

Jim Baird
584 Hawksview Dr.
Comer, Ga. 30629
Phone 706 783 5568

Jim Baird Inspection Services

Inspection Report



- For : Dwelling at [REDACTED], GA
- For : [REDACTED]
- Site Visit Performed : September 3 [REDACTED]

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1) Introduction and Scope of Service

- 1.1) This Company operates as an independent private contractor and its inspections bear no weight of public authority.
- 1.2) Its findings are based, however, on considerable knowledge, training, and experience.
- 1.3) The report contains information that the buyer will find useful through all stages of occupancy, and may serve as a reference when improvements are made or maintenance comes due.
- 1.4) Inspections are primarily visual and address only readily accessible parts of the building.
- 1.5) The inspection report identifies and describes main structural and mechanical components of the building in a written, itemized narrative.
- 1.6) References to the “building code” are to the Georgia State Minimum Codes for Construction, as adopted and amended by the State of Georgia. While code requirements cannot be enforced retroactively, current and past codes offer prudent guidelines for building safety and maintenance.
- 1.7) Comments and/or recommendations accompany descriptions where appropriate.
- 1.8) The inspection and report are not intended to be or to be considered as a guarantee or warranty, expressed or implied, of merchantability or fitness for use, regarding the conditions of the property, items, and systems inspected.

2) Structural Components

2.1) Foundation

- 2.1.1) A continuous concrete footing supports the building perimeter. The perimeter foundation wall is concrete block.
- 2.1.2) Two rows of concrete block columns support the interior.
- 2.1.3) A poured concrete slab makes the garage floor and foundation.

2.2) Floor Structure

- 2.2.1) Floor frame is 2X10 yellow pine joists approx. 16" on center.

Front and back porch floor frame is 2X8 yellow pine spaced 16" on center.
- 2.2.2) Joists rest on perimeter walls and on built up pine girders inside the perimeter.
- 2.2.3) The subfloor or decking is ¾ inch structural sheathing.
- 2.2.4) Slight deflection is noticeable on the front edge of the front porch, where a roof column pushes the structure down.

2.3) Walls

- 2.3.1) Wall framing is not visible, but is assumed to be 2X4 by wall thickness.
- 2.3.2) There are unsealed penetrations where plumbing drain exits on north end, and where HVAC

refrigerant and condensate lines exit on the west side.

2.4) Ceiling Structure

- 2.4.1) Visible ceiling structure is 2X8 spruce.

2.5) Roof Structure I did traverse the roof.

- 2.5.1) A gable style roof, of moderate slope (approx. 4 in 12 pitch), covers the main building area. A smaller gable offset to the north covers a front porch.
- 2.5.2) Roof framing is 2X6 SPF (spruce-pine-fir) rafters at approx 16" on center. Rafters are decked with half-inch structural sheathing placed at right angle to the framing.
- 2.5.3) Four wood or wood clad columns support the front porch roof structure, and three support the cover over the north entry porch.

Structural Comments

- 2.1.3) At 12'X20' the garage barely contains one car. Subtract the space for the four risers up to the door and you are just shy of the standard 9'X18' parking lot space.
- 2.5) Roof framing, while adequate, is minimal. Best not ever load this frame with more than one layer of shingles.

3) Exterior

3.1) Site/Positive Drainage

- 3.1.1) The building faces approx. south. The site drains from north to south.

3.1.2) Positive slope from the building is marginal on all sides. The lack of positive slope makes for a damper than normal crawlspace.

3.2) Crawl space

3.2.1) Access to the crawl space is by wood door on the west side.

3.2.2) The crawlspace under the front porch is separate and has no access.

3.2.3) The crawlspace was damp on inspection day, during a wet period of weather.

3.2.4) Several insulation batts had fallen out of the floor frame on inspection day.

3.3) Exterior Wall Cover

3.3.1) Wall cladding is cement product horizontal lap siding.

3.4) Trim, Fascia, Soffit

3.4.1) Fascia is wood or wood composite material. Soffits and rakes are perforated composite and solid wood..

3.4.2) Window and exterior door casings have some flashing, and/or slope, but not much. The trim over the electric service box appears to have a reverse slope that holds water.

3.4.3) Ceilings of the front and rear porch appear to be beaded surface plywood panels.

3.5) Entrance Doors

3.5.1) Front entry is a steel panel entrance unit. It swings, latches,

locks at both the deadbolt and the lockset, and seals at the jambs and threshold.

3.5.2) Entry from garage is steel panel with grid-between-glass lite. It swings, latches, locks at both the deadbolt and the lockset, and seals at the jambs and threshold.

3.5.3) Entry to kitchen is French style steel unit with grid-between-glass. It swings, latches, locks at both the deadbolt and the lockset, and seals at the jambs and threshold.

3.5.4) Overhead style garage door leads from exterior to garage. It has an electric opener that responds to movement or pressure to activate reverse motion.

3.6) Windows

3.6.1) Most windows are single hung vinyl clad units with insulated glass. I operated several units.

3.7) Exterior steps

3.7.1) Eight wood risers lead from the front concrete walk at grade to the concrete entry porch.

3.7.2) Four wood risers lead from grade level on the north end to the rear entry porch.

3.7.3) Four wood risers lead from the garage floor to the utility room entry.

3.8) Chimney Column.

3.8.1) A framed chimney column rises near the midpoint of the east side roof. It contains a manufactured metal flue that serves the

manufactured fireplace. It has a combustion air intake port on its side.

Exterior Comments

- 3.1) Soil can be added to improve positive slope everywhere except the crawlspace entry. Before adding soil a "French" drain, with gravel and dain tile carried to daylight, would help keep crawlspace dry.
- 3.2) The area under the front porch needs access for regular inspection by pest control service.
- 3.7) On the front steps I saw several tread boards that are lifting up from the framing. They could be hazardous.

4) Roofing

4.1) Roof Cover

- 4.1.1) Roof cover is three tab fiberglass shingles that appear well installed. The shingles appear to be original.

4.2) Attic Access

- 4.2.1) Access to the attic is by a folding ladder mounted in the ceiling of the utility room.

4.3) Flashing

- 4.3.1) There is metal just visible at the chimney column perimeter.

- 4.3.2) Plumbing penetrations have rubber/vinyl boots and flashing.

5) Plumbing

5.1) Water Supply

- 5.1.1) Supply is municipal, metered near the street on the southwest corner of the lot.

On inspection day I was surprised to find the water supply cutoff to the house. Therefore I could not operate fixtures for functional flow and drainage checks.

- 5.1.2) The main water cutoff is in the crawlspace near the southwest corner. There is also one at the meter.

- 5.1.3) Supply piping is a mix of PVC, CPVC, and metal or plastic tubing at risers

5.2) Drain/Waste/Vent Piping

- 5.2.1) Visible DWV pipe is white PVC. The drain system exits the building near middle of the north end.

- 5.2.2) There is a cleanout for the building drain/sewer just outside the north end.

5.3) Fixtures

- 5.3.1) The master bath has twin vanity sinks, a water closet, and a tub/shower unit. There are

cutoffs at the sinks and water closet.

5.3.2) The second bath has vanity sink, water closet, and tub/shower unit. There are cutoffs at WC and sink.

5.3.3) The kitchen counter has a double bowl stainless sink and supply cutoffs.

5.4) Water Heater

5.4.1) Electric powered water heater stands in the crawlspace in a hole. It appears to contact the soil there. Heater label marks it at 36 gallons, too small to serve two full baths. Codes far back as 1995 have called for 50 gallon capacity to serve two bath, three bedroom dwellings.

5.4.2) Heater has a pressure temp relief valve and discharge pipe to outside, a cutoff on the cold water supply, and a cutoff to the electric power by the heater. There should be a light there, switched by the crawlspace door.

5.4.3) The water heater should not rest on the soil in the crawlspace.

6) Electric

6.1) Electric Service Entrance

6.1.1) Underground service enters the building on the east side.

6.1.2) There is a main disconnect located next to the meter base.

6.2) Main Distribution Panel

6.2.1) The main panel, rated at 200 amperes, is on the west wall of the utility room.

6.2.2) Panel is labeled.

6.3) Conductors

6.3.1) Entrance conductors to the main panel are 4/0-gauge aluminum.

6.3.2) Branch circuit conductors are mostly 12 and 14 gauge copper, nonmetallic sheathed cables, with ground.

6.3.3) In the crawlspace, the main service entrance cable lies on the crawlspace floor, instead of closely following building structure, as codes require.

6.4) Receptacles, Switches, and Outlets

6.4.1) Distribution of receptacles looked adequate.

6.4.2) I tested a representative number of switches and outlets. The front porch lights did not work.

6.4.3) GFI receptacles were noted in baths and kitchen, and exterior.

6.4.4) Arcfault circuit breakers serve the bedrooms.

6.5) Smoke Alarms

6.5.1) Original hardwired smoke alarms were stacked on a counter, and appear to have been replaced by alarms included in the security

system.

7) Heating and Cooling

7.1) Energy Source

7.1.1) Heating and cooling source is electric.

7.2) Equipment

7.2.1) A single “split system” heat pump, of 2 ½ ton capacity, heats and cools.

7.2.2) It has an outdoor condenser unit standing outside the west side, and an inside “fan-coil” unit in the attic space.

The attic unit stands on a platform with a metal drip pan, served by a primary and secondary condensation drain that exits the building near the outdoor condenser.

7.3) Filters

7.3.1) Return filters are located at each two ceiling mounted return grilles.

7.4) Distribution

7.4.1) Distribution is by a combination of metal and flexible ducts, to ceiling mounted registers.

7.5) Controls

7.5.1) Control is located at eye level on the hallway wall.

7.5.2) There are cutoffs located by each piece of equipment, inside and outside.

7.5.3) I operated the system with normal controls, and measured a good cooling of air at supply registers.

7.6) Auxiliary heating and cooling

7.6.1) A manufactured fireplace in the living area provides auxiliary heating.

8) Interior

8.1) Walls

8.1.1) Most walls are drywall, in good condition.

8.2) Ceilings

8.2.1) Most ceilings are drywall, in good condition.

8.3) Floors

8.3.1) Floor coverings include hardwood strip flooring, ceramic tile, and carpet.

8.4) Doors

8.4.1) Interior doors are hollow panel interior units.

8.4.2) Doors selected for operation did swing, fit the openings, and latch, except for the east bedroom

door, which would not latch, and the LR closet door, that hits the frame.

9) Insulation and Ventilation

9.1) Wall insulation

9.1.1) Existence of wall insulation is not visually verifiable.

9.2) Attic insulation

9.2.1) Attic ceiling has blown insulation to nine inches depth or more.

9.3) Floor insulation

9.3.1) Floor frame has six inches fiberglass batts, many of which have fallen out of the joist pockets.

9.4) Crawlspace ventilation

9.4.1) Crawlspace venting is minimal. Vapor barrier is supposed to reduce required aggregate area of foundation venting, but on inspection day the soil and the barrier were very wet.

Moisture over long periods can feed fungi that destroy wood. I saw lots of fungus on many joists, but my probing with a screwdriver found solid wood in a sample of areas.

If passive remedy like more vents, better vapor barrier, and better positive slope and/or

French drains and damp-proofing do not eliminate fungus, there are active ways to ventilate as well as chemical treatments to kill fungus.

9.5) Attic ventilation

9.5.1) The attic has ridge vents, gable end vents, and continuous vents at the soffits.

9.5.2) Most of the length of the attic ridge vent is blocked by roofing felt laid over the gap in the roff decking. Felt should be cut away to make the vent work.

9.6) Mechanical ventilation

9.6.1) There are ceiling mounted vent units in each bath. The ducts terminate inside the attic space.

9.6.2) The dryer vent duct is likely over functional length. It turns into the floor, and turns to run all the way across the crawlspace. At its terminal outside the foundation wall the lint blocks the opening. Accumulated lint in an exhaust duct can create a fire hazard.