

## Home Inspection Report

XXXX XXXXXXX Drive  
XXXXXXXXXX, GA

## INFO

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

ONLY FOR USE BY XXXXX XXXXXXXXX  
XXXX XXXXXXX Drive, XXXXXXXXX. GA

File #  
20230120B  
PAGE 1



### General Information

**Inspection date** January 20, 2023

**Start time** 1:00 PM

**Stop time** 4:10 PM

**Weather** Partly Cloudy

**Temperature** In the 50's

**House Type** 3 Story

**Age** About 19

**Fee (s)** \$ 525

**Total Fee** \$ 525 paid

**Items inspected** House, Garage

**NOT inspected** Washer/Dryer

**Buyer's agent** XXXXXXXXX

**Listing agent** XXXXXXXXX

**Travel time**

**Report time**

**Total Man Hrs**

\*

### Customer Information

**File #** 20230120B

**Inspection street** XXXX XXXXXXX Drive

**City/State/Zip** XXXXXXXXX. GA

**Client name** XXXXX XXXXXXXXX

**Street address**

**City/State/Zip**

**Home Phone**

**Cell phone**

**Work phone**

**Email 1** XXXXXXXXX@gmail.com

**Email 2**

**Email 3**

**Email 4**

**Attendees** Buyer, Two Inspectors

\*

\*

\*

**SAFETY SUMMARY: The following items are all the items the inspector classified as safety items**

**SAFETY SUMMARY**

File #  
20230120B  
PAGE 2

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

ONLY FOR USE BY XXXXX XXXXXXXXXXXX

Electric	Main panel	One ARC fault breaker in the main panel would not trip off with the test button.
Interior	Smoke alarm	The plastic covering and battery protector have not been removed from the basement smoke detector. Smoke detector in the upstairs hallway has been removed. Smoke alarms were not evaluated as part of the home inspection. Some additional smoke and carbon monoxide alarms are recommended.
Exterior	Deck	See photos of issues with the deck that should be addressed.
Exterior	Drive/walk	The walkway on the right side of the house has settled. This could be a trip hazard.

**Highland Property Services 770-548-6376**

**UNSAT SUMMARY: The following items are all the items the inspector classified as unsatisfactory items**

**UNSAT SUMMARY**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 3

**ONLY FOR USE BY XXXXX XXXXXXXXXX**

Structure	Wood rot	Several areas of wood rot were found on the exterior or the house. See photos.
Heat	Refrigerant lines	Insulation on refrigerant lines is damaged/missing; replace. One section of the line set in the attic needs to be secured.
Exterior	Roof covering	There are a few issues on the roof that need to be addressed.
Exterior	Rain Gutters	Extend rain gutter downspouts to discharge farther away from the house.
Exterior	Siding	There are loose/cracked brick around the garage. Recommend securing/sealing. One section of the siding above the roof is deteriorated.
Exterior	Other	Both fence gates do not open/shut properly and the posts are rotted. Also, we recommend sealing around all exterior vents and cleaning the dryer vent prior to use.

**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed	<b>Structure</b> Highland Property Services 475 East Main Street #313 Cartersville, Georgia 30121 404-427-5015 770-548-6376 ONLY FOR USE BY XXXXX XXXXXXXXXXXX	File #
	<b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard--CORRECT N/A - Not applicable or Not inspected INAC - Inaccessible; partially or fully OK - Typical condition		20230120B
A: Foundation	OK	A:	PAGE 4
B: Found. cracks	OK	B:	
C: Sills	OK	C:	
D: Joists	OK	D:	
E: Rafter/truss	OK	E:	
F: Main beam	OK	F:	
<b>G: Columns</b>	<b>MARGNL</b>	<b>G:</b>	Trim is missing on one of the front porch columns and it needs to be caulked.
<b>H: Wood rot</b>	<b>UNSAT</b>	<b>H:</b>	Several areas of wood rot were found on the exterior of the house. See photos.
I: Insect damage	OK	<b>I:</b>	No signs of active wood destroying insect activity (termite or carpenter ants) seen in accessible areas. Activity could be present in areas out of view.
J: Bsmt. water	OK	<b>J:</b>	
K: Sump pump	N/A	<b>K:</b>	
L: Air moist. Bsmt.	OK	<b>L:</b>	
M: Bsmt. entry	OK	<b>M:</b>	
N: Other		<b>N:</b>	



**Trim is missing on front porch column and it needs to be caulked**

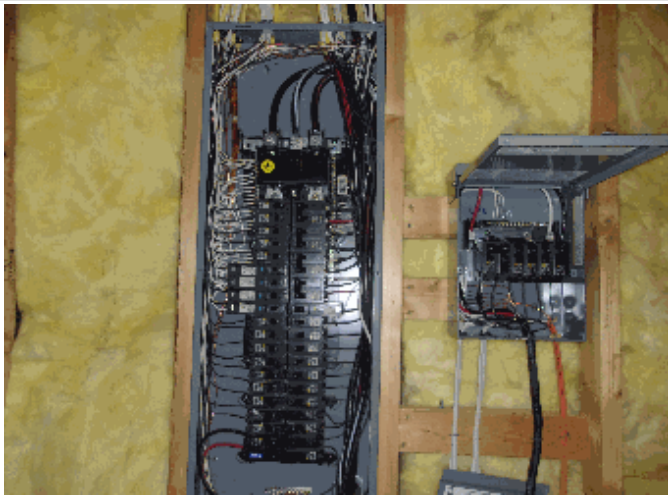


**Rotted window sash on lower left front window; other windows have some rot as well**

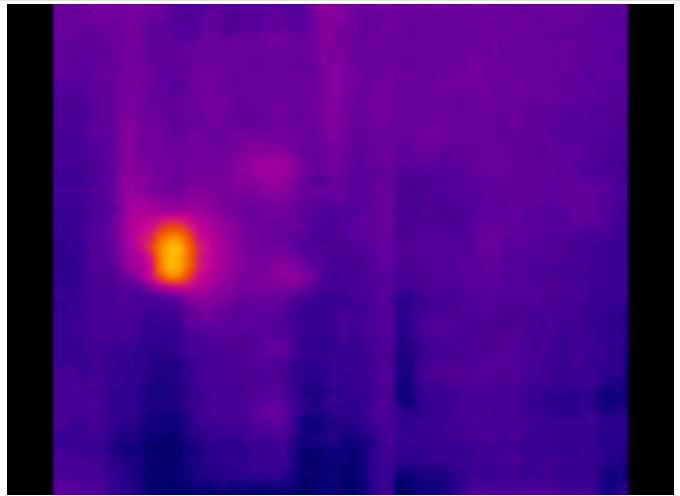
<b>SYSTEM NOTES</b>			
Support structure	Basement	Main beam	Wood
Foundation	Poured concrete	Column	N/A
Wall type	Wood frame	Roof structure	Rafters
Floor type	Wood frame, Slab		

**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed		<b>Electric</b>	File # 20230120B
	<b>UNSAT</b> - Unsatisfactory - repair / replace		<b>Highland Property Services</b>	
	<b>SAFETY</b> - Is or can be a hazard--CORRECT		475 East Main Street #313	PAGE 5
		<b>N/A</b> - Not applicable or Not inspected	Cartersville, Georgia 30121	
		<b>INAC</b> - Inaccessible; partially or fully	404-427-5015	
		<b>OK</b> - Typical condition	770-548-6376	
		<b>OK</b>	<b>ONLY FOR USE BY XXXXX XXXXXXXXXXXX</b>	
A: Over current		<b>OK</b>	A:	
<b>B: Main panel</b>	<b>SAFETY</b>		<b>B: One ARC fault breaker in the main panel would not trip off with the test button.</b>	
C: Moisture		<b>OK</b>	C:	
D: Junction box		<b>OK</b>	D:	
E: Wire routing		<b>OK</b>	E:	
F: Power entry		<b>OK</b>	F:	
G: Wire outside		<b>OK</b>	G:	
H: Main ground		<b>OK</b>	H:	
I: Plumb. bonding		<b>OK</b>	I:	
J: Metal bonding		<b>OK</b>	J:	
<b>K: Receptacles</b>	<b>MARGNL</b>		<b>K: Install covers on receptacles/switches where missing/broken. Secure loose receptacles/receptacle boxes as needed. The receptacle in the laundry room near the sink is not GFCI protected.</b>	
L: Outside Receptacles		<b>OK</b>	L:	
M: Extra tests		<b>N/A</b>	M:	
N: Sub panel		<b>OK</b>	N:	
<b>O: Other</b>	<b>MARGNL</b>		<b>O: There are several bulbs burned out throughout the house. Some globes on light fixture are missing.</b>	



Panels - see image to right



Infrared image of the panels is normal

**SYSTEM NOTES**

Service type	Overhead, Underground	Main Brker/fuse	Outside
Entry conductor	200 AMP	Main panel	Basement
Main disconnect	200 AMP		
Wire type(s)	Romex		

	<b>MARGNL</b> - Marginal, maintenance needed	<b>Plumbing</b>	<b>File #</b> 20230120B
	<b>UNSAT</b> - Unsatisfactory - repair / replace	Highland Property Services 475 East Main Street #313 Cartersville, Georgia 30121 404-427-5015 770-548-6376 ONLY FOR USE BY XXXXX XXXXXXXXXXXX	<b>PAGE 6</b>
<b>SAFETY</b>	- Is or can be a hazard--CORRECT		
A: Appliances	<b>N/A</b> - Not applicable or Not inspected <b>INAC</b> - Inaccessible; partially or fully <b>OK</b> - Typical condition		
	<b>OK</b> A: NOTE: ALL APPLIANCES ARE CHECKED ONLY FOR BASIC OPERATION, TEMPERATURE LEVELS, TIMERS ect. ARE NOT CHECKED. APPLIANCES CAN FAIL AT ANY TIME. IT IS YOUR RESPONSIBILITY TO CHECK ALL APPLIANCES AT OR BEFORE FINAL WALK THROUGH ON THE DAY OF CLOSING/PURCHASE.		
B: Dishwasher	<b>OK</b> B:		
C: Stovetop	<b>OK</b> C:		
D: Oven	<b>OK</b> D:		
E: Refrigerator	<b>OK</b> E:		
F: Sink kitchen	<b>OK</b> F:		
G: Garbage disposal	<b>OK</b> G:		
H: Cabinets Kitchen	<b>OK</b> H:		
I: Countertop	<b>OK</b> I:		
J: Microwave	<b>OK</b> J:		
K: Trash compactor	<b>N/A</b> K:		
L: Vent Kitchen	<b>OK</b> L:		
M: Water pipes	<b>OK</b> M:		
N: Water pump	<b>N/A</b> N:		
O: Water tank	<b>N/A</b> O:		
P: Drainage	<b>OK</b> P:		
Q: Drain pipe	<b>OK</b> Q:		
R: Cross connection	<b>OK</b> R:		
S: Other	<b>OK</b> S:		



Water pressure at outside spigot



Main water shut off and pressure regulator in the basement

**SYSTEM NOTES**

Waste pipe	"Plastic"
Water pipe	Copper
Water service pipe	Undetermined
Main shut-offs for	Water-basement



Note: This report is only part of the inspection summary, the inspectors verbal notes are needed. NOT for third party use!

**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed		<b>Baths1&gt;2</b>	<b>File #</b> 20230120B
	<b>UNSAT</b> - Unsatisfactory - repair / replace		Highland Property Services	<b>PAGE 7</b>
	<b>SAFETY</b> - Is or can be a hazard--CORRECT		475 East Main Street #313	
		<b>N/A</b> - Not applicable or Not inspected	Cartersville, Georgia 30121	
		<b>INAC</b> - Inaccessible; partially or fully	404-427-5015	
		<b>OK</b> - Typical condition	770-548-6376	
			<b>ONLY FOR USE BY XXXXX XXXXXXXXXXXX</b>	
A: Bath Location		<b>OK</b>	A: -----This was the full bath identified as the master.	
B: Tub/shower	<b>MARGNL</b>		B: Faucet handle is loose on the tub.	
C: Sink	<b>MARGNL</b>		C: Sink drain stopper is missing.	
D: Toilet		<b>OK</b>	D:	
E: Ventilation		<b>OK</b>	E:	
F: Water flow		<b>OK</b>	F:	
G: Drainage		<b>OK</b>	G:	
H: Floor		<b>OK</b>	H:	
I: Other			I:	
J: Bath Location		<b>OK</b>	J: -----This was the full bath located on middle upper level.	
K: Tub/shower	<b>MARGNL</b>		K: You may want to seal the small cracks in the shower tile grout at some point.	
L: Sink		<b>OK</b>	L:	
M: Toilet		<b>OK</b>	M:	
N: Ventilation		<b>OK</b>	N:	
O: Water flow		<b>OK</b>	O:	
P: Drainage		<b>OK</b>	P:	
Q: Floor		<b>OK</b>	Q:	
R: Other		<b>OK</b>	R: There are no issues with the bathroom on the main level.	



**Faucet handle is loose on the master tub**



**Jetted tub operated in the master bath**

**SYSTEM NOTES**

#1 Floor covering Tile  
Tub/shower wall Plastic or fiberglass  
Vent method Power fan

#2 Floor covering Tile  
Tub/shower wall Tile  
Vent method Power fan

**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed		<b>Baths3&gt;4</b>	File #
	<b>UNSAT</b> - Unsatisfactory - repair / replace		Highland Property Services	20230120B
	<b>SAFETY</b> - Is or can be a hazard--CORRECT		475 East Main Street #313	PAGE 8
		<b>N/A</b> - Not applicable or Not inspected	Cartersville, Georgia 30121	
		<b>INAC</b> - Inaccessible; partially or fully	404-427-5015	
		<b>OK</b> - Typical condition	770-548-6376	
			<b>ONLY FOR USE BY XXXXX XXXXXXXXXXXX</b>	
A: Bath Location		<b>OK</b>	A: -----This was the full bath identified as the Jack and Jill bath (upper left).	
<b>B: Tub/shower</b>	<b>MARGNL</b>		<b>B: Caulk between tub spigot and wall to avoid water entry into/behind the wall.</b>	
C: Sink		<b>OK</b>	C:	
D: Toilet		<b>OK</b>	D:	
E: Ventilation		<b>OK</b>	E:	
F: Water flow		<b>OK</b>	F:	
G: Drainage		<b>OK</b>	G:	
H: Floor		<b>OK</b>	H:	
I: Other			I:	
J: Bath Location		<b>OK</b>	J: -----This was the full bath located on the basement level.	
<b>K: Tub/shower</b>	<b>MARGNL</b>		<b>K: The shower diverter would not close completely.</b>	
L: Sink		<b>OK</b>	L:	
<b>M: Toilet</b>	<b>MARGNL</b>		<b>M: Toilet tank is loose.</b>	
N: Ventilation		<b>OK</b>	N:	
O: Water flow		<b>OK</b>	O:	
P: Drainage		<b>OK</b>	P:	
Q: Floor		<b>OK</b>	Q:	
R: Other			R:	



**We recommend caulking around the tub spigot in the Jack and Jill bath**



**Shower diverter would not close completely in the basement bath**

**SYSTEM NOTES**

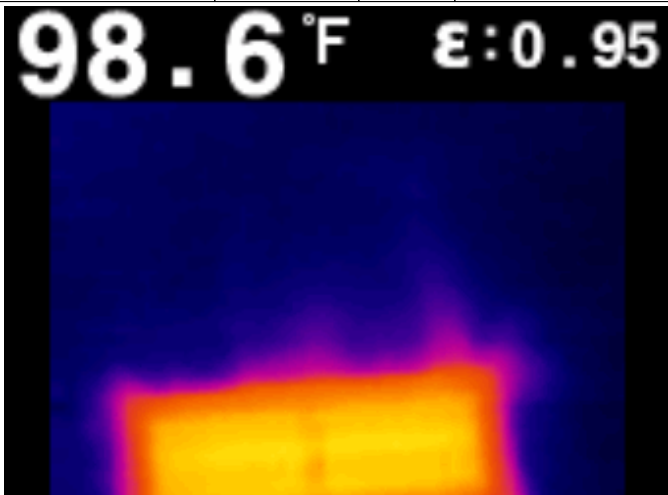
#3 Floor covering Tile  
 Tub/shower wall Tile  
 Vent method Power fan

#4 Floor covering Tile  
 Tub/shower wall Tile  
 Vent method Power fan

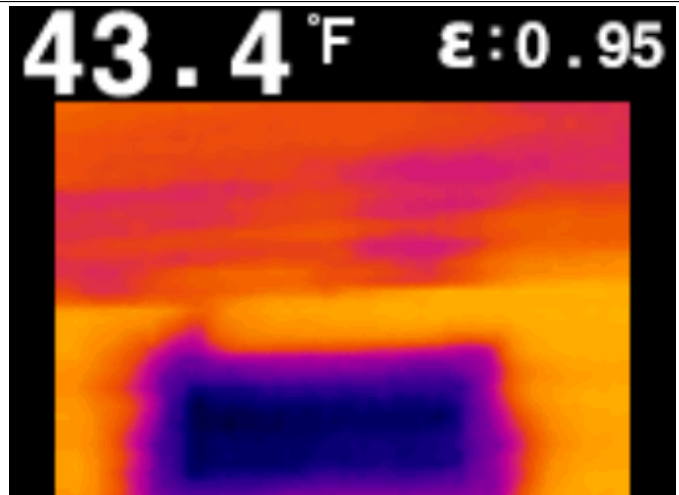


**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed	<b>Heat</b>	<b>File #</b> 20230120B
	<b>UNSAT</b> - Unsatisfactory - repair / replace	<b>Highland Property Services</b>	<b>PAGE 9</b>
	<b>SAFETY</b> - Is or can be a hazard--CORRECT	475 East Main Street #313 Cartersville, Georgia 30121 404-427-5015 770-548-6376 <b>ONLY FOR USE BY XXXXX XXXXXXXXXXXX</b>	
A: Heat system	<b>N/A</b> - Not applicable or Not inspected	<b>OK</b> A: Heating systems appeared to operate the day of the inspection; we cannot predict when they will fail. Trane Mfg (2004,2004) Bryant Mfg (2021).	
B: Gas leakage	<b>INAC</b> - Inaccessible; partially or fully	<b>OK</b> B:	
C: Circulator	<b>OK</b> - Typical condition	<b>N/A</b> C:	
D: Heat exchanger		<b>N/A</b> D:	
E: Relief valve		<b>N/A</b> E:	
F: Asbestos		<b>N/A</b> F:	
G: AC/HP		<b>OK</b> G: A/C systems appeared to operate the day of the inspection. We cannot predict when they will fail. Trane Mfg (2004,2005) Bryant Mfg (2021).	
<b>H: Outside unit</b>	<b>MARGNL</b>	<b>H:</b> We recommend extending the condensation lines away from the house and insulating the line sets where needed.	
I: Coils/fans		<b>OK</b> I:	
<b>J: Air ducts</b>	<b>MARGNL</b>	<b>J:</b> Vent cover is missing a screw in the upstairs middle bathroom.	
K: Refrigerant lines	<b>UNSAT</b>	<b>K:</b> Insulation on refrigerant lines is damaged/missing; replace. One section of the line set in the attic needs to be secured.	
L: Water heater		<b>OK</b> L: Water heater appeared to operate the day of the inspection. We cannot predict when it will fail. (2005).	
M: Water P/T valve		<b>OK</b> M:	
N: Room heat		<b>OK</b> N:	
O: Other		O:	



**Infrared image of vent shows heat working - all floors**



**Infrared image of vent shows A/C working - all floors**

**SYSTEM NOTES**

Type of system      Hot air  
 Type of fuel        Gas  
 Hot water            Gas  
 Air cond.            Central

**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed		<b>Interior</b>	<b>File #</b> 20230120B
	<b>UNSAT</b> - Unsatisfactory - repair / replace		<b>Highland Property Services</b>	<b>PAGE 10</b>
	<b>SAFETY</b> - Is or can be a hazard--CORRECT		475 East Main Street #313	
		<b>N/A</b> - Not applicable or Not inspected	Cartersville, Georgia 30121	
		<b>INAC</b> - Inaccessible; partially or fully	404-427-5015	
		<b>OK</b> - Typical condition	770-548-6376	
A: Attic venting		<b>OK</b>	<b>ONLY FOR USE BY XXXXX XXXXXXXXXXXX</b>	
B: Attic insulation		<b>OK</b>		
C: Openings attic		<b>OK</b>		
D: Water leaks		<b>OK</b>		
E: Bsmt. insulation		<b>OK</b>		
<b>F: Fireplace/stove</b>	<b>MARGNL</b>		<b>F:</b> We recommend having the fireplace professionally evaluated prior to use.	
G: Flue		<b>N/A</b>	<b>G:</b> Flue was not inspected, it is beyond the scope of a home inspection.	
H: Clearances		<b>OK</b>	<b>H:</b>	
I: Firebox		<b>OK</b>	<b>I:</b>	
<b>J: Ceilings</b>	<b>MARGNL</b>		<b>J:</b> There are several stains on areas of the ceilings on the main and upper level. Some of these stains are not under bathrooms and did not have a moisture reading. There is a stain in the upper front left bedroom closet that appears to be below the HVAC line set in the attic that needs to be insulated. It condensates during summer months. Also, there is a stain near the fan in the bathroom on the main level that appears to be from condensation.	
K: Walls		<b>OK</b>	<b>K:</b>	
L: Floors		<b>OK</b>	<b>L:</b>	
<b>M: Door fit</b>	<b>MARGNL</b>		<b>M:</b> Correct striker plate so doors latch properly. Install door stops where needed to protect the walls from damage.	
N: Stairs		<b>OK</b>	<b>N:</b>	
<b>O: Smoke alarm</b>	<b>SAFETY</b>		<b>O:</b> The plastic covering and battery protector have not been removed from the basement smoke detector. Smoke detector in the upstairs hallway has been removed. Smoke alarms were not evaluated as part of the home inspection. Some additional smoke and carbon monoxide alarms are recommended.	
<b>P: Exterior doors</b>	<b>MARGNL</b>		<b>P:</b> Basement back double door and back deck doors are difficult to open/shut. There is daylight showing through the bottom of the back deck door. Also, the threshold on the door from the garage to the house should be supported.	
<b>Q: Windows</b>	<b>MARGNL</b>		<b>Q:</b> One bedroom window above the front entrance is slightly fogged. A piece of the sash is broken on one window in the back upper bedroom and some of the bottom seals are loose. Also, some windows are painted shut on the main level.	
<b>R: Storm windows</b>		<b>N/A</b>	<b>R:</b>	



Attic insulation is adequate



Stain near attic pull down - no moisture detected

**SYSTEM NOTES**

Forced venting None  
 Vent types Ridge, Soffit, Gable  
 Attic Insulation- Type/ Blown  
 Bsmt Insulation- Type/ Fiberglass

Crawl Insulation- N/A  
 Vapor retarder- N/A  
 Attic entered Yes  
 Basement entered Yes

Note: This report is only part of the inspection summary, the inspectors verbal notes are needed. NOT for third party use!

**Highland Property Services 770-548-6376**

	<p><b>MARGNL</b> - Marginal, maintenance needed</p> <p><b>UNSAT</b> - Unsatisfactory - repair / replace</p> <p><b>SAFETY</b> - Is or can be a hazard--CORRECT</p> <p><b>N/A</b> - Not applicable or Not inspected</p> <p><b>INAC</b> - Inaccessible; partially or fully</p> <p><b>OK</b> - Typical condition</p>	<p><b>Interior</b></p> <p>Highland Property Services          475 East Main Street #313          Cartersville, Georgia 30121          404-427-5015          770-548-6376  <b>ONLY FOR USE BY XXXXX XXXXXXXXXXXX</b>  <b>XXXX XXXXXX Drive, XXXXXXXXXXXX. GA</b></p>	<p>File #          20230120B          PAGE 11</p>																
<p>S: Skylights</p> <p>T: Other</p>	<p>N/A</p> <p><b>MARGNL</b></p>	<p>S: CONTINUED FROM LAST PAGE</p> <p>T: We had limited access to some areas due to storage.</p>																	
<p><b>SYSTEM NOTES</b></p> <table border="0"> <tr> <td>Forced venting</td> <td>None</td> <td>Crawl Insulation-</td> <td>N/A</td> </tr> <tr> <td>Vent types</td> <td>Ridge, Soffit, Gable</td> <td>Vapor retarder-</td> <td>N/A</td> </tr> <tr> <td>Attic Insulation- Type/</td> <td>Blown</td> <td>Attic entered</td> <td>Yes</td> </tr> <tr> <td>Bsmt Insulation- Type/</td> <td>Fiberglass</td> <td>Basement entered</td> <td>Yes</td> </tr> </table>				Forced venting	None	Crawl Insulation-	N/A	Vent types	Ridge, Soffit, Gable	Vapor retarder-	N/A	Attic Insulation- Type/	Blown	Attic entered	Yes	Bsmt Insulation- Type/	Fiberglass	Basement entered	Yes
Forced venting	None	Crawl Insulation-	N/A																
Vent types	Ridge, Soffit, Gable	Vapor retarder-	N/A																
Attic Insulation- Type/	Blown	Attic entered	Yes																
Bsmt Insulation- Type/	Fiberglass	Basement entered	Yes																

**Highland Property Services 770-548-6376**

	<b>MARGNL</b> - Marginal, maintenance needed <b>UNSAT</b> - Unsatisfactory - repair / replace <b>SAFETY</b> - Is or can be a hazard--CORRECT	<b>N/A</b> - Not applicable or Not inspected <b>INAC</b> - Inaccessible; partially or fully <b>OK</b> - Typical condition	<b>Exterior</b> Highland Property Services 475 East Main Street #313 Cartersville, Georgia 30121 404-427-5015 770-548-6376 <b>ONLY FOR USE BY XXXXX XXXXXXXXXX</b>	File # 20230120B PAGE 12
A: Roof covering	<b>UNSAT</b>		A: There are a few issues on the roof that need to be addressed.	
B: Roof wood		<b>OK</b>	B:	
C: Chimney	<b>MARGNL</b>		C: Some of the trim on the chimney needs to be painted.	
D: Chimney		N/A	D:	
E: Rain Gutters	<b>UNSAT</b>		E: Extend rain gutter downspouts to discharge farther away from the house.	
F: Window Bsmt.		<b>OK</b>	F:	
G: Deck	<b>SAFETY</b>		G: See photos of issues with the deck that should be addressed.	
H: Front porch		<b>OK</b>	H:	
I: Other porch		N/A	I:	
J: Steps		<b>OK</b>	J:	
K: Siding	<b>UNSAT</b>		K: There are loose/cracked brick around the garage. Recommend securing/sealing. One section of the siding above the roof is deteriorated.	
L: Trim	<b>MARGNL</b>		L: Trim on several windows/doors needs to be painted.	
M: Yard grade		<b>OK</b>	M:	
N: Trees/shrubs		<b>OK</b>	N:	
O: Garage	<b>MARGNL</b>		O: There are stains on the garage ceiling that do not appear to be from an active leak. We ran water for several minutes in the bathroom above and no moisture was detected.	
P: Garage door	<b>MARGNL</b>		P: One garage door seal has minor damage.	
Q: Drive/walk	<b>SAFETY</b>		Q: The walkway on the right side of the house has settled. This could be a trip hazard.	
R: Faucet outside		<b>OK</b>	R:	
S: Other	<b>UNSAT</b>		S: Both fence gates do not open/shut properly and the posts are rotted. Also, we recommend sealing around all exterior vents and cleaning the dryer vent prior to use.	



Areas of the roof will need to be resealed periodically



Overall view of the roof

**SYSTEM NOTES**

Roof viewed from      Walked on roof  
 Type of roof          Gable  
 Roof covering        Asphalt  
 Siding type            Cementis, Brick, Rock

Garage obstructed?    25% due to stored items



**APPENDIX 1**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 13

ONLY FOR USE BY XXXXX XXXXXXXXXX



Structure: Rot on the garage man door jamb



Structure: Trim rot on middle back bay window



Structure: Rotted trim on the back deck door



Structure: Trim rot on back left window



Structure: Rot on arch window above the front entrance



Structure: Fascia/soffit rot above the front porch

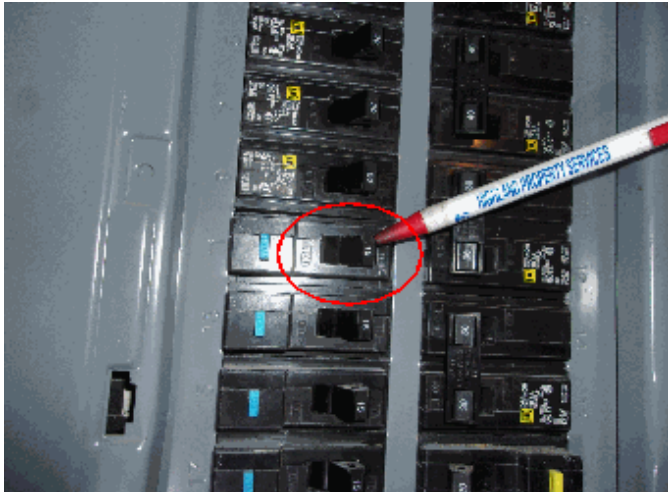


**APPENDIX 2**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 14

ONLY FOR USE BY XXXXX XXXXXXXXXXXX



Electric: ARC fault breaker in the panel would not trip off with the test button



Electric: Receptacle in the basement is loose and needs the cover installed



Electric: Broken cover on outlet in the foyer



Electric: Outlet near the laundry sink is not GFCI protected



Baths1>2: You may want to seal the small cracks in the shower tile grout at some point



Heat: We recommend extending the HVAC condensation lines away from the house



**APPENDIX 3**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 15

ONLY FOR USE BY XXXXX XXXXXXXXXX



Heat: Line set for the A/C unit on the right should be reinsulated



Heat: Screw missing on vent cover in the upstairs middle bathroom



Heat: Line set should be insulated/sealed at the unit to prevent condensation - basement



Heat: HVAC line set should be secured - attic



Heat: Section of the line set above the closet in the left upper front bedroom condensates causing ceiling stain



Interior: Stain in closet (upper front left bedroom) appears to be under line set that needs insulation

**APPENDIX 4**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 16

ONLY FOR USE BY XXXXX XXXXXXXXXXXX



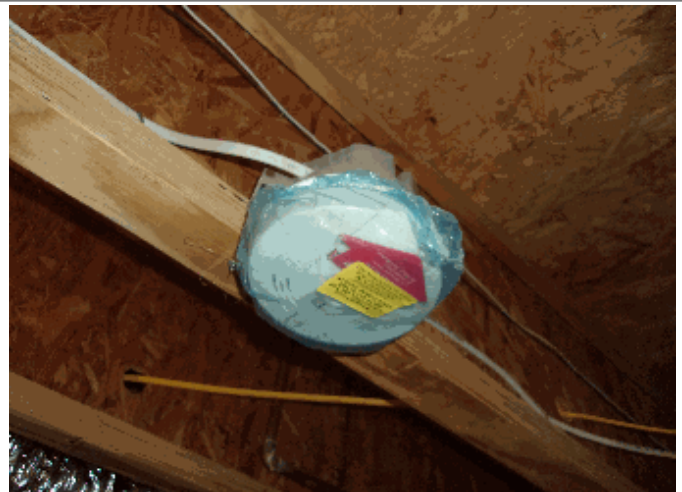
Interior: There are faint stains on the dining room and back left bedroom ceilings - no moisture reading



Interior: Stain on ceiling in the main floor bath appears to be from condensation



Interior: Two doors in the Jack and Jill bath would not latch



Interior: Plastic cover and battery protector have not been removed from the basement smoke detector



Interior: Smoke detector in the upstairs hallway has been removed



Interior: Basement double door is difficult to open/shut



**APPENDIX 5**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 17

ONLY FOR USE BY XXXXX XXXXXXXXXX



Interior: Threshold should be supported on the door from the garage to the house



Interior: Daylight showing through back deck doors and the door is difficult to open/shut



Interior: Window above the front entrance is slightly fogged



Interior: Piece of window sash is broken - back upper bedroom



Interior: Loose bottom seals on back upper bedroom window(s)



Interior: We had limited access to some areas due to storage



**APPENDIX 6**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 18

ONLY FOR USE BY XXXXX XXXXXXXXXXXX



**Exterior: Row of shingles on the front needs to be reattached; this will cause a leak**



**Exterior: View behind chimney - OK**



**Exterior: Nail heads on vent boots should be sealed**



**Exterior: Some of the trim on the chimney needs to be painted**



**Exterior: Downspout on back right corner needs to be reattached to extension**



**Exterior: Ensure that the two downspouts to the right of the front entrance drain properly**



**APPENDIX 7**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 19

ONLY FOR USE BY XXXXX XXXXXXXXXX



Exterior: Downspout above the roof in front needs an elbow



Exterior: Some deck joists are pulling away from the band - you may want to install a different type hanger



Exterior: Some deck joists have dropped down slightly



Exterior: Deck band pulled way from joists near bay - lag bolts do not appear to have pierced the joist



Exterior: Some joists are pulling away from the outside deck band



Exterior: Some of the nails on the deck joist hangers are missing and/or pulled away



**APPENDIX 8**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 20

ONLY FOR USE BY XXXXX XXXXXXXXXX



Exterior: Cracks in brick above the garage



Exterior: Loose/offset brick above the garage



Exterior: Loose brick above the right side of the garage should be secured and sealed



Exterior: Deteriorated siding above the roof



Exterior: Crack above the porch roof should be sealed



Exterior: Trim on several doors/windows need to be painted



**APPENDIX 9**

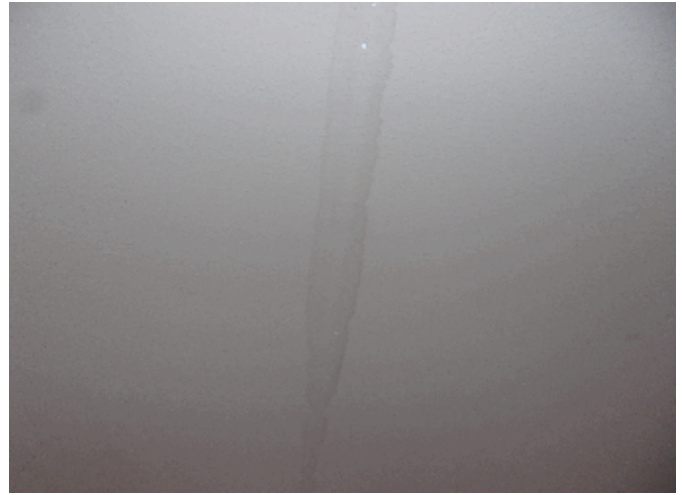
Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

File #  
20230120B  
PAGE 21

ONLY FOR USE BY XXXXX XXXXXXXXXXXX



Exterior: Several windows need to be painted



Exterior: Stains on the garage ceiling do not appear to be from an active leak



Exterior: Minor damage to garage door seal



Exterior: Walkway on the right side of the house has settled; this could be a trip hazard



Exterior: Fence gate on the right does not open/shut properly and the posts are rotted



Exterior: Fence gate on the left does not open/shut properly

Note: This report is only part of the inspection summary, the inspectors verbal notes are needed. NOT for third party use!

**Highland Property Services 770-548-6376**

**APPENDIX 10**

Highland Property Services  
475 East Main Street #313  
Cartersville, Georgia 30121  
404-427-5015  
770-548-6376

ONLY FOR USE BY XXXXX XXXXXXXXXXXX

File #  
20230120B  
PAGE 22



**Exterior: We recommend sealing around all vents on the outside and cleaning the dryer vent prior to use**