



COPELAND HOME INSPECTIONS, LLC

9126825198

[jamie@copelandhomeinspections.com](mailto:jamie@copelandhomeinspections.com)

<https://copelandhomeinspections.com>



COPELAND HOME INSPECTIONS, LLC

123 Anywhere USA  
Statesboro GA 30458

New Home Owner  
DECEMBER 20, 2021



Inspector

**Jamie Copeland**

ASHI Certified Inspector

912-682-5198

[jamie@copelandhomeinspections.com](mailto:jamie@copelandhomeinspections.com)



Agent

**Your Agent**

[jamie@copelandhomeinspections.com](mailto:jamie@copelandhomeinspections.com)

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# TABLE OF CONTENTS

1: Exterior	5
2: Roofing	8
3: Structural Components	10
4: Electrical	12
5: Plumbing	15
6: HVAC Systems	18
7: Interiors	22
8: Built-in Kitchen Appliances	24
9: Steps, Stairways & Railings	25
10: Attic Insulation and Ventilation	26
11: Laundry	27
12: Gas main/tank	28
Standard of Practice	29

Thank you for choosing Copeland Home Inspections, LLC to provide you with reliable information, allowing you to make a confident home purchase decision. We are a family owned and managed company with experience in the fields of carpentry, contracting, and inspecting. We take pride in delivering results that offer the best, most informative, and most professional inspection possible.



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## SUMMARY

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56

ITEMS INSPECTED

6

RECOMMENDED REPAIRS

4

MONITOR

4

SAFETY HAZARD

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-  1.2.1 Exterior - Exterior Doors: Weatherstripping Damaged
-  1.3.1 Exterior - Decks, Balconies, Porches & Steps: Porch - Broken Boards
-  4.4.1 Electrical - Connected Devices and Fixtures: Doorbell
-  4.4.2 Electrical - Connected Devices and Fixtures: Open Junction Box
-  4.4.3 Electrical - Connected Devices and Fixtures: Open Junction Box 2
-  4.7.1 Electrical - Smoke Detectors: Recommended in bedrooms
-  4.8.1 Electrical - Carbon Monoxide Detectors: Not present
-  6.1.1 HVAC Systems - Cooling Equipment: Recommend Replacing HVAC systems
-  6.2.1 HVAC Systems - Distribution System: Ducts Partially Uninsulated
-  7.4.1 Interiors - Floors: Moderate Wear
-  7.6.1 Interiors - Doors: Weatherstripping
-  7.7.1 Interiors - Windows: Missing Screen
-  9.1.1 Steps, Stairways & Railings - Steps, Stairways & Railings: Loose Balusters
-  9.1.2 Steps, Stairways & Railings - Steps, Stairways & Railings: No Handrail

# 1: EXTERIOR

		S	M	P	SH
1.1	Siding, Flashing & Trim	X			
1.2	Exterior Doors		X		
1.3	Decks, Balconies, Porches & Steps	X			
1.4	Eaves, Soffits & Fascia	X			
1.5	Vegetation, Grading, Drainage & Retaining Walls	X			
1.6	Walkways, Patios & Driveways	X			
1.7	Gutters				

S = Satisfactory    M = Marginal    P = Poor    SH = Safety Hazard

## Information

### Inspection Method

Visual

### Exterior Doors: Exterior Entry Door

Steel

### Siding, Flashing & Trim: Siding Material

Brick, Vinyl

### Decks, Balconies, Porches & Steps: Type

Front Porch, Deck

### Siding, Flashing & Trim: Siding Style

Channel

### Eaves, Soffits & Fascia: Trim Material

Wood, Vinyl, Metal



### Gutters : Recomend gutters



Recommend gutters



## Walkways, Patios & Driveways: Driveway Material

Concrete



## Observations

### 1.2.1 Exterior Doors

#### **WEATHERSTRIPPING DAMAGED**

LIVING ROOM

Door weatherstripping is damaged. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)



Recommended Repairs



Recommend replacing weather stripping.

### 1.3.1 Decks, Balconies, Porches & Steps

#### **PORCH - BROKEN BOARDS**



Monitor



Broken deck board at corner

2: ROOFING

		S	M	P	SH
2.1	Roof Drainage Systems	X			
2.2	Flashings	X			
2.3	Skylights, Chimneys & Roof Penetrations	X			

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Information

<b>Inspection Method</b> Ground, Drone	<b>Roof Type/Style</b> Combination, Gable	<b>Roof Drainage Systems: Gutter Material</b> None
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**Flashings: Material**  
Aluminum

General



Limitations

Roof Drainage Systems  
**RECOMMEND GUTTERS**





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Recommend gutters to prevent moisture damage.

# 3: STRUCTURAL COMPONENTS

		S	M	P	SH
3.1	Foundation, Basement & Crawlspaces	X			
3.2	Floor Structure	X			
3.3	Wall Structure	X			
3.4	Ceiling Structure	X			
3.5	Roof Structure & Attic	X			

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## Information

**Inspection Method**  
Visual, Attic Access, Infrared,  
Crawlspace Access

**Foundation, Basement & Crawlspaces: Material**  
Masonry Block

**Floor Structure:**  
**Basement/Crawlspace Floor**  
Dirt



**Floor Structure: Material**  
Wood Joist

**Floor Structure: Sub-floor**  
OSB

**Wall Structure: Material**  
Concrete

**Ceiling Structure: Material**  
Wood

**Roof Structure & Attic: Material**  
OSB, Plywood

**Roof Structure & Attic: Type**  
Gable

## 4: ELECTRICAL

		S	M	P	SH
4.1	Service Entrance Conductors	X			
4.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
4.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
4.4	Connected Devices and Fixtures		X		
4.5	Polarity and Grounding of Receptacles	X			
4.6	GFCI & AFCI	X			
4.7	Smoke Detectors				X
4.8	Carbon Monoxide Detectors				X

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### Information

#### Branch Wire 15 and 20 AMP

Copper

#### Wiring Method

Romex

#### Service Entrance Conductors:

Electrical Service Conductors  
Below Ground, Aluminum



#### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Garage

#### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

Unknown

#### Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker

## Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

Laundry Garage

200 AMP, 150 AMP



Main Panel



Sub Panel (Pool beaker)

## Observations

### 4.4.1 Connected Devices and Fixtures

#### **DOORBELL**

Doorbell not functional. Recommend replacement.



Recommended Repairs

### 4.4.2 Connected Devices and Fixtures

#### **OPEN JUNCTION BOX**

CRAWL SPACE



Open junction box observed. Recommend concealing or replacing.



Recommended Repairs

### 4.4.3 Connected Devices and Fixtures

#### **OPEN JUNCTION BOX 2**

CRAWL SPACE

Open junction box observed. Recommend concealing or replacing.



Recommended Repairs





#### 4.7.1 Smoke Detectors

### **RECOMENED IN BEDROOMS**

Recommend smoke detectors in all bedrooms



Safety Hazard

#### 4.8.1 Carbon Monoxide Detectors

### **NOT PRESENT**

Recommend carbon monoxide detector with gas fireplace.



Safety Hazard

5: PLUMBING

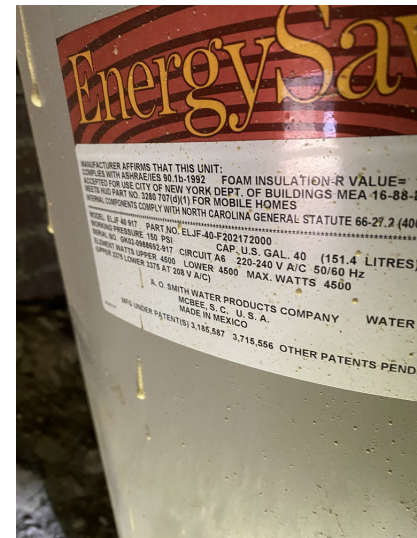
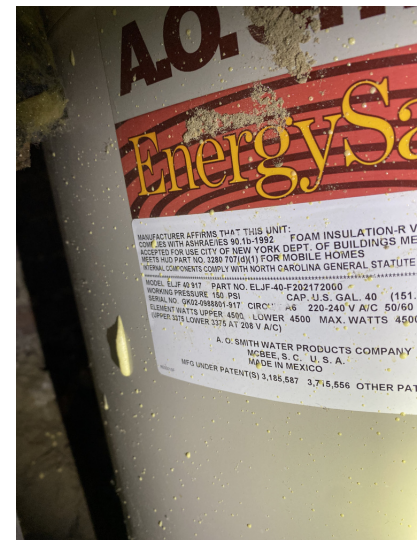
		S	M	P	SH
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water Heater	X			
5.4	Vents, Flues, & Chimneys	X			
5.5	Well Pump	X			

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Information

<b>Filters</b> None	<b>Main Water Shut-Off Device (Location)</b> Well	<b>Material - Distribution</b> Copper, Pex
<b>Material - Water Supply</b> Pex	<b>Source</b> Well	<b>Drain, Waste, &amp; Vent Systems: Drain Size</b> 2"
<b>Drain, Waste, &amp; Vent Systems: Material</b> PVC	<b>Water Heater: Capacity</b> 40 Gallons	<b>Water Heater: Location</b> Crawlspace
<b>Water Heater: Manufacturer</b> AO Smith	<b>Water Heater: Power Source</b> Electric	

Water Heater: Water Heaters



Vents, Flues, & Chimneys:  
Fireplace Gas converted



Well Pump : Well Pump  
Garage Utilities



# 6: HVAC SYSTEMS

		S	M	P	SH
6.1	Cooling Equipment		X		
6.2	Distribution System		X		

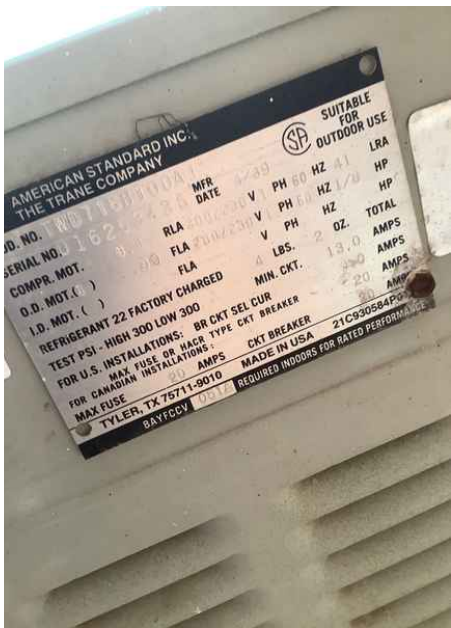
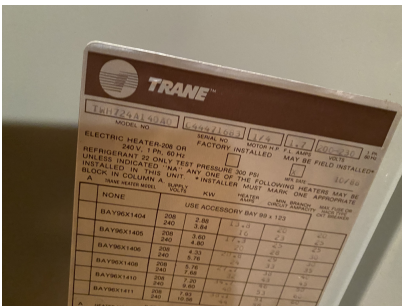
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## Information

<b>Type</b> Air Conditioner, Heat Pump	<b>Cooling Equipment: Brand</b> Trane	<b>Cooling Equipment: Energy Source/Type</b> Electric
<b>Cooling Equipment: Location</b> Exterior West	<b>Distribution System: Configuration</b> Central	



Air Handler/Heat Pump #1 (upstairs)  
Upstairs



1989 year model



## Air Handler/Heat Pump #2 (crawl space)

Crawl Space



Coil cover rusted and damaged



1989 year model



### Recommend replacing HVAC systems

HVAC systems are original equipment (1989). The units are not up to current building code energy and seer values.

Units are charged with R22 refrigerant, which is no longer available.

Recommend HVAC company evaluate systems and

## Observations

### 6.1.1 Cooling Equipment

#### RECOMMEND REPLACING HVAC SYSTEMS

HVAC systems all original equipment (1989).

Units charged with R22 refrigerant , which is no longer available.

Units are not compliant with current building energy code and seer ratings.



Recommended Repairs

## 6.2.1 Distribution System

**DUCTS PARTIALLY UNINSULATED**

Parts of the ductwork are uninsulated, resulting in energy loss. Recommend licensed HVAC contractor insulate.

## 7: INTERIORS

		S	M	P	SH
7.1	General				
7.2	Walls	X			
7.3	Ceilings	X			
7.4	Floors	X			
7.5	Countertops & Cabinets	X			
7.6	Doors	X			
7.7	Windows	X			

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### Information

#### Walls: Wall Material

Drywall

#### Ceilings: Ceiling Material

Drywall

#### Floors: Floor Coverings

Hardwood

#### Countertops & Cabinets: Cabinetry

Wood

#### Countertops & Cabinets: Countertop Material

Granite, Wood Butcher Block

#### Windows: Window Manufacturer

Pella

#### Windows: Window Type

Casement, Double-hung

### Observations

#### 7.4.1 Floors

#### MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.



#### 7.6.1 Doors

#### WEATHERSTRIPPING





#### 7.7.1 Windows

### **MISSING SCREEN**

GARAGE/CARPORT STORAGE

Window screen torn. Recommend replacement.





# 8: BUILT-IN KITCHEN APPLIANCES

		S	M	P	SH
8.1	Dishwasher	X			
8.2	Refrigerator	X			
8.3	Range/Oven/Cooktop	X			
8.4	Garbage Disposal	X			

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## Information

**Range/Oven/Cooktop: Exhaust Hood Type**  
Re-circulate

**Range/Oven/Cooktop: Range/Oven Energy Source**  
Electric

9: STEPS, STAIRWAYS & RAILINGS

		S	M	P	SH
9.1	Steps, Stairways & Railings				X

S = Satisfactory    M = Marginal    P = Poor    SH = Safety Hazard

Observations

9.1.1 Steps, Stairways & Railings

LOOSE BALUSTERS

Handrail balusters were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

 Safety Hazard



Handrail loose

9.1.2 Steps, Stairways & Railings

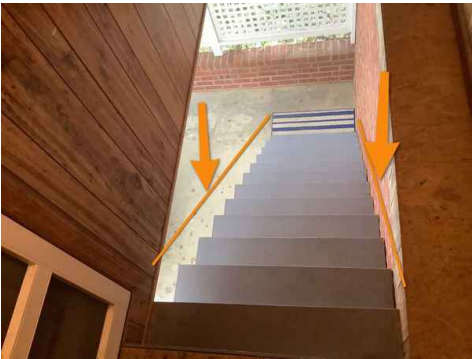
NO HANDRAIL

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

 Safety Hazard



Handrail missing



Recommend Handrails

# 10: ATTIC INSULATION AND VENTILATION

		S	M	P	SH
10.1	Attic Insulation	X			
10.2	Vapor Retarders	X			
10.3	Ventilation	X			
10.4	Exhaust Systems	X			

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## Information

**Dryer Power Source**

220 Electric

**Dryer Vent**

Metal

**Flooring Insulation**

Foam

**Attic Insulation: Insulation Type**

Batt, Fiberglass, Polyurethane  
Foam

**Ventilation: Ventilation Type**

Ridge Vents, Soffit Vents,  
Thermostatically Controlled Fan

**Exhaust Systems: Exhaust Fans**

Fan Only, Fan/Heat/Light

**Attic Insulation: R-value**

R-13



2nd Floor

11: LAUNDRY

		S	M	P	SH
11.1	General	X			

S = Satisfactory    M = Marginal    P = Poor    SH = Safety Hazard

Information

General: Laundry



# 12: GAS MAIN/TANK

		S	M	P	SH
12.1	General	X			

S = Satisfactory    M = Marginal    P = Poor    SH = Safety Hazard

## Information

### General: Gas Tank

West



Recommend gas company evaluate when switching service contract.

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# STANDARDS OF PRACTICE

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## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## HVAC Systems

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

## Interiors



10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Built-in Kitchen Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Steps, Stairways & Railings**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Attic Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Laundry**

**Washing machine and dryer cycles NOT preformed. Drains limited to visual inspection only.**