

Property Inspection Report

4510 Ivanhoe Walk, Cumming, GA 30040

Inspection Date:

07/11/2020

Prepared For:

Ganesh Thota



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Report Overview

THE HOUSE IN PERSPECTIVE

This appears to be a well constructed and maintained 2018 home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

CONCERNS

- **Concern:** Plumbing - The gas water heaters are installed on an elevated platform and inside a plan. That seems missing.

REPAIR ITEMS

- **Repair:** Exterior - On the front-left side, there is a need for re-sealing the siding joint going all the way up. Picture included.
- **Repair:** External - In the front porch and steps, at multiple locations, cement sealing cracks noticed. Cement re-sealing at cracks recommended. Sample pictures included.

IMPROVEMENT ITEMS

- **Improve:** Exterior - The deck wood has mold like substance seen. There are multiple spots underneath of the deck. The deck needs a stain / paint to protect the wood. That will also make deck more durable. Sample pictures attached.
- **Improve:** Electrical - A couple of bulbs of the main living room's ceiling fan seem to be not working.
- **Improve:** Heating - Both the the filters from attic furnaces, need to be changed. The filters be changed every 3-4 months.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® and InterNACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	• Basement Configuration
Column:	• Wood
Floor Structure:	• Wood Joist
Wall Structure:	• Wood Frame, Brick Veneer
Celling Structure:	• Joist
Roof Structure:	• Truss
Attic Access:	• Pull Down Stairs

STRUCTURE OBSERVATIONS

The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	• Asphalt Shingle
Roof Flashing:	• Metal
Chimneys:	• Metal
Roof Drainage:	• Aluminum
Skylights:	• None
Method Of Inspection:	• Drone

ROOFING OBSERVATIONS

The roofing is about 2 years old and is in good condition. The typical life for this material is 25-30 years.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wallcovering:	• Brick Veneer
Eaves Soffits Fascia:	• Wood
Exterior Doors:	• Wood
Windows Door Frames:	• Metal
Entry Driveways:	• Concrete
Entry Walk Patios:	• Concrete
Porch Decks Steps Railings:	• Concrete • Stone
Overhead Garage Doors:	• Steel with Wood Trim
Surface Drainage:	• Level Grade

EXTERIOR OBSERVATIONS

The exterior brick and cement siding that have been installed on the house are durable materials and require relatively low maintenance. The window frames and siding trim are in generally good condition. The driveway and walkways are also in good condition.

RECOMMENDATION / OBSERVATIONS

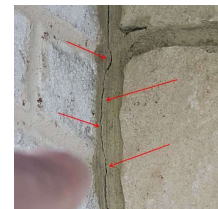
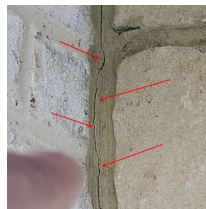
Exterior Walls

- **Repair:** Exterior - On the front-left side, there is a need for re-sealing the siding joint going all the way up. Picture included.



Porches

- **Repair:** External - In the front porch and steps, at multiple locations, cement sealing cracks noticed. Cement re-sealing at cracks recommended. Sample pictures included.



Deck

- **Improve:** Exterior - The deck wood has mold like substance seen. There are multiple spots underneath of the

deck. The deck needs a stain / paint to protect the wood. That will also make deck more durable. Sample pictures attached.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size Of Service:	• 225 Amps 240v Main Service
Service Drop:	• Underground
Main Disconnect:	• Main Service Rating 225 Amps
Grounding:	• Copper
Service Panel:	• Breakers
Switches Receptacles:	• Grounded
GFCI:	• Bathroom • Kitchen • Exterior • Garage
Smoke / Co Detector:	• Smoke Detectors Present
AFCI:	• Present at Some Locations

ELECTRICAL OBSERVATIONS

The size of the service (amps) appears to be sufficient for typical electrical requirements of a home this size.

Lights/Ceiling Fans

- **Improve:** Electrical - A couple of bulbs of the main living room's ceiling fan seem to be not working.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

- | | |
|-----------------------------------|----------------------|
| Energy Source: | • Gas |
| Heating System Type: | • Forced Air Furnace |
| Vent Flues Chimneys: | • Metal Multi-Wall |
| Heat Distribution Methods: | • Ductwork |

HEATING OBSERVATIONS

The furnaces appear are a make of 2018. They are 3 and 4 tons.

Furnace

- **Improve:** Heating - Both the the filters from attic furnaces, need to be changed. The filters be changed every 3-4 months.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

- | | |
|-----------------------------|--------------------------|
| Energy Source: | • Electricity |
| Central System Type: | • Air Cooled Central Air |

COOLING / HEAT PUMPS OBSERVATIONS

The outdoor units appear to be made in 2018 and are 3 and 4 tons.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- | | |
|----------------------------------|------------------------------|
| Attic Insulation: | • R 30 Fiberglass |
| Exterior Wall Insulation: | • R 13 |
| Roof Ventilation: | • Ridge Vents • Soffit Vents |

INSULATION / VENTILATION OBSERVATIONS

Overall, this is a well insulated home.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	• Public
Service Pipe:	• Not Visible
Main Water Valve Location:	• Side Wall Basement
Interior Supply Piping:	• Plastic
Waste System:	• Public Sewer
Water Heater:	• Gas

PLUMBING OBSERVATIONS

Overall, the plumbing system is in generally good condition.

Water Heater

- **Concern:** Plumbing - The gas water heaters are installed on an elevated platform and inside a plan. That seems missing.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall Ceiling:	• Drywall
Floors:	• Wood
Windows:	• Double/Single Hung
Doors:	• Wood Solid Core

INTERIOR OBSERVATIONS

The overall condition of the home's interior is good. No significant cracks or drywall issues were observed in the ceilings and walls, most windows and doors operated properly, and the floors appeared to be level and their surfaces in reasonably good condition.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

APPLIANCES OBSERVATIONS

All tested appliances were in good working order.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- | | |
|---------------------------------|------------------|
| Fireplaces: | • Factory Insert |
| Vents / Flues / Chimney: | • Metal |

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and its components are in good condition.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.