

INSPECTION REPORT
123 Property
LaGrange, Georgia 30240



Inspection Date	Mar 3, 2023
Company	Lucky U Inspections, LLC
Inspector	Brandon Puckett
Client	Client Name

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General Information

# Of Stories:	1	Cooling System:	Central
Foundation Design:	Slab	Ground Conditions:	Wet
Heating System:	Furnace	Location Of Attic Entrance:	Garage
Method To Inspect Attic:	Inside attic	Method To Inspect Roof:	Drone
Occupancy:	Occupied	Price Of Home:	194000
Recent Rain (3 Days):	Yes	Square Footage:	1567
Temperature:	72	Water Source:	Public
Weather Conditions:	Rain	Year Built:	2003

Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Summary

Congratulations on the purchase of your home! Thank you again for choosing Lucky U Property Inspections   

Significant Concerns



SAFETY CONCERNS

1. **CO Alarm:** Missing
2. **Smoke Alarm:** Missing



ITEMS NOT OPERATING

3. **Dishwasher:** Dishwasher was not working at the time of the inspection, have repaired or replaced by a qualified professional.
4. **Ceiling Fan:** The living room ceiling fan is not working, have repaired or replaced by a qualified professional.
5. **Exterior door:** Sliding door leading into the kitchen will not lock nor open properly, have repaired or replaced by a qualified professional.
6. **Overhead Door:** Garage door will open when pressing the garage opener but will not close, have repaired or replaced by a qualified professional.



MAJOR CONCERNS

None



MODERATE CONCERNS

7. **Siding:** Multiple damaged spots on the siding of the home, have repaired and replaced by a

qualified professional.

8. **Toilet:** Toilets are unstable, have all toilets secured by a qualified professional.

MINOR CONCERNS

9. **Balcony, Deck or Porch:** The right side column is loose on the front porch, have repaired or replaced by a qualified professional.
10. **Downspout:** Multiple downspouts missing elbows and block splash have them replaced or repaired by a qualified professional.
11. **Exhaust Vent:** Dryer exhaust vent is not connected to the exterior of the home, have repaired or replaced by a qualified professional.
12. **Light Fixture:** Dining room light fixture is unstable and the light cover is not secure, have repaired or replaced by a qualified professional.
13. **Kitchen / Bath Exhaust:** Excessively noisy beyond its normal operation
14. **Landscape Feature:** Shrubbery is in contact with home or siding
15. **Shower / Tub:** Showerheads are unstable, have resecured or replaced as needed by a qualified professional
16. **Sink:** Master bath sink has a flex drain pipe, have replaced by a qualified professional.
17. **Cabinet:** The Kitchen cabinet was damaged due to water intrusion, have cabinet replaced by a qualified professional.
18. **Interior Door:** Master bathroom door and laundry room door have small holes from the door stop, have repaired or replaced by a qualified professional.
19. **Screen:** Suggest screens on all of the windows.
20. **Wall:** multiple walls have sheetrock damage, have repaired or replaced by a qualified professional.

BUDGET TO REPLACE

None

NEEDS FURTHER EVALUATION

None

◆ ITEMS TO MONITOR

21. **Roof Material:** Roofing is starting to show age. There were no torn shingles found. No signs of water intrusion found at the time of the inspection.
22. **Ceiling:** There are multiple signs of water intrusion on the ceiling, no active leaks found the time of the inspection. this is something to monitor.

🔍 MAINTENANCE ITEMS

None

Scope of Inspection

- The back sliding door leading to the kitchen was unlocked prior to the inspection. There is an issue with the door locking.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Not working

Was not working at the time of the inspection.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Poor

Is operating, but has at least one major concern with its operation.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Not Inspected

Was not inspected. The reason is typically indicated.

1. Appliances

DESCRIPTIONS

Dishwasher

Manufacturer Name

GE



DISHWASHER



Kitchen

NOT WORKING

Dishwasher was not working at the time of the inspection, have repaired or replaced by a qualified professional.

PHOTOS



Dishwasher door would not latch nor would the dishwasher turn on, have repaired or replaced by a qualified

2. Balconies, Decks and Porches

DESCRIPTIONS

Balcony, Deck or Porch

Material

Wood



BALCONY, DECK OR PORCH



Exterior: Ground View

MINOR CONCERN

The right side column is loose on the front porch, have repaired or replaced by a qualified professional.

PHOTOS



3. Building Exterior

DESCRIPTIONS

Downspout

Drainage Location

Above grade

Gutter

Material

Aluminum

Siding

Material

Vinyl



DOWNSPOUT



Exterior: Ground View

MINOR CONCERN

Multiple downspouts missing elbows and block splash have them replaced or repaired by a qualified professional.

PHOTOS



Downspouts are not connected and are missing block splash, have repaired or replaced by a qualified



EAVE



Exterior: Ground View



EXHAUST VENT



Exterior: Ground View

MINOR CONCERN

Dryer exhaust vent is not connected to the exterior of the home, have repaired or replaced by a qualified professional.

PHOTOS



GUTTER



Exterior: Ground View



SIDING



Exterior: Ground View

MODERATE CONCERN

Multiple damaged spots on the siding of the home, have repaired and replaced by a qualified professional.

PHOTOS



siding near garage door opening is damaged, have repaired or replaced by a qualified

4. Building Structure

DESCRIPTIONS

Roof Structure	Framing Type	Rafter
	Roof Pitch	Medium
	Roof Style	Gable

 BEAM

 COLUMN / PIER  Basement

 FOUNDATION WALL  Exterior: Ground View

 JOIST  Attic

 RAFTER  Attic

 RAFTER TAIL  Attic

 ROOF SHEATHING  Exterior: Roof View

 ROOF STRUCTURE  Exterior: Roof View

 SLAB

 TRUSS  Attic

5. Electrical

DESCRIPTIONS

Electric Service Panel

Panel Type

Circuit breakers

Wiring Type - Main

Copper

Electrical service

Rating

240 Volts

Sub / Distribution Panel

Panel Type

Circuit breakers

Wiring

Wiring Method

Conduit

— AFCI

⚠️ CO ALARM

SAFETY CONCERN

Missing

IMPACT

Without one, high levels of carbon monoxide cannot be detected

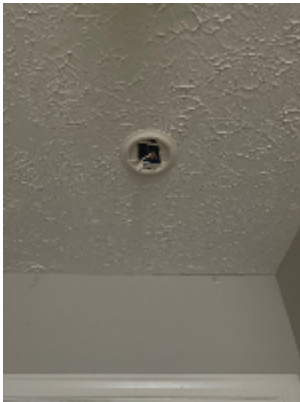
SUGGESTED ACTION

Install a carbon monoxide detector

OTHER INFORMATION

CO detectors should be located outside all sleeping areas and on every level of the home

PHOTOS





Multiple CO alarms or smoke detectors missing throughout home, have installed or repaired by a qualified professional.

⚡ CEILING FAN

NOT WORKING

The living room ceiling fan is not working, have repaired or replaced by a qualified profesional.

PHOTOS



DOOR BELL



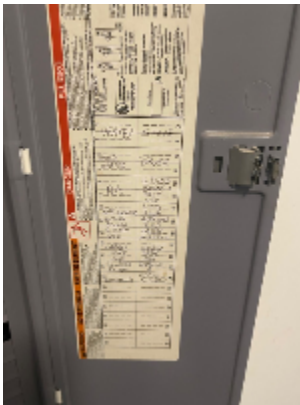
Exterior: Ground View

✓ ELECTRIC SERVICE PANEL

COMPLIMENT

Electrical service panel in working condition at the time of the inspection.

PHOTOS



✓ ELECTRICAL MAST



Exterior: Ground View



ELECTRICAL SERVICE



Exterior: Ground View



GFCI

COMPLIMENT

GFCI outlets working properly at the time of the inspection.

PHOTOS



JUNCTION BOX

✓ LIGHT FIXTURE

MINOR CONCERN

Dining room light fixture is unstable and the light cover is not secure, have repaired or replaced by a qualified professional.

PHOTOS



Have cover and light placed back in the correct position.

✓ OUTLET

– SECURITY SYSTEM

SMOKE ALARM

SAFETY CONCERN Missing	
IMPACT	Without one, smoke that may be an indicator of a fire can not be detected
SUGGESTED ACTION	Install a smoke detector
OTHER INFORMATION	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

 SUB / DISTRIBUTION PANEL

 SWITCH

 WHOLE HOUSE FAN  Attic

 WIRING

6. Fireplace and Chimney

✓ CHIMNEY / FLUE

✓ FIREPLACE

7. HVAC

DESCRIPTIONS

AC-Condenser

Energy Source **Electric**

Model Number **38ycg024310**

Serial Number **0303e00651**

Type **Cased**

Air Conditioner

Air Conditioner Type **Packaged**

Capacity **1.5 Ton**

Condensing Type **Air**

Energy Source **Electric**

Manufacturer Name **Carrier**

Model Number **fa4anf03000bagaa**

Serial Number

5102a52133



AC-CONDENSER

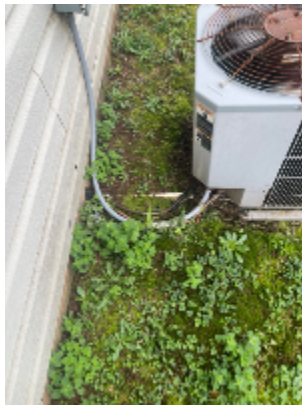
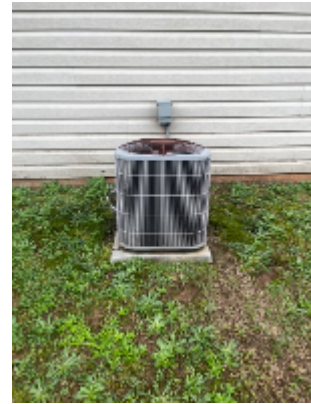


Exterior: Ground View

COMPLIMENT

Ac Unit in good condition at the time of the inspection.

PHOTOS



✓ AC-EVAPORATOR COIL



AIR CONDITIONER

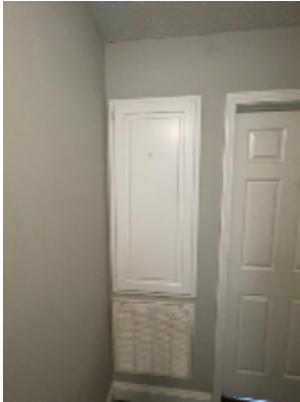


Exterior: Ground View

COMPLIMENT

Unit was in good condition at the time of the inspection.

PHOTOS



Air conditioner filter door lock is broken on the (left side), have repaired or replaced by a qualified professional.



Air

✓ FURNACE

✓ HVAC VENTING 📍 Attic

COMPLIMENT

Air flowed properly through HVAC venting at the time of the inspection.

PHOTOS



Cold air temp reading



Heat temp reading

✓ THERMOSTAT

COMPLIMENT

Temperature differential is within 3 degrees

PHOTOS



8. Insulation and Ventilation

✓ ATTIC VENTILATION  Attic

✓ INSULATION  Attic

COMPLIMENT

Insulation at the correct height at the time of the inspection.

PHOTOS





KITCHEN / BATH EXHAUST



Attic

MINOR CONCERN

Excessively noisy beyond its normal operation

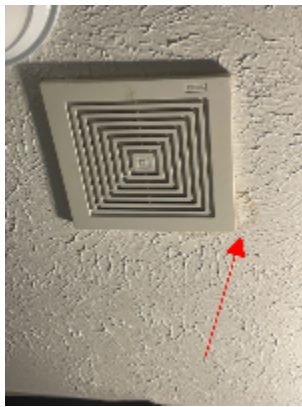
IMPACT

The noise may indicate the exhaust fan is failing

SUGGESTED ACTION

Repair or replace the cause of the noise

PHOTOS



Guest bathroom exhaust is noisy have repaired or replaced by a qualified

9. Landscaping and Hardscaping

 DRAINAGE AND GRADING  Exterior: Ground View

 DRIVEWAY  Exterior: Ground View



LANDSCAPE FEATURE



Exterior: Ground View

MINOR CONCERN

Shrubbery is in contact with home or siding

IMPACT

The shrubbery provides an environment where moisture and/or insects could intrude

SUGGESTED ACTION

Regularly trimm the shrubbery to achieve a clearance of at least 6 - 8 feet

PHOTOS



PATIO AND WALKWAY



Exterior: Ground View



STAIR AND STOOP



Exterior: Ground View

10. Plumbing

DESCRIPTIONS

Water Heater

Capacity **40 gal**

Energy Source **Electricity**

Manufacturer Name **Rheem**

Model Number **xe40m06st45u1**

Serial Number **m281817673**

Type **Recovery**

Year Built **2018**

Water Pipe

Water Distribution Piping Material **Copper**

Water Service Piping Material **Copper**

FUEL LINES

✓ HOSE BIBB  Exterior: Ground View

✓ MAIN FUEL SUPPLY  Exterior: Ground View

✓ MAIN WATER VALVE  Exterior: Ground View

✓ PLUMBING VENT  Exterior: Roof View

✓ SHOWER / TUB  Bathroom

MINOR CONCERN

Showerheads are unstable, have resecured or replaced as needed by a qualified professional

PHOTOS



✓ SINK

MINOR CONCERN

Master bath sink has a flex drain pipe, have replaced by a qualified professional.

PHOTOS



Flex drain pipes have a tendency to clog at a much greater rate than a smooth-walled pipe. plumbing standards today require a smooth-walled pipe capable of self-cleaning to be used for sink drains and waste pipes.

✓ STAND-ALONE SHOWER 📍 Bathroom



TOILET



Bathroom

MODERATE CONCERN

Toilets are unstable, have all toilets secured by a qualified professional.

PHOTOS



Guest bathroom toilet is very unstable, the toilet is also leaking, have repaired or replaced by a qualified professional.

✓ WATER HEATER

COMPLIMENT

Hot water heater working properly at the time of the inspection.

PHOTOS



✓ WATER PIPE

11. Roof

DESCRIPTIONS

Roof Material

Roof Material

Asphalt (3-tab)



ROOF FLASHING



Exterior: Roof View



ROOF MATERIAL

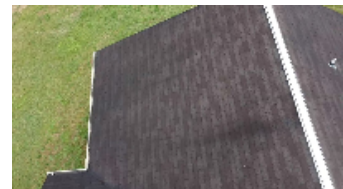
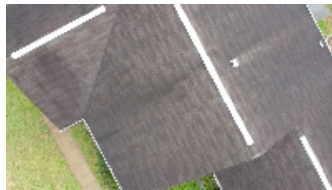


Exterior: Roof View

OBSERVATION TO MONITOR

Roofing is starting to show age. There were no torn shingles found. No signs of water intrusion found at the time of the inspection.

PHOTOS





Multiple shingles are starting to uplift, none were torn at the time of the inspection.



12. Room Components

DESCRIPTIONS

Ceiling

Material

Drywall

Exterior door

Materials

Metal

Window

Window Glass Type

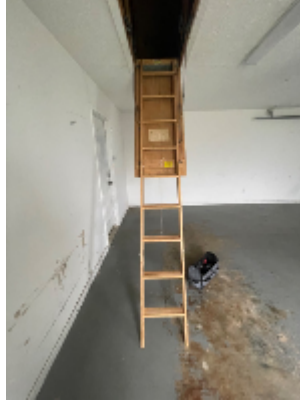
Double pane

✓ ATTIC ENTRY

COMPLIMENT

Attic entry in good condition at the time of the inspection.

PHOTOS



✓ ATTIC LADDER

✓ CABINET

MINOR CONCERN

The Kitchen cabinet was damaged due to water intrusion, have cabinet replaced by a qualified professional.

PHOTOS



There was no sign of a water leak at the time of the inspection.

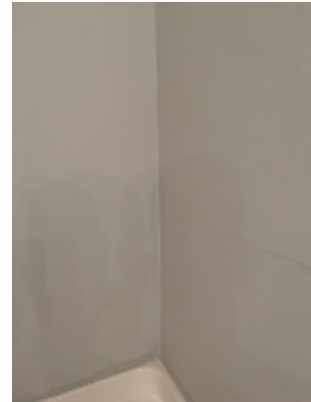


✓ CEILING

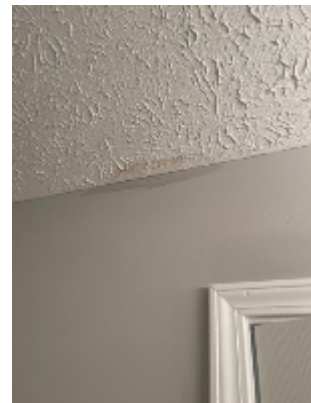
OBSERVATION TO MONITOR

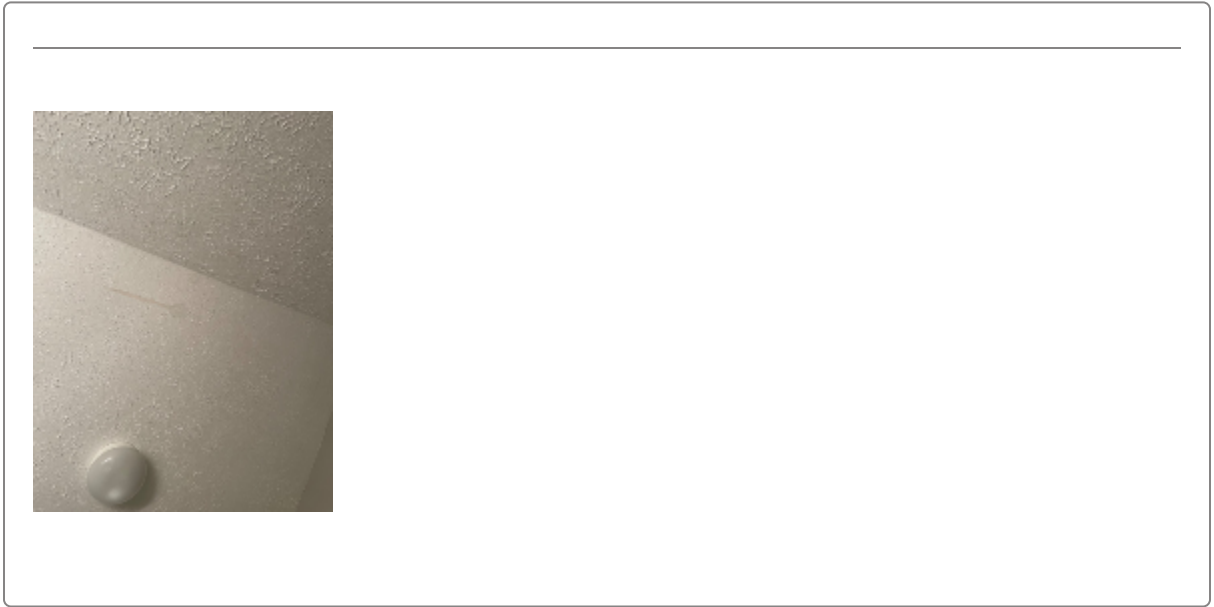
There are multiple signs of water intrusion on the ceiling, no active leaks found the time of the inspection. this is something to monitor.

PHOTOS



Guest bathroom exhaust is noisy have repaired or replaced by a qualified





✓ COUNTERTOP



EXTERIOR DOOR

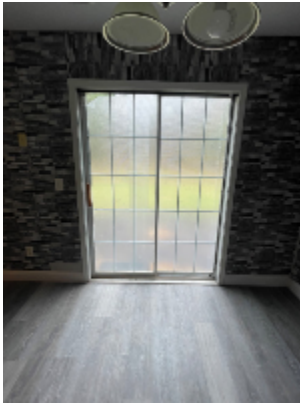


Exterior: Ground View

NOT WORKING

Sliding door leading into the kitchen will not lock nor open properly, have repaired or replaced by a qualified professional.

PHOTOS



FLOOR



GARAGE DOOR OPENER



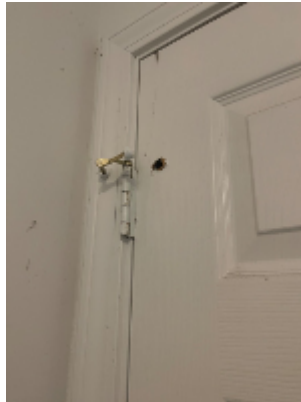
Garage

✓ INTERIOR DOOR

MINOR CONCERN

Master bathroom door and laundry room door have small holes from the door stop, have repaired or replaced by a qualified professional.

PHOTOS



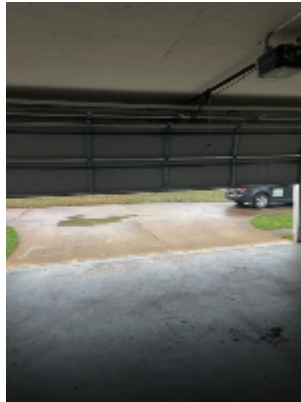
✓ INTERIOR TRIM

⚡ OVERHEAD DOOR 📍 Garage

NOT WORKING

Garage door will open when pressing the garage opener but will not close, have repaired or replaced by a qualified professional.

PHOTOS



✓ SCREEN


MINOR CONCERN Suggest screens on all of the windows.

✓ VANITY 📍 Bathroom

✓ WALL

MINOR CONCERN multiple walls have sheetrock damage, have repaired or replaced by a qualified professional.

PHOTOS



The first photo shows a corner where the wall meets the floor, with significant peeling and missing paint and sheetrock. The second photo shows a close-up of a wall with large, irregular areas of missing sheetrock, exposing the underlying structure. The third photo shows a wall with two distinct circular holes, likely from a drill or screw, with some surrounding damage and discoloration.

 WINDOW