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Jim Baird Inspection Services

Inspection Report



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- For : Dwelling at 640 Every St., Local, GA zipzip
- For : Joe Somebody
- Site Visit Performed: December 05,, 2025.

1) Introduction and Scope of Service

- 1.1) The report is the product of an independent private contractor and its findings bear no weight of public authority.
- 1.2) 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.

Single family dwelling has been added to twice or more through the years. Original building is marginally framed. Additions are no better built.

Major items include active water leaks, HVAC filtration and condensate disposal, lack of access to crawl spaces, and structural problems with existing deck.

The HVAC unit in crawlspace lacks clearance to ground, and the shed roof over the rear enclosed deck lacks enough slope for the new 3-tab roof cover to drain. It will leak soon.

2) Structural Components

2.1) Foundation

- 2.1.1) Concrete block pier at both perimeter and interior.
- 2.1.2) Spot concrete block piers at foundation interior support built-up pine floor girders.
- 2.1.3) Enclosed carport has concrete floor.
- 2.1.4) Added room north of carport has no access to crawl.

2.2) Floor Structure

- 2.2.1) Floor frame is mostly yellow pine. Some spruce.
- 2.2.2) Band joists and beams are built-up yellow pine.

Under main house the beams are slightly overspanned. Under north addition joists are overspanned, and under enclosed deck area and existing outside deck they are way overspanned.



Overspanned Deck Joists

- 2.2.3) Floor decks are CDX plywood in main house, t&g plywood in north add-on, and 5/4 pine in enclosed deck room.

2.3) Walls

- 2.3.1) Wall framing is not visible, but is assumed to be 2X4 by wall thickness.

2.4) Ceiling Structure

- 2.4.1) Ceiling structure is 2x6 pine and SPF (Spruce/pine/fir).

2.5) Roof Structure

- 2.5.1) Main roof is gable style of moderate slope. One gable wing extends west on front side. A shed roof extends east over the enclosed deck area.

The shed roof slope is way too flat for 3-tab shingles, which should not be used on slopes under 2 ½ in 12.

- 2.5.2) Rafters are 2x6 yellow pine and/or spruce, marginally framed. Main ridge has long sags in its length, and the gable planes have sags across their widths.

- 2.5.3) Roof deck is 1/2 inch plywood.

3) Exterior

3.1) Site/Positive Drainage

- 3.1.1) The building faces approx. west. The site drains from south to north and east to west generally. Slope from building is not good on any side, and back yard has many post holes left from a prior above ground pool and its approach deck.

3.2) Crawl space

- 3.2.1) Main crawl access opening on east side. No door.

North added area has no crawl access.

Enclosed deck area is open but skirted

by wood lattice.

Access to crawl areas is a basic code requirement, and is essential for periodic termite inspection and ordinary maintenance.

I was only able to get through about a quarter of the main crawl area, due to shortness and ducts and pipes.

- 3.2.2) Partial vapor barrier under main house. None in others.

3.3) Exterior Wall Cover

- 3.3.1) A mix of wall covers includes brick veneer, T-111 sheathing, and vinyl.

3.4) Trim, Fascia, Soffit

- 3.4.1) Soffits are all covered by vinyl soffit panel, many are perforated.
- 3.4.2) Fascia boards are all wrapped in enameled metal as is typical for vinyl siding and soffit applications.

Vinyl and metal wrap often hide weather damage to underlying fascia and soffits.

3.5) Doors

- 3.5.1) Front entry is steel panel unit with glass. It swings, latches, locks, and seals. Has a deadbolt but it does not throw.
- 3.5.2) Entry from deck to enclosed carport is wood french unit that swings, latches, and locks only at lockset.
- 3.5.3) Entry from deck to enclosed deck area is wood french unit that swings, latches, and locks only at lockset.

3.6) Windows

- 3.6.1) Original windows are metal, single glaze, single-hung.
- 3.6.2) Windows in enclosed carport are double glaze, double-hung, and fixed units.

- 3.6.3) Windows in enclosed deck area look like salvaged wood, double-hung, single glaze sash. Outside glazing is way gone.

3.7) Exterior porches

- 3.7.1) Front stoop is poured concrete Brick risers lead from grade to front stoop.
- 3.7.2) Deck on rear is underbuilt and steps falling apart.

Best correction for the rear deck is a demolition crew and a roll-off container. Trouble is some of the "living space" is built across that rear deck structure.

4) Roofing

4.1) Roof Cover

- 4.1.1) "Architectural" two-ply asphalt shingles cover all roof areas. They look fairly new.



- 4.1.2) Chimney flashing is not well done. It is one-piece instead of base-and-cap, and is sort of glued to the chimney with caulk.

4.2) Attic Access

- 4.2.1) Access to main area is by drop-in panel in a bedroom closet.

- 4.2.2) Access to the north end is by drop-in panel in ceiling of enclosed deck.

5) Plumbing

5.1) Water Supply

- 5.1.1) Supply is municipal..
- 5.1.2) I operated the three fixture groups to look for functional flow and drainage.

“Master bath” at south end has an active leak at the sink. All fixtures worked but shower head was partly clogged.

Hall bath fixtures worked and drained but in both baths shower knobs very hard to turn.

Kitchen sink flows and drains.

Only clothes washer station is for a “stacked” unit.
- 5.1.3) I did not identify main water cutoff underneath, but there is one in the outside meter box.
- 5.1.4) Supply pipes are copper and CPVC, with some tubing at risers to fixtures.

5.2) Drain/Waste/Vent Piping

- 5.2.1) All DWV piping, far as I could tell, is black ABS, except for sewer cleanout by front side of building, which is white PVC.

5.3) Water Heater

- 5.3.1) A 40 gallon electric water heater stands on the enclosed carport floor. The cold supply to the heater actively leaks.

No PT relief discharge pipe installed.

6) Electric

6.1) Electric Service Entrance

- 6.1.1) Overhead service attaches to the mast above the enclosed carport.
- 6.1.2) Entrance cables enter a meter base there.

6.2) Main Distribution Panel

- 6.2.1) Main panel is on the wall of the utility closet by the water heater.
- 6.2.2) Panel is 150 amp rated. It is full. Entrance cables look big enough to feed a 200 amp panel with more capacity. There were a number of doubled neutral conductors, which are not approved for most panels.
- 6.2.3) Panel is not labeled.

6.3) Receptacles, Switches, and Outlets

- 6.3.1) I operated a representative number of switches and tested some outlets. Several lighting outlets are missing. Hall bath has no outlet.
- 6.3.2) Distribution of receptacles is not very good, as is typical for the age of building.

7) Heating and Cooling

7.1) Energy Source

- 7.1.1) Heating and cooling source is electric.

7.2) Equipment

- 7.2.1) Two “split-system” heat pumps that each include an outside condenser

and an inside evaporator and circulation fan.

7.2.2) A 2-ton unit serves the main house and a 1 ½ ton unit serves the added rooms north of the enclosed carport.

7.2.3) I operated both units in the heating mode.

7.2.4) A masonry fireplace on the west wall of the enclosed carport is auxiliary heat.

7.2.5) A whole house attic fan in the main building is auxiliary cooling.

7.3) Distribution

7.3.1) Distribution is by metal and flexible ducts, to floor and ceiling mounted registers.

7.4) Condensate

7.4.1) The attic mounted evaporator unit has a metal drip-pan and a condensate drain pipe that is bundled with the refrigerant lines. The bundle descends into the main crawl in the corner of a kitchen closet.

In the main crawl below the kitchen I lost track of the condensate drain and did not locate its termination.

7.4.2) The crawlspace evaporator unit lacks clearance to soil, and some of its ducts are in contact with the soil. It has a condensate drain that exits the crawl on the west side near the sewer cleanout, but I could not find its termination.

Condensate disposal can amount to several gallons of water in hot weather, and it is important to insure free flow of that water. If condensate does not leave the building it can create moisture problems inside.

7.5) Filters

7.5.1) Both evaporator units were fitted with the same ill-fitting filter arrangements.

At both units I found filter covers not in place. The attic unit cover was lying beside the unit. The crawl unit cover lay beside the equipment too, but the filter was covered by duct tape. I do not disassemble equipment unless I can do it with my hands. I don't carry duct tape.

Because the attic unit had no cover at all, I pulled the filter out, and found it way overdue.

These findings tell me to recommend licensed inspection of the evaporator coils and likely cleaning of those.

The more difficult filter access the less likely its regular change, and the more likely the need of evaporator coil cleaning.

8) Interior

8.1) Walls

8.1.1) A wide mix of covers due to age and changes.

Especially in the enclosed carport area I found evidence of rodent or other pest entry at the corners and edges of the floor trim. These signs were applications of metal tape to apparent openings by intruders.

8.2) Ceilings

8.2.1) Drywall smooth and textured finish. I did see a lot of stain patch/repair in the northmost ceilings.

8.3) Floors

8.3.1) A wide mix of floor covers. Some better some worse. "Master bath"

floor really in need of work, along with the walls there.

8.4) Doors

8.4.1) Mostly hollow flat panel. Some drag the floor, but most work.

8.5) Stairs

8.5.1) Only stair is a short one from enclosed carport to kitchen.

9) Insulation and Ventilation

9.1) Wall insulation

9.1.1) Not verifiable.

9.2) Attic insulation

9.2.1) Attic spaces had fiberglass batts of about 3 inches depth.

9.3) Floor insulation

9.3.1) None in floor.

9.4) Crawlspace ventilation

9.4.1) There were a number of vents but not enough to meet code. A better vapor barrier would help remedy the lack of vents.

9.5) Attic ventilation

9.5.1) There were two turbine vents that are highly rated, but perforated vinyl vents are not so good.

I think the attic fan is rendered ineffective by the reduction of soffit venting.

9.6) Mechanical ventilation

9.6.1) No mechanical vents in baths.

9.6.2) Kitchen range vent goes nowhere.

9.6.3) On inspection day the stacked laundry station offered a hole in the floor, but there was no sign of a duct to the outside of a building that codes require.