

Exhibit C  
Inspection Report, December 13, 2021, 204 Highland Rd.

# **INSPECTION REPORT**

**Prepared for: Edwin Alexander  
December 13, 2021**



**204 Highland Road  
Statesboro, GA**

**JUST-EN TIME INSPECTIONS  
MARK JUSTEN  
(912) 536-5730**

## PURPOSE AND SCOPE OF INSPECTION

While conducting the inspection described herein Just-en Time Inspections has diligently attempted to present an honest and unbiased evaluation of the property in question.

This inspection constitutes a visual examination of the premises for the purpose of determining the condition, at the time of the inspection only, of the accessible portions of the building and related components, systems, and appliances considered to be real property.

Excluded from this inspection are those items considered inaccessible, not visible, optional, and/or considered not to be essential to the occupancy of the building, including, but not limited to:

- Washing machines (including hook-ups and drains)
- Dryers and portable dishwashers
- Window air conditioners, dehumidifiers and humidifiers
- Solar heating systems and portable heating equipment
- Water softeners, conditioners, purifiers, and filters
- Timers and automatic timing devices
- Intercom systems and related equipment
- Fire and burglar alarm systems and related equipment
- Property boundaries, surveys, and easements
- Municipal zoning laws, restrictions, and ordinances
- Drainage, water tables, and flood plains
- Ecological conditions of lakes, ponds, rivers, brooks, and streams
- Geological conditions, mineral deposits, radiation, and molds
- Public services and utilities

THIS IS NOT AN OFFICIAL WOOD INFESTATION REPORT. **We are neither qualified, authorized, nor licensed to inspect for health related molds, mildew, or fungi.** Water, plumbing, and sub-surface sewerage disposal system evaluations do not include underground and/or inaccessible components.


This inspection and report are not intended, or to be considered, as a guarantee or warranty regarding the condition of the property.



This inspection has been conducted as a guide and is not intended to be interpreted as technically exhaustive. This inspection and report is valid for a period of 30 days from the date of the report. By accepting and paying for this report you agree to all of the terms listed in it.




The report is confidential and is the exclusive property of the party or parties for whom it was prepared and is not intended to be used by any third party for any purpose whatsoever.



## GROUNDS / EXTERIOR



**House Elevation:** Multi  
**Water Supply:** Public  
**Sewerage:** Public  
**Wall Finish:** Brick & Wood Siding  
**Roofing:** Architectural Shingles

OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Grade/Slopes		X		THERE ARE SOME AREAS WHERE THE GRADE HAS VERY LITTLE SLOPE.
Hose Bibbs		X		THE FRONT HOSE BIBB DRIPS.
Driveway	X			
Chimney	X			
Roofing	X			
Flashing		X		THERE IS NO VISIBLE FLASHING WHERE THE SHINGLES MEET THE BRICK ON THE FRONT SIDE OF THE HOUSE. 
Roof Vents	X			
Cornice/Fascia		X		THE CORNICE, FASCIA, AND TRIM ARE WEATHERED.



OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
				
Screens/Shutters		X		THERE IS LOOSE SCREEN AROUND THE SCREENED PORCH.
Receptacles			X	THE RECEPTACLES ARE NOT GROUND FAULT PROTECTED.
Exterior Doors	X			THE WOOD DOORS ARE WEATHERED.
Windows			X	<p>THERE IS WATER DAMAGE TO SEVERAL OF THE WOOD WINDOWS AOUND THE HOUSE.</p> 


OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
				  <p data-bbox="685 1356 1305 1381">ALL OF THE WOOD WINDOWS ARE WEATHERED.</p> 


OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Caulking			X	<p>THERE ARE GAPS AND CRACKS IN THE CAULKING AROUND SOME OF THE WINDOWS AND DOORS.</p> 
Garage Door	X			
Garage Casing	X			
Garage Opener	X			
Steps	X			<p>THERE IS SOME MORTAR MISSING IN THE FRONT STEPS.</p>
Porch Support			X	<p>THERE IS WATER DAMAGE TO THE FRONT PORCH COLUMNS.</p> 
Porch	X			<p>THERE IS SOME MORTAR MISSING IN THE FRONT PORCH BRICK. THE SCREENED PORCH FRAMING IS WEATHERED.</p>

OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
				
Brick		X		<p>THERE IS A SETTLING CRACK ABOVE THE FRONT DOOR.</p> 
Wood Siding			X	<p>THERE IS WATER DAMAGE TO THE SIDING ON THE LEFT DORMER.</p>




OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
				 <p>THERE IS WATER DAMAGE TO THE SIDING AROUND THE GARGAE.</p>  <p>THE WOOD SIDING IS WEATHERED. THERE IS WATER INTRUSION AND DAMAGE ON THE INTERIOR SIDE OF THE GARAGE WALLS.</p>

OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
				 <p>The 'COMMENTS' column contains three photographs showing significant water damage. The top photo shows a corner where plywood sheathing meets a wooden sill plate on a concrete floor, with dark staining and rot. The middle photo shows a similar area with a metal door frame, showing extensive staining and structural damage to the wood. The bottom photo shows another section of the wall with similar water damage and staining.</p>


OUTSIDE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Other			X	<p>THERE IS EXPOSED WIRING ON THE LEFT SIDE OF THE HOUSE NEAR THE HVAC UNIT.</p> 

## INTERIOR

DOWNSTAIRS INTERIOR	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Walls	X			THERE ARE SOME SCUFFS AND SCRAPES.
Doors	X			
Ceilings			X	THERE IS DAMAGE AROUND THE FIRE PLACE. THERE ARE AREAS WHERE THERE ARE CRACKS AND/OR DISCOLORATION.
Switches	X			
Receptacles	X			
Windows			X	THE WINDOWS IN THE REAR BEDROOM, DEN, DINING ROOM, AND LIVING ROOM, HAVE LOST THEIR SEALS. THE WINDOWS WOULD NOT OPEN ( <b>SAFETY HAZARD IN BEDROOMS, NO MEANS TO EGRESS</b> ). THERE ARE WINDOWS THAT ARE DIRTY AND IT WAS HARD TO TELL IF SOME OF THE SEALS WERE BROKEN.
Ceiling Fans	X			
Carpet	X			THERE ARE SOME STAINS.
Floors	X			
Lighting	X			
Other:				I WOULD RECOMMEND A SMOKE ALARM IN THE BEDROOM ( <b>SAFETY</b> ).



UPSTAIRS INTERIOR	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Walls	X			
Doors	X			
Ceilings		X		THERE ARE AREAS WITH CRACKS AND/OR DISCOLORATION.
Switches	X			
Receptacles	X			
Windows			X	THE WINDOWS WOULD NOT OPEN ( <b>SAFETY HAZARD IN BEDROOMS, NO MEANS TO EGRESS</b> ). ALL OF THE WINDOWS HAVE LOST THEIR SEALS.
Ceiling Fans	X			
Carpet		X		THERE ARE SOME STAINS. THERE IS SOME GATHERED CARPET.
Floors	X			THERE ARE SOME SQUEAKY AREAS.
Lighting	X			
Other:			X	<p>THE STAIR HAND RAILS AT THE BOTTOM ARE LOOSE. THERE ARE NO HAND RAILS ON THE TOP PORTION OF THE STAIRWELL.</p>  <p>I RECOMMEND A SMOKE ALARM IN EACH BEDROOM (<b>SAFETY</b>).</p>

## BATHROOMS

DOWNSTAIRS HALL BATHROOM	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Electrical	X			
GFCI			X	THE RECEPTACLES ARE NOT ROUND FAULT PROTECTED.
Plumbing/Drains			X	THE TUB IS DRAINING SLOW. THE WATER PRESSURE IS WEAK AT THE SINK. THERE ARE RUSTY PLUMBING LINES.
Ceiling/Walls/Flooring			X	THE WINDOW HAS LOST ITS SEAL. THERE IS WATER DAMAGE UNDER THE SINK. 
Sink(s)	X			THE SINK STOPPER IS MISSING.
Tub & Shower	X			

UPSTAIRS HALL BATHROOM	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Electrical	X			
GFCI			X	THE RECEPTACLES ARE NOT GROUND FAULT PROTECTED.
Plumbing/Drains			X	THE TUB IS DRAINING SLOW.
Ceiling/Walls/Flooring			X	THE WINDOW HAS LOST ITS SEAL. THERE IS SOME WATER DAMAGE UNDER THE SINK. THERE ARE SOME RUSTY PLUMBING LINES.
Sink(s)	X			
Tub & Shower	X			

## FUNCTIONAL AREAS

KITCHEN	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Plumbing			X	<p>THE SINK FAUCET IS LOOSE. THERE IS SOME RUSTY PLUMBING.</p> 
Walls	X			
Ceiling	X			
Molding	X			
Lighting	X			
Switches	X			
Receptacles			X	<p>THE RECEPTACLES ARE NOT GROUND FAULT PROTECTED.</p>
Cabinets (Exterior)			X	<p>THERE IS WATER DAMAGE UNDER THE SINK AND POSSIBLE FUNGAL GROWTH.</p> 
Counters	X			
Flooring	X			


APPLIANCES	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Cook Top	X			
Exhaust Fan			X	I DO NOT SEE A PLACE FOR THE STOVE VENT TO EXHAUST.
Oven	X			
Dishwasher	X			
Refrigerator	X			
Ice Maker	X			
Disposal			X	THE DISPOSAL IS RUSTY AND THE FLAPS ON THE TOP SIDE ARE MISSING AND/OR TORN.
Other				


GAS LOG FIRE PLACE	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Damper	X			
Chimney/Needs Cleaning			X	THE CHIMNEY NEEDS TO BE CLEANED.
Fire Brick	X			
Gas Logs				THERE IS NO GAS.
Gas Start				THERE IS NO GAS.
Cracks	X			



## MASTER / UTILITIES

**Heating: Manufacturer:** G.E. 4 ton 1993  
 Trane 1 ½ ton 2015  
**Type:** Electric  
 Heat Pump  
**Cooling: Manufacturer:** G.E. 4 ton 1993  
 Trane 1 ½ ton 2015  
**Type:** Electric  
**Location of Unit(s):** Exterior/Interior

HEATING / COOLING	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Operation	X			I COULD NOT TEST THE AIR CONDITIONING BECAUSE THE TEMEPRATURE HAS BEEN BELOW 55 DEGREES IN THE PAST 24 HOURS. THE ARE G.E. SYSTEM IS OLDER AND AT THE END OF ITS LIFE EXPECTANCY.
Filters	X			
Returns	X			
Vents/Registers	X			
Duct Work	X			THERE IS DUCT WORK THAT CANNOT BE ACCESSED.
Other		X		THERE IS A GAP IN THE REFIRGERANT LINE INSULATION ON THE EXTERIOR.  THERE ARE WATER STAINS IN THE MECHANICAL CLOSET.


HEATING / COOLING	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
				

Temp. Readings: Level1: Heat 107 Cool Return 67  
Temp. Readings: Level2: Heat 115 Cool Return 62

**Water Heater: 2007 Manufacturer: Whirlpool** Ext. Capacity 40 Gallons  
**Type:** Electric

WATER HEATER	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Rust	X			
Electric Service	X			
Leaks	X			
Temp/Press Release	X			
Operation	X			


**Electrical:** Underground Location of Box: Hall  
 Main Disconnect: 200 Amps Service Line: Aluminum  
 240 Volt Lines: Aluminum & Copper 120 Volt Line: Copper

ELECTRICAL	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Breakers			X	THERE IS A BREAKER THAT IS RUNNING MORE THAN ONE CIRCUIT. 
Ground	X			
Sub Panel(s)				
AFCI/GFCI				
Other		X		THE PANEL IS NOT LABELED.

**ATTIC**

Roof Construction: 2X8 16OC & 2X8 24 OC  
 Sheathing: Plywood

ATTIC	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Access			X	<p>THE ACCESS LADDER IN THE GARAGE IS BROKEN AND HAS NOT BEEN CUT TO FIT AT THE BOTTOM.</p>  <p>THE ACCESS HATCHES IN THE UPSTAIRS ARE NOT INSULATED AND THE ONE ON THE CEILING IS BROKEN.</p>  <p>IT WAS NOT SAFE TO ENTER THE LOWER ATTIC IN THE UPSTAIRS, I COULD NOT SEE THE FRAMING TO WALK ON.</p>
Plumbing Vents	X			
Moisture	X			
Wiring	X			

ATTIC	SATISFACTORY	MARGINAL	UNSATISFACTORY	COMMENTS
Electrical Junctions	X			
Ventilation		X		THERE IS LIMITED VENTILATION IN THE LOWER ATTIC OF THE UPSTAIRS.
Insulation		X		<p>THE INSULATION HAS SETTLED IN THE UPPER ATTIC AND MORE MAY NEED TO BE ADDED FOR EFFICIENCY.</p> 

It is understood and agreed that should company and/or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of company and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the customer for the inspection and report. By accepting and paying for this report you agree to all of the terms listed in it.