



Guardian Residential Services, Inc.

# Inspection Report

## Mr. Owners Manual

**Property Address:**  
186 South Drive  
St. Simons Island Ga 31522



**William S. Henning**  
**P.O. Box 20244**  
**St. Simons Island, Ga. 31522**  
**912-223-3012**



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<b>Date:</b> 11/8/2011	<b>Time:</b> 09:04 AM	<b>Report ID:</b>
<b>Property:</b> 186 South Drive St. Simons Island Ga 31522	<b>Customer:</b> Mr. Owners Manual	<b>Real Estate Professional:</b>

### **PURPOSE AND SCOPE**

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction as required.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

### **EXCLUSIONS AND LIMITATIONS**

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, is hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of Wood Destroying Insects (WDI), Testing for the presence of Radon gas, Building Code Violations of any type, Document Reviews, Survey, ADA or Accessibility reviews of any type, whatsoever, Cost estimates of any type, Remaining Useful Life, Estimated Useful Life, Insulation, Life/Safety Equipment and Issues

The NACHI Standards of Practice are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

Inspectors are NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the **NACHI** Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

Our inspectors are NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

### **A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT**

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection-It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight-When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination-The inspection process is non-destructive, and is generally non-invasive. Some inspections are performed in this manner because, at the time of the Inspection, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them.

We are not acting as specialists in any specific trade. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit, is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

ASHI American Society of Home Inspectors,  
NACHI National Association of Certified  
Home Inspectors

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Ranch

**Approximate age of building:**

Over 25 Years  
Year Built : 1972

**Temperature:**

Below 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

# Summary



Guardian Residential Services, Inc.

P.O. Box 20244  
St. Simons Island, Ga. 31522  
912-223-3012

**Customer**  
Mr. Owners Manual

**Address**  
186 South Drive  
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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 📍 General Summary

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### Repair or Replace

(1) roof penetrations need repairs Ski light flashing and Plumbing stacks, and roof vents need tar over nails.(Picture 1)(Picture 2)(Picture 3) Also the Recommend a qualified Roofing contractor inspect and repair as necessary. These repairs will help to prevent damage in the future.



1.2 Picture 1 Fasteners need tar



1.2 Picture 2 Fasteners need tar



1.2 Picture 3 Fasteners need tar

(2) Plumbing vent pipe flashing, located on the right side of the home, is broken and needs to be replaced.(Picture 4)(Picture 5). Recommend a qualified roofing contractor inspect and repair as necessary.



1.2 Picture 4 Hole in Plumbing stack boot



1.2 Picture 5 Water staining on plumbing stack that has the broken boot

## 2. Exterior

### 🏠 General Summary

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### Inspected

(1) The window trim at the bay window of the kitchen breakfast nook was water damage. (Picture 1)





2.0 Picture 1 Water damage at window



2.0 Picture 2 Water damage at window

(2) Garage door side wall trim shows signs of water damage.(Picture 3) Further damage will occur if not corrected.



2.0 Picture 3 Water Damage to wood trim

## 2.1 DOORS (Exterior)

### Repair or Replace

(1) Screen door at breakfast nook has a weathered closer stays open when you open it (Picture 1). Recommend a qualified person inspect and repair as necessary.



2.1 Picture 1 Broken closer



(2) Sliding glass doors at rear of home has water damage at the bottom of the doors.(Picture 2)(Picture 3)(Picture 4)  
Further deterioration may occur if not repaired. A qualified contractor should inspect and replace as needed.



2.1 Picture 2 Wood sliding door damaged



2.1 Picture 3 Water damage at sliding glass door



2.1 Picture 4 Water damage at sliding glass door

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Repair or Replace**

(1) Build up of leaves and mulch in the front courtyard at the entry should be lowered to help water to be directed away from the home. (Picture 1)(Picture 2)



2.4 Picture 1 Area is higher then brick porch



2.4 Picture 2 Area is higher then brick porch

(2) Tree on the right side of the home appears to have been struck by lightning and is leaning towards the home.(Picture 3)  
Recommend a qualified Arborist inspect and treat as necessary.



2.4 Picture 3 Tree limb lost bark and appears to be deteriorating

## 3. Garage

### 🏠 General Summary

#### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

##### Repair or Replace

Signs of fungi growth is present on the wall in the garage closet, closest to the Garage Door. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture (Picture 1). I recommend you contact a mold inspector or expert for investigation or correction if needed.



3.1 Picture 1 appears to be Black mold should be removed

#### 3.3 GARAGE DOOR (S)

##### Repair or Replace

The Garage door operator could not be tested, no power.

### 3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

### 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

The power to the garage door opener has not been connected, wires are on the face of the opener. Electrical wires for a Garage Door opener is not a direct wire connection (Picture 1). Wires need to be placed in a box in the ceiling with receptacle and cover plate installed. Recommend a Licensed Electrical contractor inspect and repair as Necessary. All Electrical issues are considered hazardous and should be repaired.



3.5 Picture 1 Garage Door Electrical connection not complete

## 4. Interiors

### 🏠 General Summary

#### 4.0 CEILINGS

##### Repair or Replace

There is a water stain around the HVAC register in the Living room and appears to be from condensation around the register. (Picture 1) Inspection in the attic sheetrock in this area didn't show signs of water staining. HVAC Register boots should have insulation all around to prevent hot air of the attic mixing with the metal on the boot.



4.0 Picture 1 Water staining on ceiling

#### 4.1 WALLS



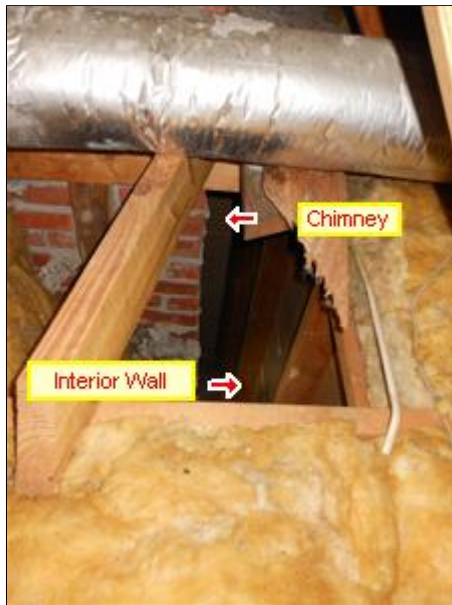
**Repair or Replace**

(1) The Wallpaper on the wall is peeling in areas at the master bath. (Picture 1) While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



4.1 Picture 1 Wallpaper torn and loose on wall

(2) The walls that surround the fireplace chimney box and stack in not insulated or sealed off from the attic temperatures.(Picture 2)(Picture 3) This is a efficiency concern and is for you information and use.



4.1 Picture 2 Area around chimney



4.1 Picture 3 Area around chimney

**4.2 FLOORS**

**Repair or Replace**

The Carpet is loose or baggy and not stretched for a tight installation at the Guest Bedroom (Picture 1). Repairs are needed. A qualified contractor should inspect and repair as needed.



4.2 Picture 1 Baggy Carpet

### 4.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Repair or Replace

Cabinet doors and counter tops have visible signs of mold . Eradication of this mold will prevent damage to the wood grain of the cabinets. The mold doesn't appear to be dangerous, its always recommended to have mold tested to verify health concerns. Recommend repair or replace as necessary.



4.3 Picture 1 Mold on cabinets



4.3 Picture 2 Mold on cabinets

### 4.4 DOORS

#### Repair or Replace

(1) Front door fixed door bolt at the bottom was not operational allowing the bottom of the fixed door to move.(Picture 1)  
Further damage will occur if not corrected.



4.4 Picture 1 Door Bolt needs repairs

## 4.5 WINDOWS

### Repair or Replace

Window right as you come in the entry has a broken window latch. (Picture 1)



4.5 Picture 1 Latch broken

## 6. Plumbing System

### General Summary

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

##### Repair or Replace

It appears that the Plumbing drain system in the home is Cast Iron. Recommend a Qualified plumber inspect the condition of the pipe by scoping the line. (Picture 1) Repairs and or replacement of pipe could be very expensive since the pipe is located under the slab.



6.0 Picture 1 Cast iron drain pipe

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

##### Repair or Replace

(1) The Stopper doesn't work in the Hall Bathroom (Picture 1) and in the Master Bathroom the sink has a slow drain (Picture 2)(Picture 3). This is a function of the sink and should be repaired.



6.1 Picture 1 Stopper removed and doesn't work



6.1 Picture 2 Master bathroom sink holds water



6.1 Picture 3 Stopper doesn't work

## 7. Electrical System

### 🏠 General Summary

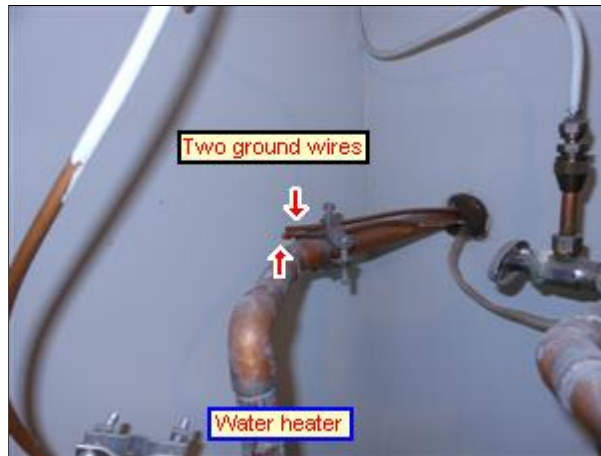
#### 7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

##### Repair or Replace

(1) I could not locate the ground wire. The ground wire may not be present or could be hidden from view by construction materials. I recommend an electrical contractor verify or install a ground wire.

(2) There is a bond wire to the metal plumbing but it is not within 5 feet from where plumbing line enters home. (Picture 1) If you choose to correct, there should only be one bond wire to the metal plumbing so the one in wrong location should be removed. I recommend an electrical contractor install a ground wire and clamp on metal plumbing line within five feet from where plumbing line enters home and remove the old location.





7.0 Picture 1 Recommend a qualified Electrical contractor inspect and repair

## 7.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

### Repair or Replace

You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard.(Picture 1) Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.



7.1 Picture 1 Federal pacific Panels

## 7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

### Repair or Replace

(1) The Electrical disconnect for the HVAC Condenser, located on the right side of the home, is not safe and should be replaced.(Picture 1) Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.2 Picture 1 Electrical disconnect is easily accessible and is a life safety concern.

(2) Receptacle right of back of home sliding glass door is damaged and needs repaired. (Picture 2) Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring



7.2 Picture 2 Receptacle needs repairs

(3) Splice box needs a cover-plate within "Five feet" of attic access in attic. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrical contractor correct.



7.2 Picture 3 Splice box needs cover and secured to structure

(4) One Light fixture needs securing to the structure and is located within "Five feet" of attic access in attic (Picture 4). Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrical contractor correct.



7.2 Picture 4 Light fixture needs securing to structure

**7.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Repair or Replace**

The exterior outlet at the front of home and rear of home are not on a GFCI protected.(Picture 1)(Picture 2)(Picture 3) Recommend all exterior receptacle are GFCI protected for life safety. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Picture 1 Receptacle needs GFCI protection and cover



7.3 Picture 2 Receptacle needs GFCI and cover



7.3 Picture 3 Receptacle needs GFCI and cover

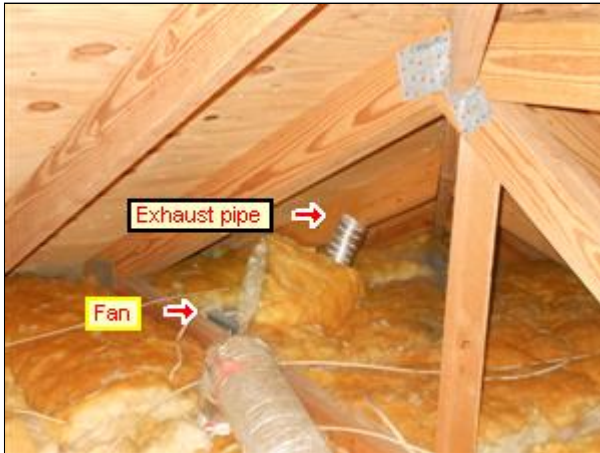
## 9. Insulation and Ventilation

### General Summary

#### 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

##### Repair or Replace

(1) The Exhaust fan does not vent to outside at the master bath (Picture 1)(Picture 2). Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed.



9.2 Picture 1 master bathroom exhaust fan pipe should terminate in the soffit Area



9.2 Picture 2 Exhaust fan terminates at the soffit

(2) The exhaust hood in the kitchen has a pipe connection located in the cabinet with not approved metal duct that was used for the sky lights. Recommend a qualified person repair as necessary.

#### 9.4 OTHER CONCERNS IN THE ATTIC

##### Repair or Replace

The Sono Tube lighting ductwork needs properly secured at the joints. This is will help to prevent insects from entering the home or attic area.(Picture 1) Recommend a qualified contractor inspect and repair as necessary.



9.4 Picture 1 Joint in pipe needs repaired

## 10. Built-In Kitchen Appliances

### General Summary

#### 10.2 RANGE HOOD

##### Repair or Replace



The Exhaust hood mounting height is 18" above the stove.(Picture 1) The manufacturer recommends a suggested mounting height 30" above the stove or range.



10.2 Picture 1 Range Hood height

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Guardian Residential Services, Inc.



# INVOICE

**Guardian Residential Services, Inc.**  
**P.O. Box 20244**  
**St. Simons Island, Ga. 31522**  
**912-223-3012**  
**Inspected By: William S. Henning**

**Inspection Date: 11/8/2011**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. Owners Manual 79 W. South St. Simons Island Ga 31522  <b>Customer's Real Estate Professional:</b>	186 South Drive St. Simons Island Ga 31522

## Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Heated Sq Ft 2,501 - 3,000	375.00	1	375.00
			<b>Tax \$0.00</b>
			<b>Total Price \$375.00</b>

**Payment Method:** Check  
**Payment Status:** Paid  
**Note:**