



Big Poppa Inspections
(706) 618-4981
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Home Inspection Report

149 Kailors Cove Circle
Ringgold, GA 30736

Inspected By: Michael Teems

Prepared For: Emilee Teems
Inspected on Sat, Jul 26, 2025 at 8:45 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

General information about the property inspected and the conditions that existed when the inspection was performed.

Property Type

Single Family

Approximate Age

2006

Age Based On

Listing

Square Footage

2200

Stories

One Level with Bedroom over Garage

Overview Photos Of Property





Bedrooms/Baths

4 bedrooms/2 bathrooms

Door Faces

North

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Warm

Comment 1
Information

84 Degrees

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Water Service

People Present

Not Present

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, not to determine life expectancy.

Inspection Method

Walked Roof, From Ladder at Eaves

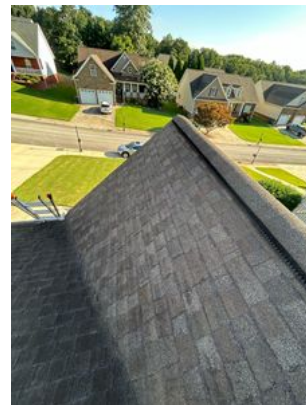
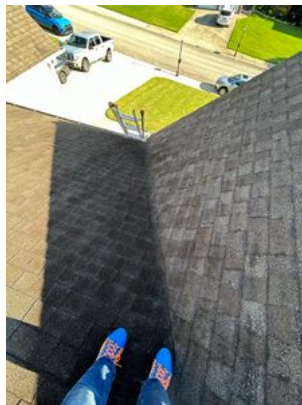
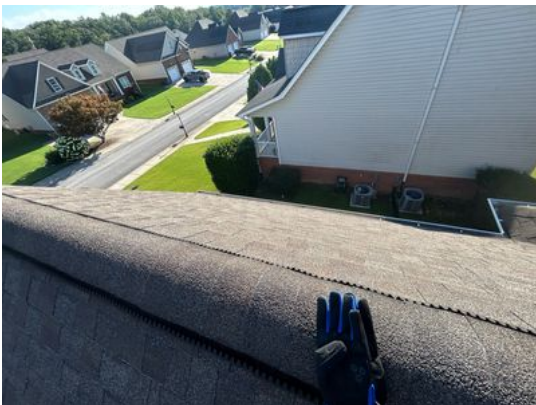
Roof Design

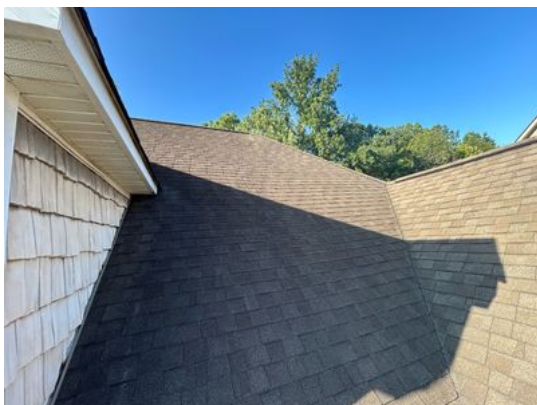
Gable, Hip

Roof Covering

3 Tab Shingle- Dimensional

Condition: Marginal





Comment 2

Monitor Condition

Roof is near end of service life. Noticed granular loss, cupping, frayed edges, hail damage, and brittle shingles. Typical life expectancy of asphalt roof shingles is 20 to 30 years, but this varies based upon several factors such as rain, heat, hail, wind, etc.

Recommend monitoring for active rain leaks and for roof to be replaced by licensed roof contractor when needed.

Photo Of Each Roofing Type



Approximate Roof Age

19 years

Ventilation Present

Ridge Vents

Condition: Marginal

Vent Stacks

Plastic

Condition: Marginal



Chimney

Not Present

Sky Lights

Not Present

Flashings

Asphalt

Condition: Marginal

Soffit and Fascia

Vinyl

Condition: Satisfactory



Roofing Cont.

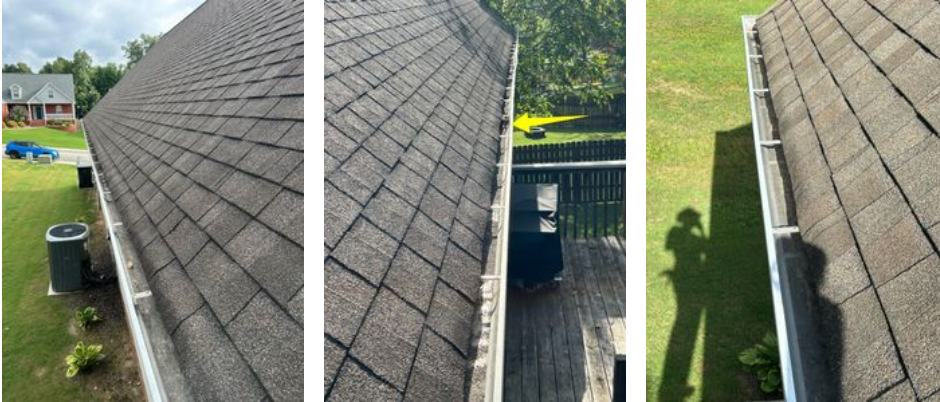


Gutters & Downspouts

Metal

Condition: Further Evaluation Required





Comment 3

Monitor Condition

Downspouts were observed to be in position to divert water away from home and foundation. Downspout at walkway will divert water onto walkway and potential slip hazard in colder weather.

Gutters observed to have some debris in them at rear porch of house in area near tree. Regular maintenance will be needed to keep gutters clean in order for water to drain properly. Areas in front and rear gutters showed signs of overflow. This needs to be monitored due to potential for standing water which could flow back into fascia areas.

Gutters may not drain properly due to long lengths at rear of home which looked level and contained only one downspout. Front gutter at porch may not drain properly due to that the gutters looked level, with only one downspout and the changed angle design of gutter.

Recommend review by qualified gutter contractor.

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level, Sloped Away From Structure, Sloped Toward Structure

Condition: Marginal

Comment 4 Information

Right Side - adjacent property grading sloped toward home and became level before the foundation.

Front Side - grading sloped away from home toward the sidewalk and adjacent property.

Left Side - grading sloped away from home toward adjacent property.

Rear Side - grading sloped high to low toward adjacent property.

Vegetation

Generally Maintained, Tree Overhanging House

Condition: Marginal



Comment 5
Information

Tree in backyard found to be overhanging roof and should be trimmed to keep branches from falling on house and leaves from clogging gutter.

Retaining Walls

Not Present

Driveway

Concrete

Condition: Marginal



Comment 6
Monitor Condition

Several cracks were observed in the driveway. Cracks need to be repaired to prevent erosion of soil underneath. Cracks can create uneven surfaces which become trip hazards.

Walkways

Concrete

Condition: Satisfactory



Comment 7 Information

Erosion area noticed at walkway area. Recommend filling area to prevent further erosion and potential issue and cracking with settlement issues in walkway.

Steps

Brick

Condition: Marginal



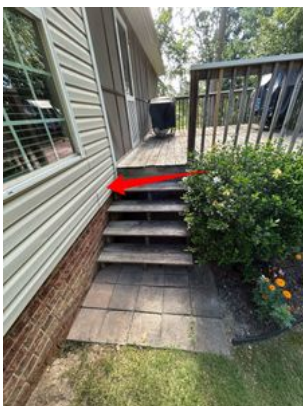
Comment 8 Monitor Condition

Separation observed between step and front porch. Monitor condition and if separation grows larger, repairs may be needed to prevent weakening of materials in this area.

Decks

Wood

Condition: Further Evaluation Required



Comment 9

Safety Concern

Deck needs to be reviewed by contractor. Several cracks were observed in wood beams and joists. Deck flooring and beam showed rotting wood and missing material. No deck flashing observed at ledger board and rear porch area. Several balusters were found to be loose and unattached.

Front Porch

Concrete, Brick

Condition: Satisfactory



Comment 10

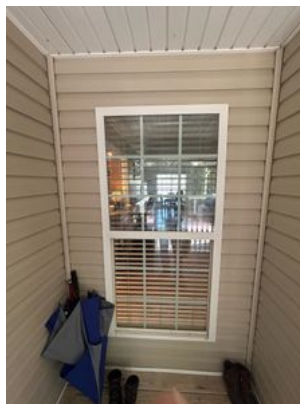
Information

Area above door was observed to be sagging or uneven. Recommend review and correction by qualified handyman.

Back Porch

Wood

Condition: Repair or Replace





Comment 11
Safety Concern

No balusters were observed but only screening. This is safety concern and needs to be evaluated and repaired by certified or licensed contractor to prevent someone from falling through screen.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick, Vinyl Siding

Condition: Marginal



Comment 12

Monitor Condition

Various holes were observed in vinyl siding along perimeter of home. Recommend repairs to these areas to prevent water intrusion.

Some small cracks were observed in bricks at foundation on left side of home below the foundation vent. Additional cracking noticed above garage door. Recommend areas be monitored and if cracks spread and grow larger that areas be reviewed by Structural Engineer.

Exterior Trim Material

Vinyl

Condition: Satisfactory

Windows

Aluminum

Condition: Marginal



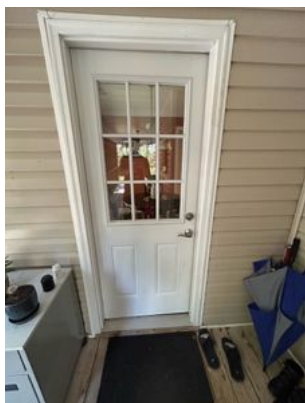
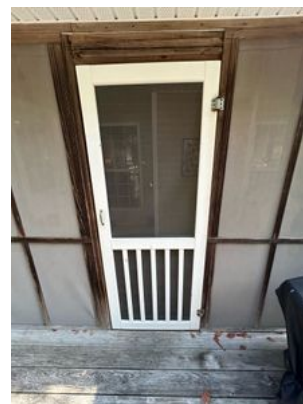
Comment 13 Information

Windows in master bedroom and master bathroom showed signs of hematic seal issues. Windows operated as intended. Upgrade to energy efficient windows recommended option if replacement is desired.

Entry Doors

Wood, Fiberglass

Condition: Satisfactory



Comment 14 Information

Front door seal found to be worn and in need of replacement. Recommend new seal be installed by qualified handyman in order to prevent air entering and leaving home.

Balconies

Not Present

Railings

Not Present

Comment 15 Safety Concern

No railings located at front or rear steps. Recommend installation of railings by licensed contractor. Areas containing 4 steps or more should have railing present.

Exterior GFCI

Not Present

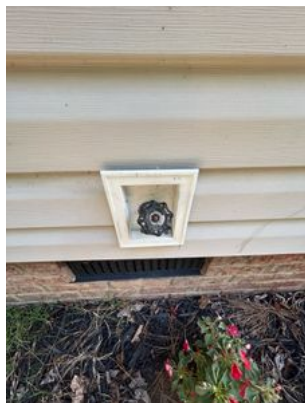
Comment 16

Repair or Replacement Needed

Outside receptacles were found not to be GFCI receptacles. Recommend upgrading receptacles to GFCI receptacles by licensed electrician.

Outdoor Spigot

Present



Comment 17

Repair or Replacement Needed

Rear spigot was found to be loose. Water pressure found to be 50 psi. Acceptable levels are between 40 and 80 psi. Recommend repair by qualified handyman .

Front spigot was not inspected due to being attached to hose.

HVAC System Type

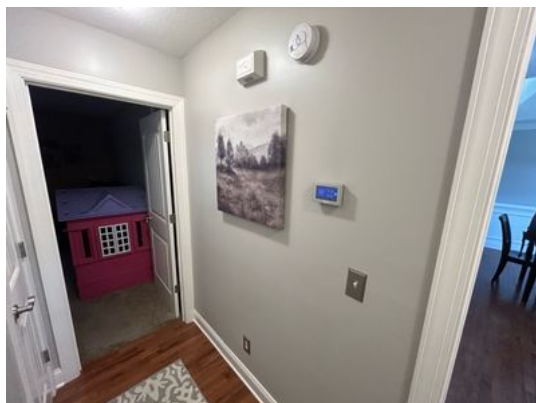
Central Split System

Thermostat

Programmable

Condition: Satisfactory

Photo of Thermostat



Thermostat Location

Hallway

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Attic

Type of Equipment

Heat Pump

Condition: Satisfactory

Photo of Furnace Operating



Photo Of Furnace Dataplate



Manufacturer

Trane

Heating Fuel

Electric

Condition: Satisfactory

Approximate Age

5.5 years

Filter Type

Disposable

Condition: Satisfactory

Type of Distribution

Flexible Ducting

Condition: Marginal



Comment 18

Repair or Replacement Needed

During inspection of attic, it was observed that several air ductwork connections were not sealed off properly. Recommend review and correction by certified HVAC technician.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Disconnect Location

Electric



Type of Equipment

Split System

Condition: Satisfactory

Photo of Unit Operating



Photo of Condenser Dataplate



Condenser Make

Trane

Condensor Size

48,000 BTU (4 Tons)

Condenser Approximate Age

5.5 years

Condensate Drainage

To Exterior

Condition: Satisfactory



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Service Panel

Service Panel Location

Garage

Photo of Panel



Service Panel Manufacturer

Siemens

Condition: Satisfactory

Service Line Material

Aluminum

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Unknown Not Visable

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

Smoke Detectors

Hard Wired

Condition: Satisfactory

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public



Supply Pipe Material

PEX, PVC

Condition: Satisfactory

Location of Main Water Shutoff

Crawlspace

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

PVC

Condition: Satisfactory

Sump Pump

Not Present

Location of Fuel Shutoff

At Meter

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Rheem

Fuel

Electric

Capacity

50 gal

Approximate Age

2 months

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory



Comment 19

Information

TPR Valve extended to corner of garage and makes it difficult to observe discharge.

Fuel Disconnect

Within Sight of Equipment



Comment 20

Information

Shut off valve for water supply to water heater.

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space

Foundation Material

Concrete Block

Condition: Further Evaluation Required



Comment 21

Monitor Condition

Cracks were observed on left side wall between vent areas. Recommend further evaluation of area by structural engineer.

Signs of Water Penetration

Not Present

Prior Waterproofing

Not Present

Floor Structure

Wood Frame

Condition: Further Evaluation Required





Comment 22

Monitor Condition

Pier located below kitchen nook area found to have support on top of pier making direct contact with floor sheathing. Recommend further evaluation from structural engineer.

Subflooring

Oriented Strand Board

Condition: Satisfactory

Wall Structure

Wood Frame

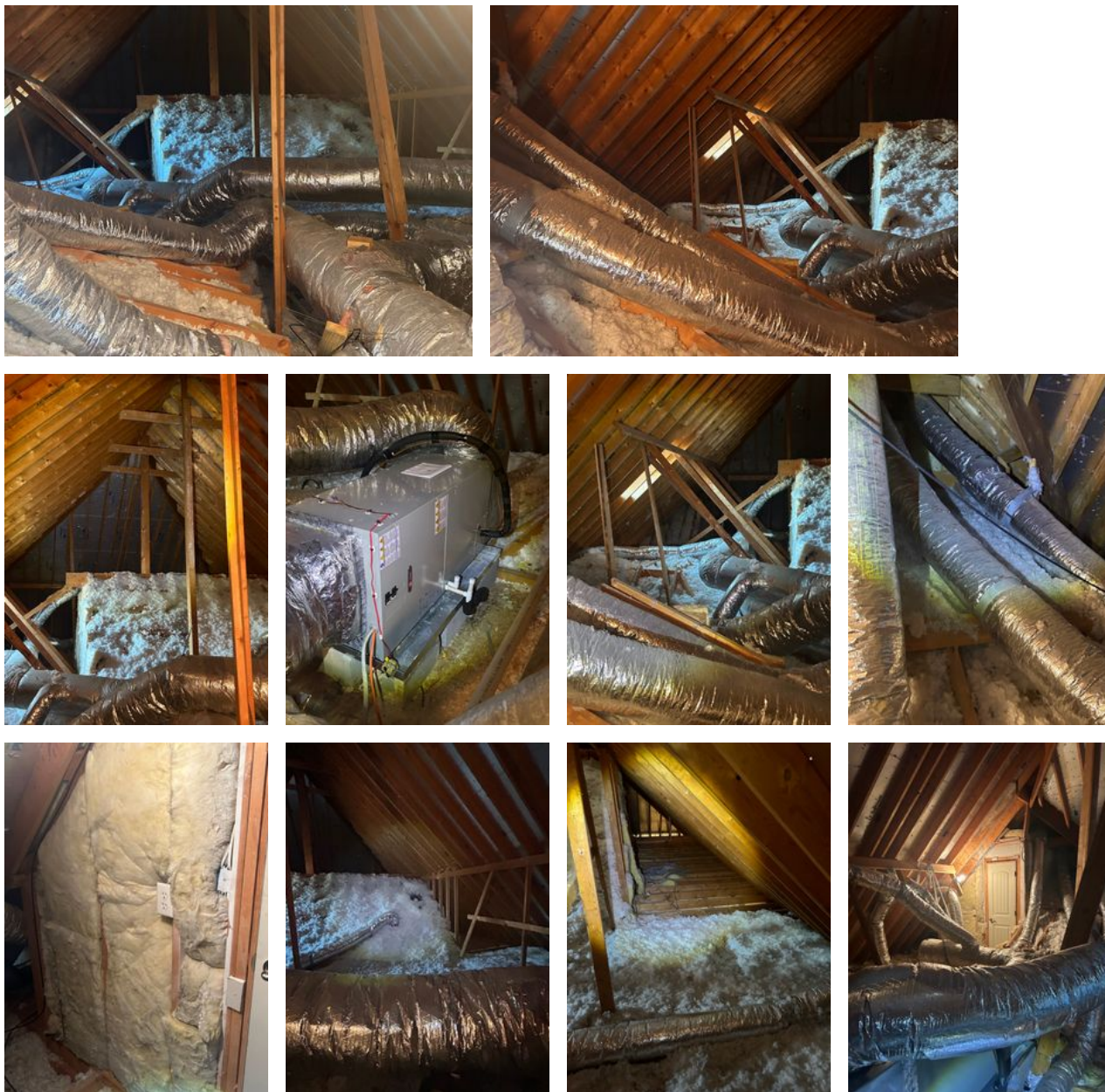
Condition: Satisfactory

Attic

Attic Entry

Bedroom Closet

Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Vent Risers

PVC

Condition: Satisfactory

Insulation

Blown In Fiberglass

Condition: Marginal

Comment 23

Information

Recommend additional blown insulation be installed in attic. Insulation was observed to be thin or missing in areas throughout the attic.

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

From Access



Comment 24

Information

Crawl space opening located under back porch.

Overview Photos Of Crawl Space



Vapor Retarder

Partial

Condition: Marginal

Comment 25 Information

Recommend improvements to vapor retarder across entire surface of crawl space.

Underfloor Insulation

Fiberglass Batts

Condition: Satisfactory

Ventilation Present

Yes, Foundation Vents

Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory

Bathroom #1

Location

Hallway

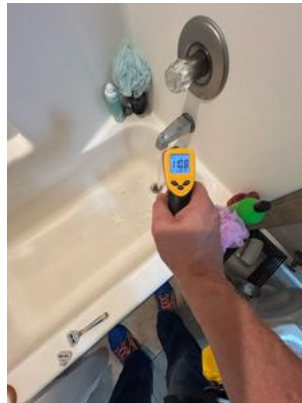
Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Satisfactory



Bathrooms Cont.

Shower

In Tub

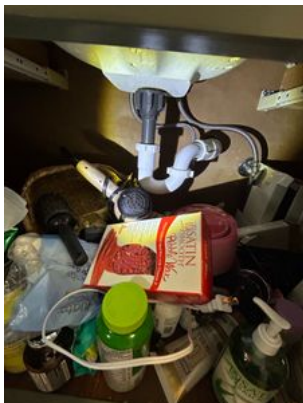
Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory



Comment 26 **Information**

Toilet seat observed to be loose. Recommend repair by qualified handyman.

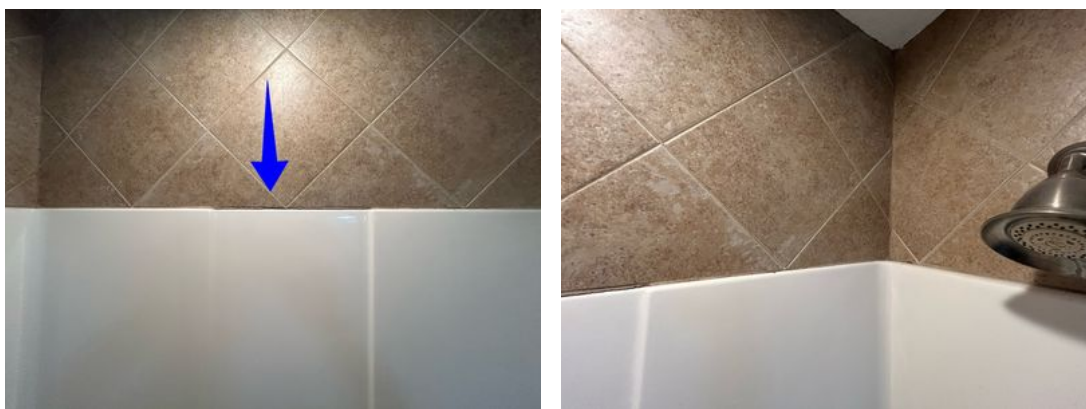
Bidet

Not Present

Shower Walls

Fiberglass

Condition: Satisfactory



Comment 27 **Information**

Area between shower and tile found to have small gaps. Recommend that this area be sealed to prevent water intrusion in these areas by qualified handyman.

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Comment 28 Information

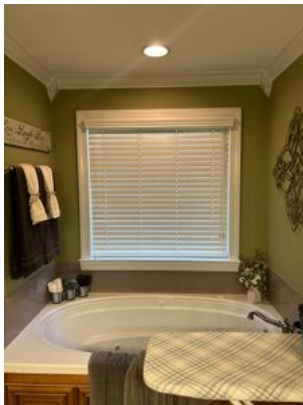
GFCI resets at breaker in the garage panel board.

Bathroom #2

Location

Master Bedroom

Overview Photos of Bathroom



Bath Tub

Recirculating

Condition: Satisfactory

Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Bidet

Not Present

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Tile

Condition: Further Evaluation Required

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory

Countertops

Laminated

Condition: Satisfactory

Sink

Double

Condition: Satisfactory



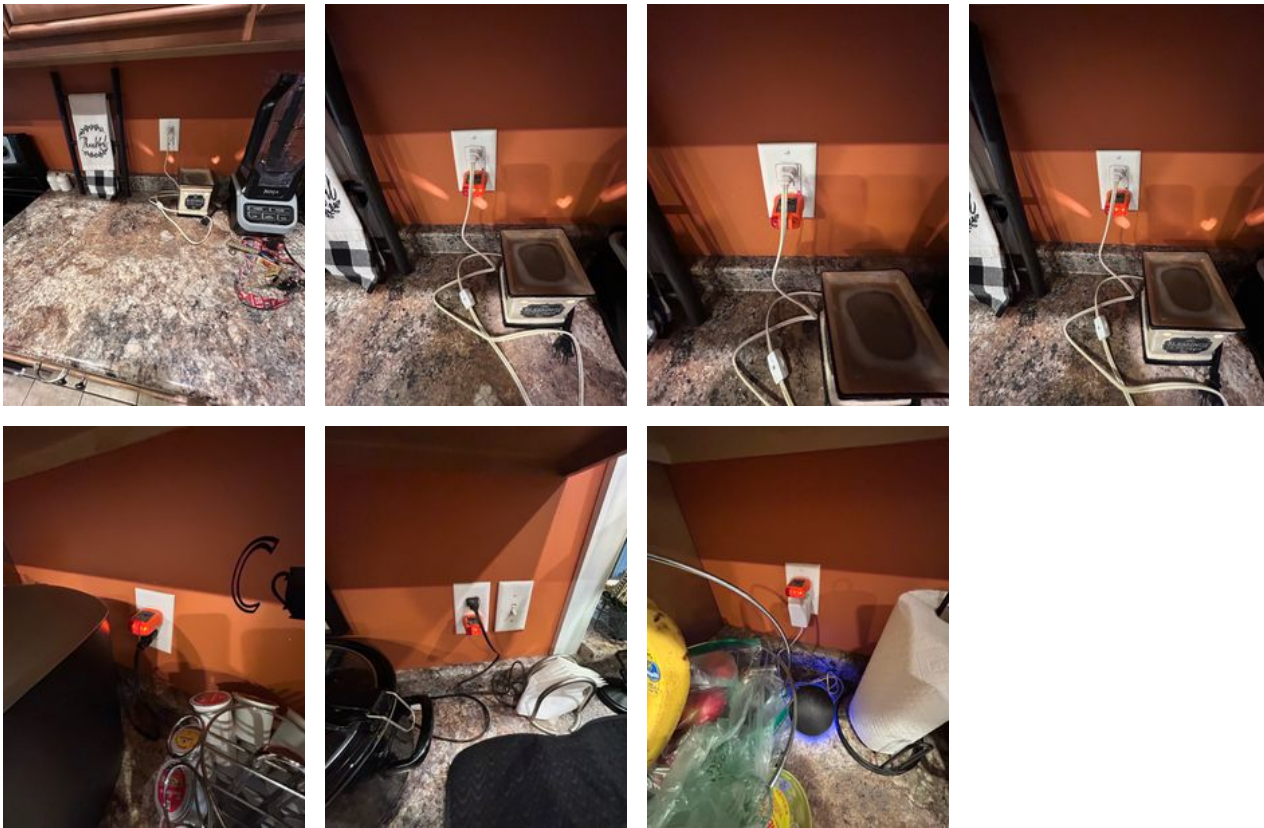
Comment 29

Information

Sink nozzle found to be loose and should be tightened by qualified handyman.

GFCI

Present



Ceiling/Walls

Painted Drywall

Condition: Further Evaluation Required



Comment 30

Monitor Condition

Noticeable cracks observed over door that led to master bedroom. Additional crack noticed above cabinet located near bar area. Recommend further evaluation from Structural Engineer due to conditions noticed with kitchen floor not being level.

Flooring

Tile

Condition: Further Evaluation Required



Comment 31

Monitor Condition

Noticeable cracks observed in various areas of kitchen floor. Floor shows not to be level in kitchen nook area. Further evaluation recommended from Structural Engineer.

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range

Frigidaire

Condition: Marginal



Comment 32

Safety Concern

Range was not mounted to wall with anti tip safety bracket. Recommend installation of bracket by qualified handyman.

Range Hood

Not Present

Refrigerator

Not Inspected

Dishwasher

Maytag

Condition: Satisfactory



Microwave

Whirlpool

Condition: Satisfactory



Disposal

Badger

Condition: Satisfactory



Bedroom #1

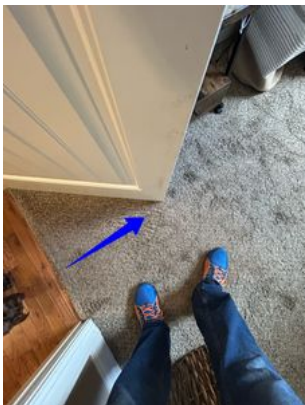
Overview Photos of Bedroom



Flooring

Carpet

Condition: Marginal



Comment 33

Monitor Condition

Door dragged on carpet. Door should move freely. Recommend door be adjusted by licensed contractor.

Bedrooms Cont.

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory

Doors

Hinged

Condition: Repair or Replace



Comment 34 Information

Door was found to drag upon surface of carpet when opening and closing. Recommend adjustment of door by qualified handyman or contractor.

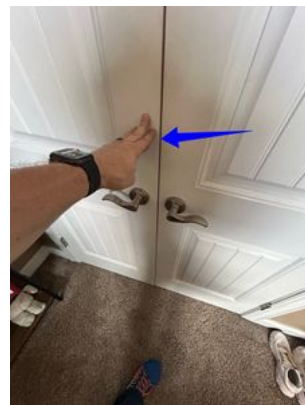
Heat Source

Register

Condition: Satisfactory

Closet

Present



Comment 35 Information

Closet door didn't close properly. Recommend repair by qualified handyman.

Bedroom #2

Overview Photos of Bedroom



Flooring

Carpet

Condition: Satisfactory

Ceiling & Walls

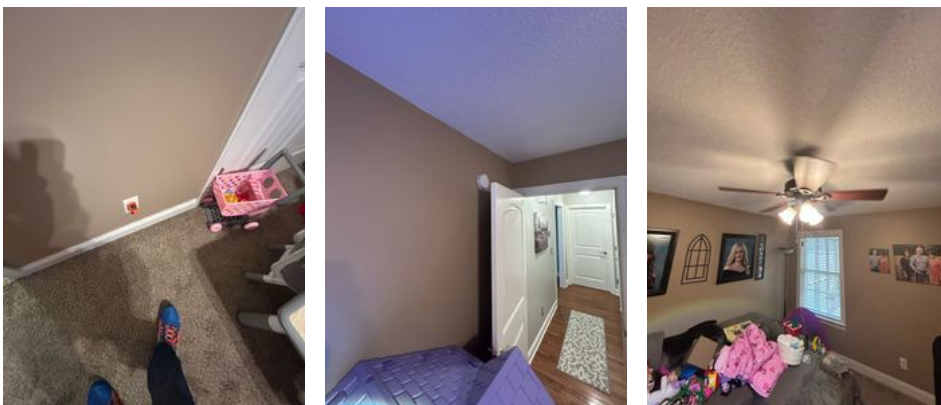
Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Satisfactory

Comment 36 Information

Missing screen

Doors

Hinged

Condition: Satisfactory

Heat Source

Register

Condition: Satisfactory

Closet

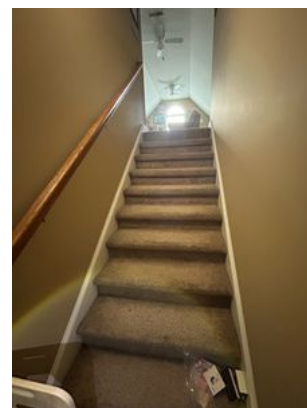
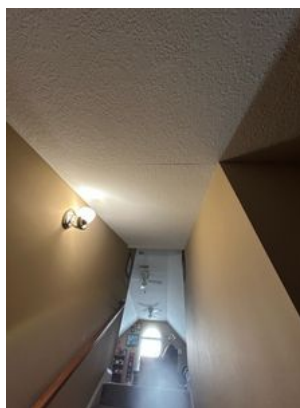
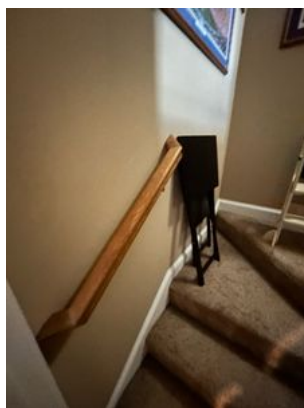
Not Inspected

Comment 37 Information

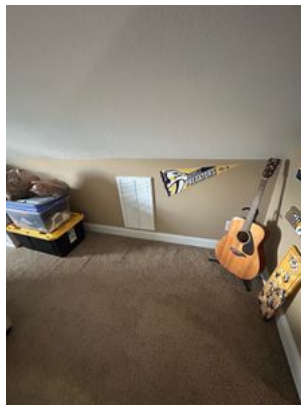
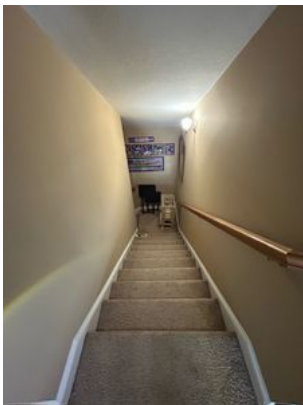
Not inspected due to owner's belongings obstructing the door.

Bedroom #3

Overview Photos of Bedroom



Bedrooms Cont.



Flooring

Carpet

Condition: Satisfactory

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung, Screens, Window Blinds

Condition: Repair or Replace



Doors

Hinged

Condition: Satisfactory

Heat Source

Register

Condition: Satisfactory



Bedrooms Cont.

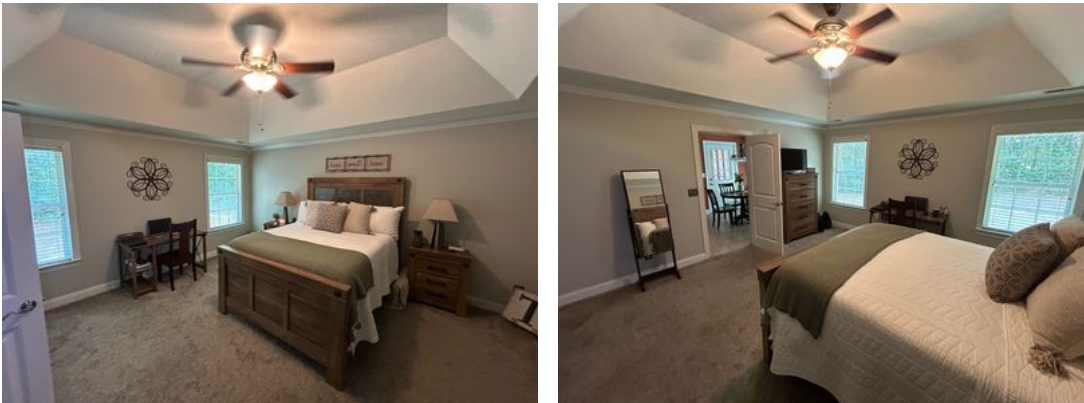
Closet

Present



Bedroom #4

Overview Photos of Bedroom



Flooring

Carpet

Condition: Satisfactory

Bedrooms Cont.

Ceiling & Walls

Drywall/Plaster

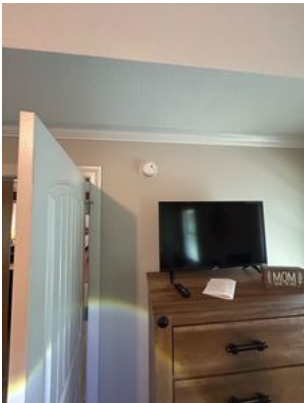
Condition: Further Evaluation Required



Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory



Windows

Single Hung

Condition: Marginal



Doors

Hinged

Condition: Satisfactory

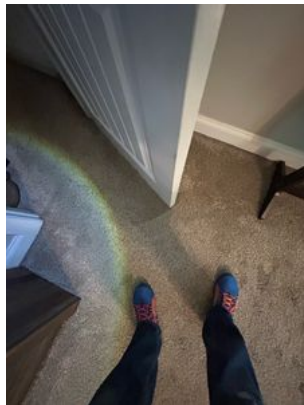
Heat Source

Register

Condition: Satisfactory

Closet

Present



Living Room

Overview Photos of Room



Flooring

Wood

Condition: Satisfactory

Ceiling and Walls

Painted Drywall

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan



Comment 38

Safety Concern

No carbon monoxide detector visible in living room with gas fired vent free fireplace installed. Recommend carbon monoxide detector be installed by licensed contractor if fireplace is to be used other than for decorative purposes.

Comment 39

Information

Small gap noticed at switch plate area. Recommend sealing this area by qualified handyman.

Windows

Single Hung, Window Blinds

Condition: Satisfactory

Comment 40

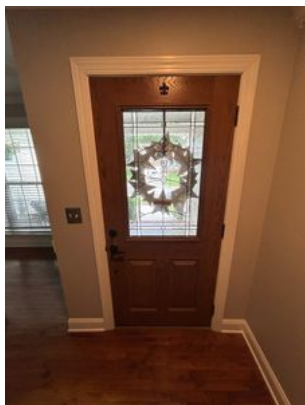
Information

Screens not present on rear windows.

Doors

Hinged

Condition: Satisfactory



Heat Source

Register, Vent Free Gas Fireplace

Condition: Further Evaluation Required

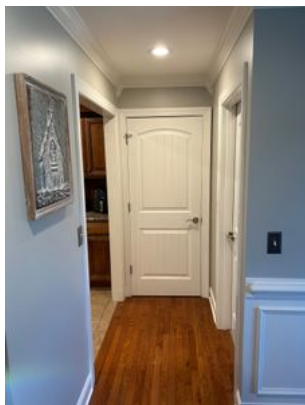
Comment 41

Safety Concern

Vent free gas fireplace not in service and used for decorative purpose only. Recommend carbon monoxide detector be installed and fireplace to be inspected by licensed contractor before being put back into service.

Dining Room

Overall photos



Flooring

Wood

Condition: Satisfactory

Ceiling and Walls

Painted Drywall

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory

Windows

Single Hung

Condition: Satisfactory

Doors

Not Present

Heat Source

Register

Condition: Satisfactory

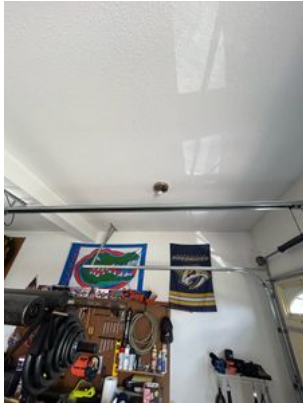
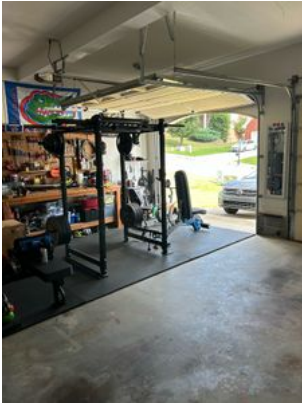
Garage

Garage Type

Attached

Condition: Satisfactory

Overview Photos Of Garage



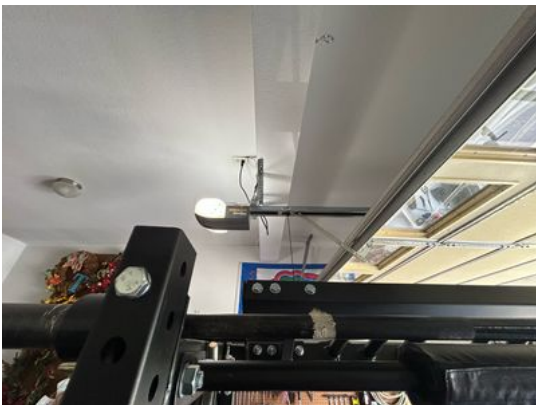
Garage Size

2 Car

Door Opener

Screw Drive

Condition: Marginal



Comment 42

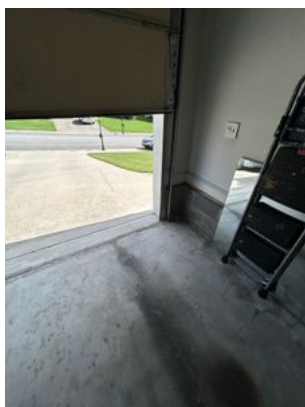
Monitor Condition

Both garage door tracks were mounted to the drywall. Recommend best practice is not mount to drywall, but rather to solid ledger board.

Opener Safety Feature

Light Beam

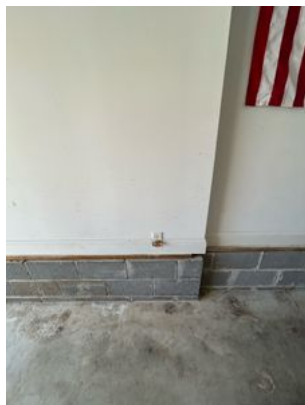
Condition: Satisfactory



GFCI

GFCI Receptacles

Condition: Repair or Replace



Comment 43

Repair or Replacement Needed

Receptacles located in garage were not GFCI receptacles. Recommend upgrading receptacles to GFCI receptacles.

Ceiling/Walls

Painted Drywall, Satisfactory

Condition: Satisfactory



Comment 44

Monitor Condition

Discolored area observed on ceiling. Area reviewed with moisture meter with no active water leak detected. Recommend monitoring area and asking seller of any known past leaks in this area.

Flooring

Concrete, Satisfactory

Carbon Monoxide Detector

Present

Condition: Satisfactory



Comment 45

Information

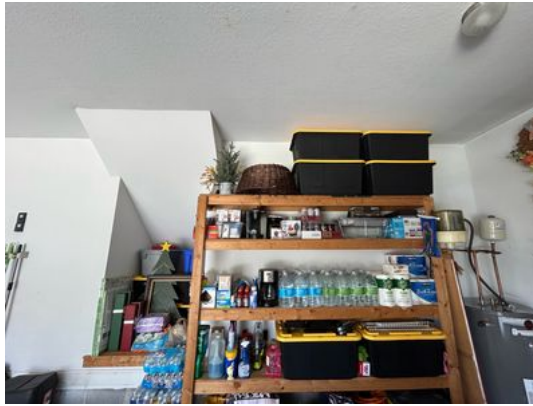
Carbon monoxide detector present but blocked by items on top shelf. Recommend that area detector be free from obstructions.

Garage Comments

Comment 46 **Information**

Not all areas of garage were able to be observed and inspected due to owner's belongings obstructing view.

Comment 47 **Information**



Laundry

Built In Cabinets

Not Present

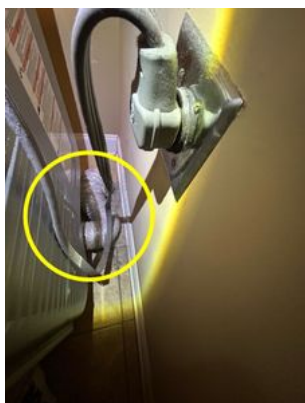
Laundry Sink

Not Present

Dryer Venting

To Crawlspace

Condition: Marginal



Comment 48

Information

Dryer vent exhaust located on right side of home. Exhaust vent should not be located near HVAC system.

Comment 49

Repair or Replacement Needed

Dryer duct area seemed to be tight but flex duct seemed excessive. Recommend review by licensed contractor to reduce ductwork and possible restricted flow. Excessive lint observed behind dryer, recommend cleaning and verify duct is secured to dryer.

GFCI Protection

Not Present

Comment 50

Repair or Replacement Needed

GFCI receptacles not present. Recommend receptacles be updated to GFCI receptacles by licensed electrician.

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

LG

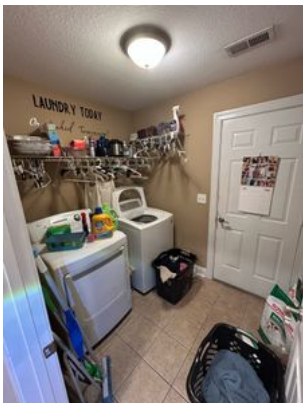
Condition: Satisfactory

Dryer

LG

Condition: Satisfactory

Overview Photos of Laundry



Ceiling/Walls

Painted Drywall, Satisfactory

Flooring

Tile, Satisfactory

Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Site: Decks

Deck needs to be reviewed by contractor. Several cracks were observed in wood beams and joists. Deck flooring and beam showed rotting wood and missing material. No deck flashing observed at ledger board and rear porch area. Several balusters were found to be loose and unattached.

Site: Back Porch

No balusters were observed but only screening. This is safety concern and needs to be evaluated and repaired by certified or licensed contractor to prevent someone from falling through screen.

Exterior: Railings

No railings located at front or rear steps. Recommend installation of railings by licensed contractor. Areas containing 4 steps or more should have railing present.

Kitchen: Appliances: Range

Range was not mounted to wall with anti tip safety bracket. Recommend installation of bracket by qualified handyman.

Living Room: Electrical

No carbon monoxide detector visible in living room with gas fired vent free fireplace installed. Recommend carbon monoxide detector be installed by licensed contractor if fireplace is to be used other than for decorative purposes.

Living Room: Heat Source

Vent free gas fireplace not in service and used for decorative purpose only. Recommend carbon monoxide detector be installed and fireplace to be inspected by licensed contractor before being put back into service.

Repair or Replacement Needed

Exterior: Exterior GFCI

Outside receptacles were found not to be GFCI receptacles. Recommend upgrading receptacles to GFCI receptacles by licensed electrician.

Exterior: Outdoor Spigot

Rear spigot was found to be loose. Water pressure found to be 50 psi. Acceptable levels are between 40 and 80 psi. Recommend repair by qualified handyman .

Front spigot was not inspected due to being attached to hose.

HVAC: Heating: Type of Distribution

During inspection of attic, it was observed that several air ductwork connections were not sealed off properly. Recommend review and correction by certified HVAC technician.

Garage: GFCI

Receptacles located in garage were not GFCI receptacles. Recommend upgrading receptacles to GFCI receptacles.

Laundry: Dryer Venting

Dryer duct area seemed to be tight but flex duct seemed excessive. Recommend review by licensed contractor to reduce ductwork and possible restricted flow. Excessive lint observed behind dryer, recommend cleaning and verify duct is secured to dryer.

Laundry: GFCI Protection

GFCI receptacles not present. Recommend receptacles be updated to GFCI receptacles by licensed electrician.