



Volunteer Home Repair Program (Request for Quotes)
 Deadline: Thursday, September 25, 2014

City of Brunswick
 Department of Community Development
 601 Gloucester Street, 2nd Floor, Room 221
 Brunswick, GA 31520

1102 Q Street	1.1 Flashing	001	
1102 Q Street	1.2 Roof Penetration	002	
2602 Cleburne Street	1.0 Roof Covering	003	
1011 Stonewall Street	1.4 Shower Door	004	
1612 I Street	1.0 Roof Covering Lft.	005	
2111 Ellis Street	1.2 Roof Penetrations	006	
2319 Cleburne Street	1.0 Roof Coverings	007	
2245 Formosa Circle	1.0 Plumbing Water Supply & Distribution	008	
2245 Formosa Circle	1.1 Hot Water systems, controls	009	
Contractor Name	Address	Phone #	Bid Amount

*Basis of Award: All contracts will be awarded based on the best bid amount for all properties in total (Full Bid Amount) and the most qualified contractor for the construction work requested.



Inspection Report

Shauntae Tyson

Property Address:
1102 Q Street
Brunswick Ga 31520



Real Property Inspections

Paul Forsyth
507 Longview Rd
St Simons Island Ga 31522
912 634 3390

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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN NI NP RR

Styles & Materials
 Roof Covering:
 3-Tab fiberglass
 Roll/Selvage
 Viewed roof covering
 from:
 Walked roof

1.0	ROOF COVERINGS	•			
1.1	FLASHINGS				•
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

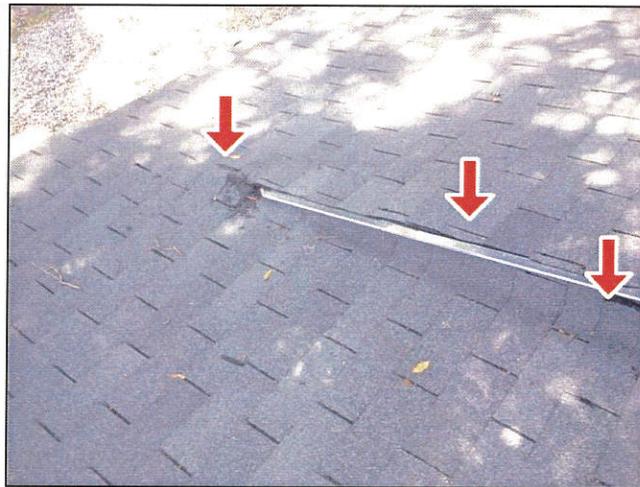
IN NI NP RR

Comments:

 **1.1** Porch roof transition improperly flashed at the front of home. Repairs are needed. Recommend a qualified roofing contractor repair as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

 **1.2** Weatherhead and vent pipe at rear flat roof missing boots. Recommend a qualified roofing contractor repair as needed



1.2 Item 1(Picture)



1.2 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	•			
2.1	EAVES, SOFFITS AND FASCIAS	•			

Styles & Materials

Siding Style:

Siding Material:

Masonry Stucco
Vinyl

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IN NI NP RR

Comments:

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inspection Report

Shauntae Tyson

Property Address:
2602 Cleburne St
Brunswick Ga 31520



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Paul Forsyth
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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN NI NP RR

Styles & Materials
 Roof Covering:
 3-Tab fiberglass
 Viewed roof covering
 from:
 Walked roof

1.0	ROOF COVERINGS					•
1.1	FLASHINGS	•				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

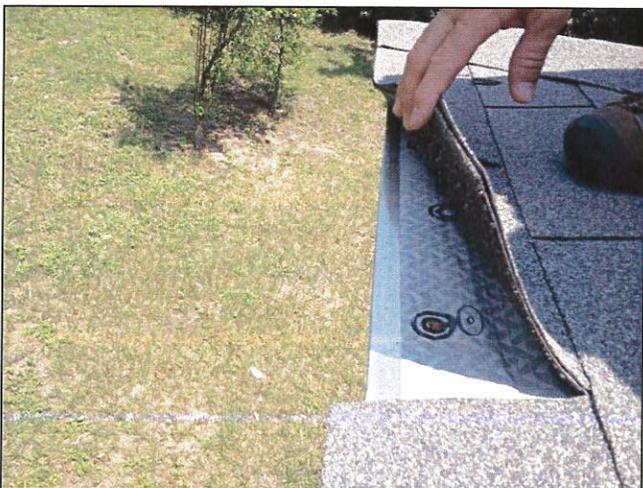
 **1.0** Starter strip and first row of shingles are not properly offset at various places around eaves. Recommend a qualified roofing contractor repair or replace as needed.



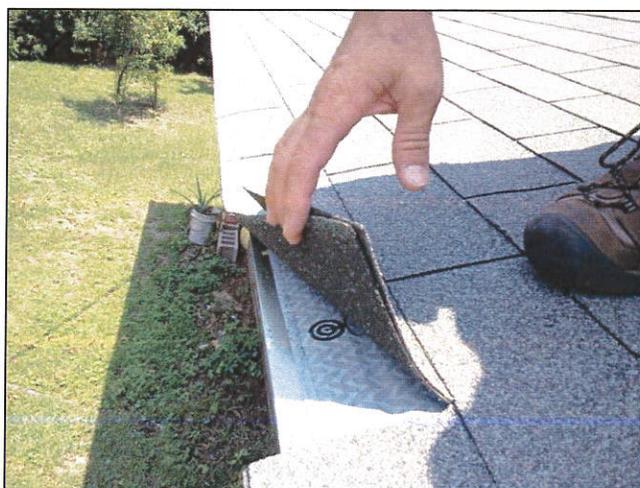
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inspection Report

Shauntae Tyson

Property Address:
1011 Stonewall St
Brunswick Ga 31520



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1. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
1.0	CEILINGS	•				Ceiling Materials: Drywall
1.1	WALLS	•				Wall Material: Drywall
1.2	FLOORS	•				Floor Covering(s): Vinyl
1.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				Cabinetry: Wood
1.4	DOORS (REPRESENTATIVE NUMBER)				•	Countertop: Cultured marble Laminate

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IN NI NP RR

Comments:

 **1.4** Sliding shower door does not work in track properly and in need of adjustment. Recommend a qualified contractor repair as needed.



1.4 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
2.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				Water Source: Public Plumbing Water Distribution: CPVC

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IN NI NP RR

IN NI NP RR

Plumbing Waste:
PVC

2.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				
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IN NI NP RR

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inspection Report

Shauntae Tyson

Property Address:
1612 I St
Brunswick Ga 31520



Real Property Inspections

Paul Forsyth
507 Longview Rd
St Simons Island Ga 31522
912 634 3390

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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials Roof Covering: 3-Tab fiberglass Viewed roof covering from: Walked roof
1.0	ROOF COVERINGS				•	
1.1	FLASHINGS	•				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				

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Comments:

 **1.0** Shingles installed improperly and a total replacement is needed. Recommend a qualified roofing contractor remove shingles and install as needed.

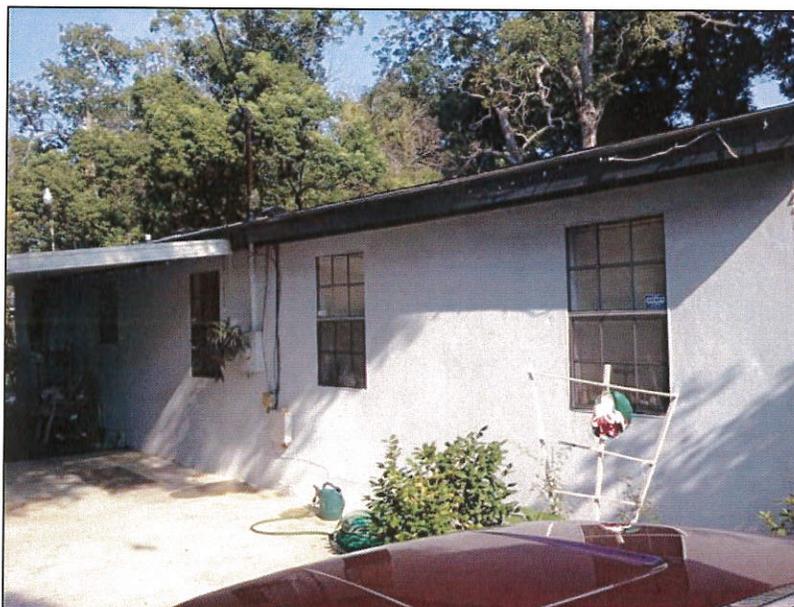
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inspection Report

Shauntae Tyson

Property Address:
2111 Ellis St
Brunswick Ga 31520



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		IN	NI	NP	RR	Styles & Materials Roof Covering: 3-Tab fiberglass Viewed roof covering from: Walked roof
		IN	NI	NP	RR	
1.0	ROOF COVERINGS	•				
1.1	FLASHINGS	•				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•	

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Comments:

 **1.2** One passive roof vent hood flange installed under bottom shingle roof beneath hood. Recommend a qualified roofing contractor repair as needed.



1.2 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inspection Report

Shauntae Tyson

Property Address:
2319 Cleburne St
Brunswick Ga 31520



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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials Roof Covering: 3-Tab fiberglass Viewed roof covering from: Walked roof
1.0	ROOF COVERINGS				•	
1.1	FLASHINGS	•				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				

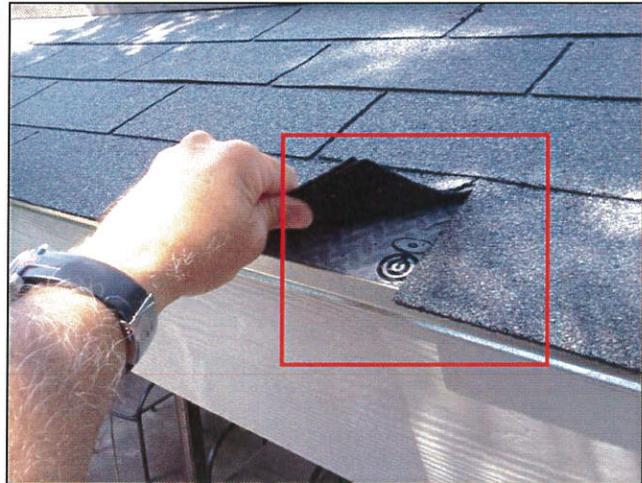
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Comments:

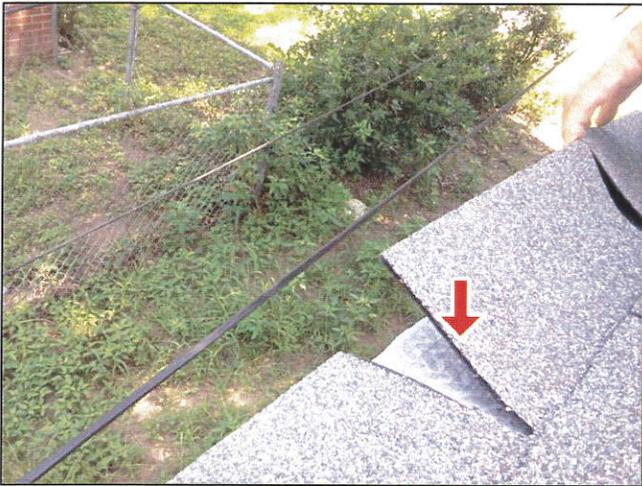
 **1.0** Starter strip and first first row of shingles at not offset at joints. Recommend a qualified roofing contractor repair as needed.



1.0 Item 1(Picture)



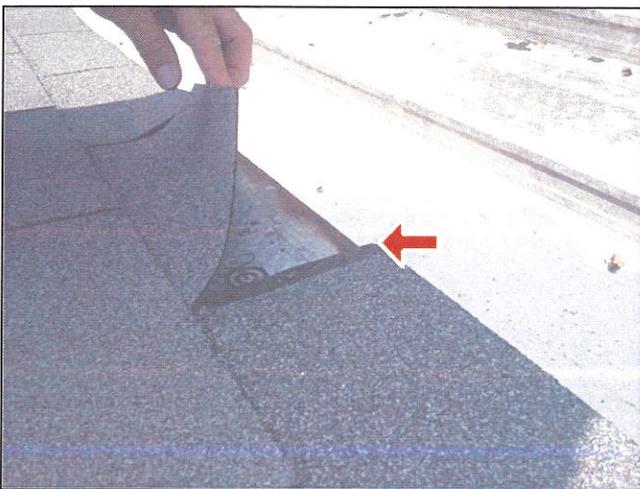
1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

IN NI NP RR

Styles & Materials
 Siding Style:
 Siding Material:
 Full brick
 Vinyl

2.0	WALL CLADDING FLASHING AND TRIM	•			
2.1	EAVES, SOFFITS AND FASCIAS	•			

IN NI NP RR

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Comments:

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Inspection Report

Shauntae Tyson

Property Address:
2245 Formosa Circle
Brunswick Ga 31520



Real Property Inspections

Paul Forsyth
507 Longview Rd
St Simons Island Ga 31522
912 634 3390

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[1 Plumbing System](#)

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1. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
1.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•
1.1	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•

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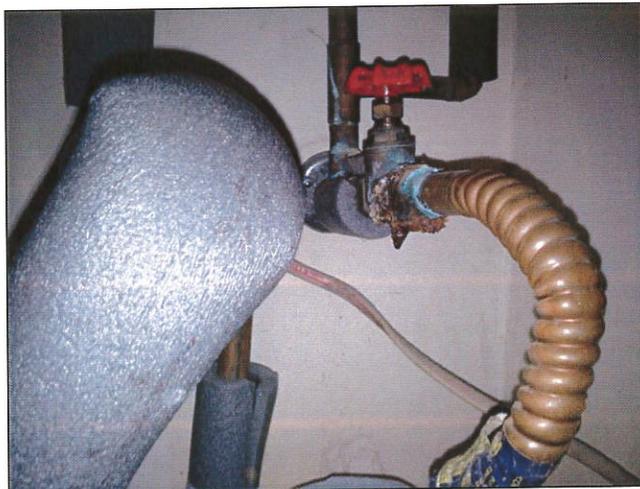
Styles & Materials
Water Source:
Plumbing Water Supply:
 Not visible
Plumbing Water Distribution:
 Copper
Plumbing Waste:
 Cast iron
Water Heater Power Source:
 Electric
Water Heater Capacity:
 40 Gallon (1-2 people)
Manufacturer:
 ENVIROTEMP
Manufacture Date:
 OVER 15 YRS
 1998
WH Location:
 Hallway Closet

Comments:

 **1.0** Supply valve at water heater corroded and actively leaking in home and considered an emergency repair issue. Water heater is over 15 years old and deteriorated. Recommend a supply valve and water heater be replaced by a licensed plumbing contractor



1.0 Item 1(Picture)



1.0 Item 2(Picture)

 **1.1** The water heater OVER 15 YEARS OLD, deteriorated and at the end of its life expectancy. No leaks at present. A replacement is needed. A licensed plumber should repair or correct as needed.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.