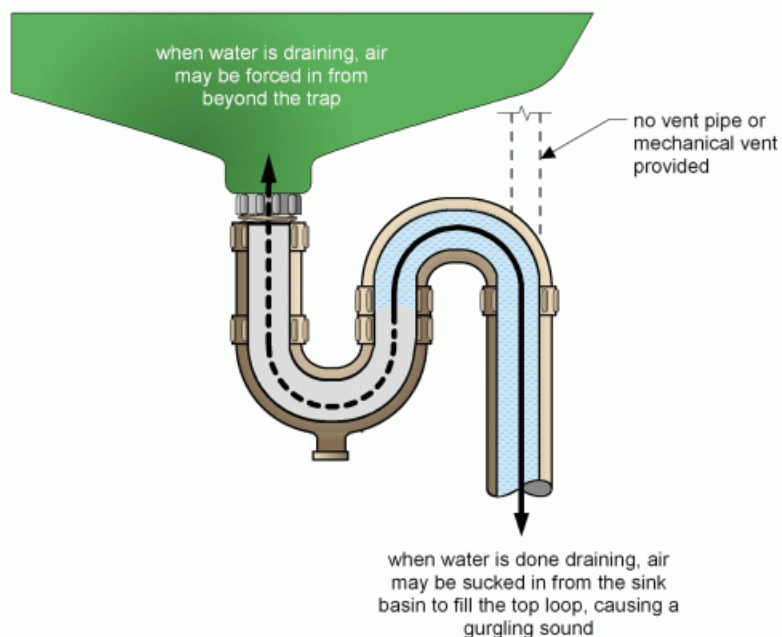
**Location:** kitchen sink

**Task:** Correct

## Illegal traps



## S-traps can lead to siphoning





*Wrong type*

## **FIXTURES AND FAUCETS \ Faucet**

### **22. Condition:** • [Drip, leak](#)

The isolation valve to the hallway bath sink faucet was discovered off at time of the inspection. When the valve was turned on water flowed through the sink faucet while the faucet handle was in the off position. Recommend a plumber repair or replace the leaking faucet.

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Second Floor Hallway Bathroom

**Task:** Repair



*Drip, leak*

## **FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)**

**23. Condition:** • Jetted tub tested operational, FYI GFCI protection is located on the bathroom wall to left of vanity.

PLUMBING

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## Description

**Major floor finishes:** • Wood

**Major floor finishes:** • [Carpet](#) • [Ceramic](#)

**Major wall finishes:** • [Gypsum board](#)

**Major ceiling finishes:** • [Gypsum board](#)

**Windows:** • [Single/double hung](#) • Vinyl

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • [Metal](#)

**Laundry facilities:** • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

**Kitchen ventilation:** • Range hood • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

**Counters and cabinets:** • Inspected

**Stairs and railings:** • Inspected

**Inventory Air Conditioner:**

• Trane



Trane

**Inventory Dishwasher:**

• GE

GE Dishwasher manufactured in 2005



# INTERIOR

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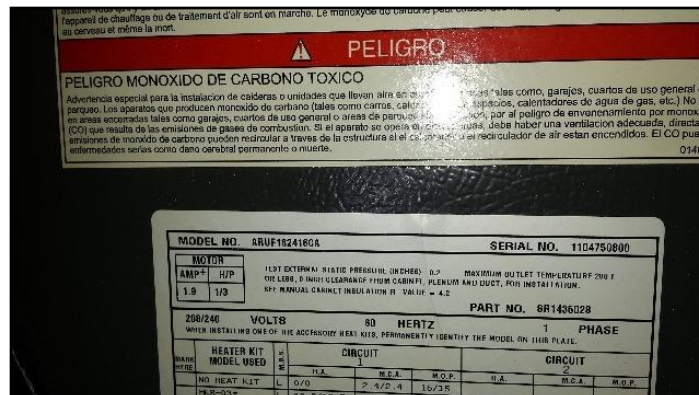


GE

## Inventory Furnace:

- Goodman

Goodman air handler, manufactured in 2011.



Goodman

## Inventory Microwave:

- GE

GE Microwave, manufactured in 2005

# INTERIOR

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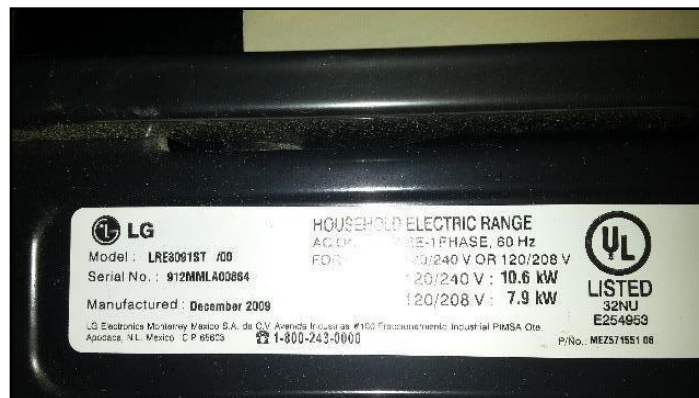
REFERENCE



GE

## Inventory Range:

- LG



LG

## Inventory Water Heater:

- A.O. Smith

Water heater manufactured in 1986

# INTERIOR

100 N. Main Street, My Village, GA June 27, 2018

Report No. 1806, v.4

[www.prisminspections.com](http://www.prisminspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE



A.O. Smith

## Recommendations

### WINDOWS \ Sashes

#### **24. Condition:** • [Won't stay open](#)

Window located in front bedroom will not stay open when raised. Recommend repairs made to secure the loose sash hardware to maintain the window in a open position when raised.

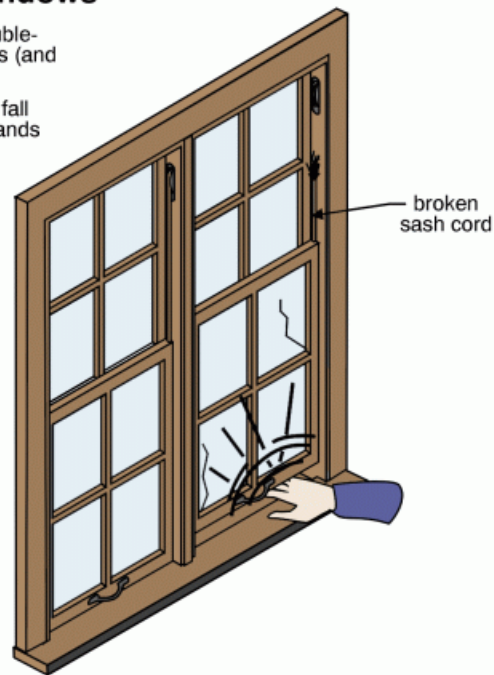
**Implication(s):** Nuisance | Glass breaking | Physical injury

**Task:** Repair

## Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



*Won't stay open*

## GARAGE \ Vehicle doors

**25. Condition:** • Safety cables are missing through e garage overhead door springs. The cables are required to harness the spring in the event of spring breakage to protect from physical injury. Recommend a garage door specialist install the missing safety equipment.

**Task:** Correct

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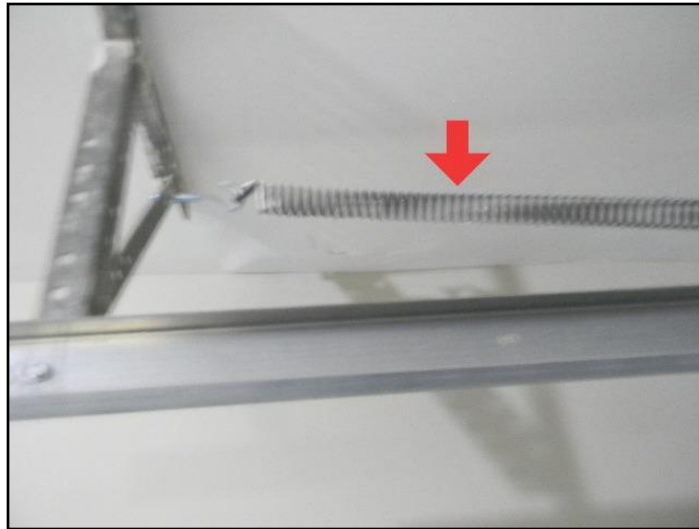
INSULATION

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## 26. Condition: • [Difficult to open or close](#)

The auto door opener for the garage would not function to close the door, suspect safety equipment is out of alignment. Recommend a garage door specialist review and correct.

**Implication(s):** Equipment not operating properly

**Task:** Correct



*Difficult to open or close*

## APPLIANCES \ Range

### 27. Condition: • Burner inoperative

The right rear burner to the stove was not operational at time of the inspection. Recommend an appliance technician repair.

**Implication(s):** System inoperative

**Task:** Repair



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*Burner inoperative*

## SITE INFO

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## Description

**General:** • Home Inspection to ASHI Standards of Practice

**Weather:** • Sunny • Ground was dry

**Approximate temperature:** • 90°

**Attendees:** • Buyer • Buyer's Agent

**Access to home provided by:** • Buyer's agent

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate age of home:** • 36 years

**Building type:** • Detached home

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS