http://www.johnscreekhomeinspector.com
PO Box 3755
Suwanee GA 30024-0995
Inspector: **Joe Moore**
Inspector's email: jmoore@inspectmorellc.com
Inspector's phone: **(404) 661-9763**

Property Inspection Report

Client(s): **Ryan Rose**
Property address: **1795 Horsham Trail**
Alpharetta GA 30004
Inspection date: **Wednesday, August 5, 2020**

This report published on Wednesday, August 5, 2020 5:45:17 PM EDT

CERTIFIED INSPECTOR **This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com /glossary.asp**

General Information

Report number: 080520JM1
Start time: 10:00 am
Present during inspection: Client
Client present for discussion at end of inspection: No
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Hot
Ground condition: Damp
Inspection Fee: $535.00
Additional fees: Basement $95.00
Inspection total: $630.00
Payment method: Credit card
Type of building: Single family
Buildings inspected: One house
Total time spent on Inspection & Report Writing: 4
Age of main building: 6
Source for main building age: Realtor
Front of building faces: Southeast
Main entrance faces: Southeast
Occupied: Yes
The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Low voltage Outdoor lighting

1) There were no street numbers visible on the exterior of the property. Recommend the installation and display of the property address with the following considerations:

Jurisdictions that regulate the size of street numbers generally require that them to be 3 to 6 inches tall. Smaller numbers may not be visible from the street if you have a large front yard.

The numbers should be a color that contrasts with their background. Reflective numbers are usually helpful because they are easier to see at night than

numbers that are not reflective.

Avoid putting house numbers behind any trees, shrubs, or other permanent objects that may obscure their view from the street.

Ensure that the numbers face the street that is named in the house's address. It does emergency workers no good if the house number faces a different street than the one the workers are traveling on.

Recommend the number be clearly displayed at the driveway entrance if the house is not visible from the road.

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2) Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

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3) General photo of the Georgia Residential Energy Code Compliance Certificate located in the basement area.

NOTE On January 1, 2011, the 2009 International Energy Conservation Code (IECC) with 2011 Georgia State Supplements and Amendments became mandatory and applicable statewide as the new Georgia State Minimum Standard Energy Code. The 2011 GA supplements and amendments include a new definition for Certified Duct and Envelope Tightness (DET) Verifier along with new mandatory testing requirements for verification of the building thermal envelope and duct tightness for new residential construction.

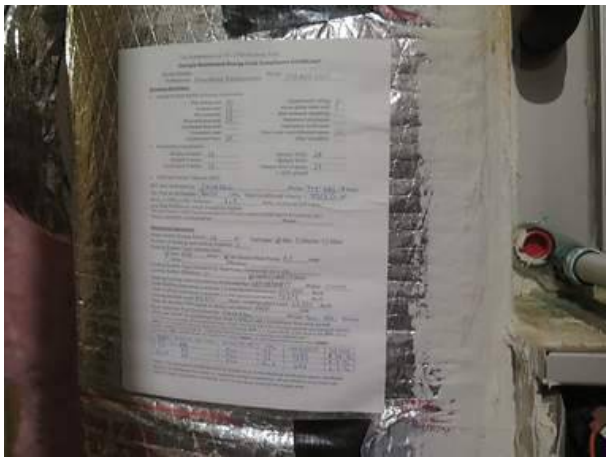

Photo 3-1

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Moderate slope, Steep slope, Stairstepped
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Retaining wall material: Concrete, Masonry
Condition of retaining walls: Appeared serviceable
Condition of fences and gates: Appeared serviceable
Fence and gate material: Wood, Wire
Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)
Deck, porch and/or balcony material: Wood
Condition of stairs, handrails and guardrails: Required repairs, replacement and/or evaluation (see comments below)
Exterior stair material: Wood, Masonry

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4) One or more decks or porches were unstable due to missing or substandard bracing, or lack of attachment to the main structure.

NOTE (Diagonal bracing is required at all corner posts and secured to the beam that is greater than 2 feet in height to minimize lateral movement).

This is a safety hazard since severe movement may cause the decks or porches to collapse. Recommend that a qualified contractor evaluate and provide options and costs to repair per standard building practices prior to the end of the contingency period.

Photo 4-1

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5) One or more deck or porch beams were not positively secured to the support posts below or adequately supported.

The beams appear to be improperly attached to the post. This could result in a structure collapse causing injury. Decks and porches are subject to movement under live loads and require a positive connection between their support posts and beams. Currently accepted standards recommend that beams should be supported by posts and footings that are properly spaced.

Deck or porch beams are commonly connected to support posts by "toenailing," which is inadequate. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.

Examples are available at the following link; https://www.strongtie.com/solutions/deckcenter

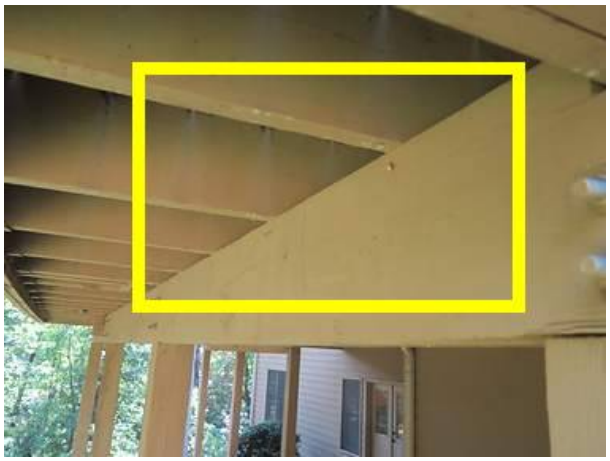

Photo 5-1

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6) One or more deck or porch ledger boards were nailed to the building or attached with carriage bolts rather than being attached by lag screws or bolts. As a result, decks or porches may separate from the building and collapse. This is a potential safety hazard. Lag screws or bolts, minimum 1/2 inch in diameter, should be installed to securely attach ledger boards to the main structure. Recommend that a qualified person install fasteners per standard building practices. For more information, visit:
https://www.reporthost.com/?LB
https://www.reporthost.com/?SD

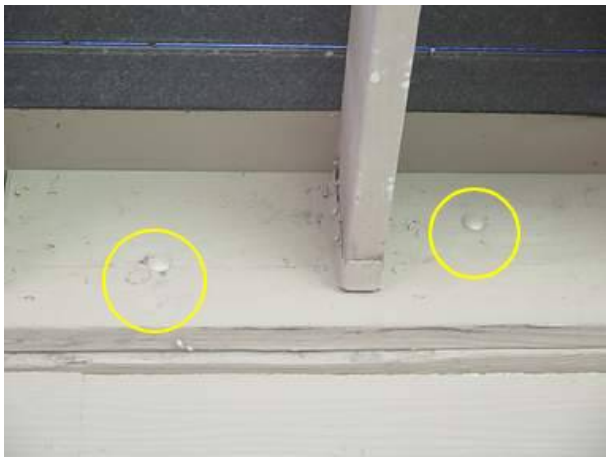

Photo 6-1

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7) Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Stair guards should not have gaps or voids that allow passage of a sphere equal to or greater than 4 3/8 inches in diameter. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Photo 7-1

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8) Handrails at one or more flights of stairs were loose and/or wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.

Photo 8-1

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9) The concrete footings below one or more posts supporting the deck were substandard or missing. (Footings should be a minimum of 12" x 12", 7" thick, and 12" below grade or equivalent). **The posts should be centered on one-third of the footing.** Recommend that a qualified -contractor evaluate

and provide options and costs to repair per standard building practices prior to the end of the contingency period.

Photo 9-1

Photo 9-2

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10) The inspector was unable to fully evaluate the deck footings and their attachment to the support posts. They were buried and not visible. The inspector was unable to confirm whether the footings are the proper size and if the deck support posts are properly attached to the footings. The inspector was unable to determine the condition of the support post below ground level. Recommend evaluation by a qualified contractor if you wish additional information about the condition of the support posts and footings.

Photo 10-1

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11) General photos of the grounds of the property.

Photo 11-1

Photo 11-2

Photo 11-3

Photo 11-4

Photo 11-5

Photo 11-6

Photo 11-7

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground, with binoculars

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Cement fiber, Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Unfinished basement, Finished basement, Concrete garage slab
Foundation/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Poured in place concrete

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12) Some sections of siding and/or trim were deteriorated and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

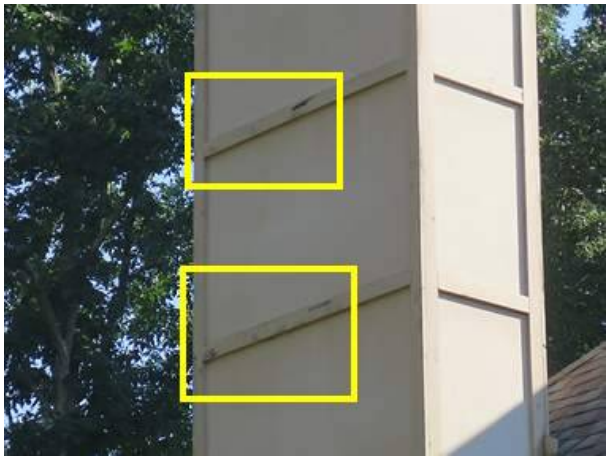

Photo 12-1

Photo 12-2

Photo 12-3

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13) Clearances between the cement-fiber siding and surfaces below and/or gutter end caps were too small. Moisture can penetrate and damage the siding as a result, and the manufacturer's warranty can be voided. Normally, minimum clearances below the bottom of cement-fiber siding and trim include:

- 6 inches to the finished grade below
- 1 to 2 inches to paths, steps, driveways or deck surfaces below
- 2 inches to roof surfaces below
- 1/4 inch to horizontal flashing below, **with no caulk applied**
- 1-inch gap between gutter end caps and siding or trim

Recommend that a qualified contractor repair per the siding/trim manufacturer's specifications.

Photo 13-1

Photo 13-2

Photo 13-3

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14) The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture.Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Photo 14-1

Photo 14-2

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15) Sealant was deteriorated in some areas. For example, around windows. Recommend that a qualified person renew or install sealant (caulking) as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than sealant should be used. For more information, visit: https://www.reporthost.com/?CAULK

Photo 15-1

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16) General photos of the exterior of the property.

Photo 16-1

Photo 16-2

Photo 16-3

Photo 16-4

Photo 16-5

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of exterior entry doors: Appeared serviceable
Exterior door material: Metal
Condition of floor substructure above: Required repairs, replacement and/or evaluation (see comments below)
Pier or support post material: Bearing wall
Beam material: Built-up wood
Floor structure: Engineered wood joists
Condition of insulation underneath floor above: Appeared serviceable
Insulation material underneath floor above: Fiberglass roll or batt

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17) Carpet was installed in the basement. Carpet absorbs and retains moisture and odors in humid environments such as basements. Monitor carpeted areas for moisture and odors in the future. Carpeting may need removal and/or replacement with a moisture-resistant flooring material.

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18) Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Photo 18-1

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19) General photos of the basement area.

Photo 19-1

Photo 19-2

Photo 19-3

Photo 19-4

Photo 19-5

Photo 19-6

Photo 19-7

Photo 19-8

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Age of roof surface(s): Unknown
Roof inspection method: Viewed from ground with binoculars, Viewed from windows, From drone
Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)
Roof surface material: Asphalt or fiberglass composition shingles, Metal panel
Roof type: Gable, Hipped, Shed
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)
Condition of gutters, downspouts and extensions: Appeared serviceable
Gutter and downspout material: Metal
Gutter and downspout installation: Full

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20) No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices.

Photo 20-1

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21) One or more sections of metal roofing had a failing paint finish. For example, peeling and/or missing paint. The service life of the metal roofing may be reduced as a result. Recommend having a qualified contractor prep and repaint metal panels where necessary.

Photo 21-1

Photo 21-2

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22) General photos of the roof surface.

Photo 22-1

Photo 22-2

Photo 22-3

Photo 22-4

Photo 22-5

Photo 22-6

Photo 22-7

Photo 22-8

Photo 22-9

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed, Not inspected because access was blocked
Location of attic access point #A: Garage
Location of attic access point #B: Master bedroom closet, second floor
Location of attic access point #C: Master bedroom closet, second floor
Location of attic access point #D: Bedroom closet, second floor
Attic access points that were opened and viewed, traversed or partially traversed: A, D
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters
Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)
Ceiling insulation material: Fiberglass loose fill
Approximate attic insulation R value (may vary in areas): R-30
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: Ridge vent(s), Gable end vents, Enclosed soffit vents

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23) The pull-down attic stairs were poorly insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:
https://www.reporthost.com/?INSATTSTRS

*Note that code requirements for hatches have recently been tightened. According to the 2009 IECC and IRC, “Access doors from conditioned spaces to unconditioned spaces … shall be weatherstripped and insulated to a level equivalent to … surrounding surfaces.” In this home that would be an R30 or equivalent.

Photo 23-1

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24) The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

For more information, visit:

https://www.energy.gov/energysaver/weatherize/insulation


Photo 24-1

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25) Attic access point(s) #B and C were inaccessible because stored items were blocking. These areas were not evaluated and are excluded from this inspection.

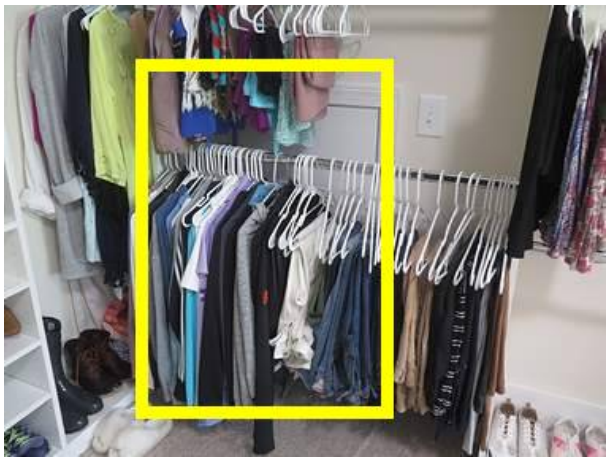

Photo 25-1

Photo 25-2

26) General photos of the attic area and roof structure.

Photo 26-1

Photo 26-2

Photo 26-3

Photo 26-4

Photo 26-5

Photo 26-6

27) General photo of the attic light switch and location.

Photo 27-1

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)
Type of door between garage and house: Solid core
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): Appeared serviceable
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes
Condition of garage floor: Required repair, replacement and/or evaluation (see comments below)
Condition of garage interior: Appeared serviceable

28) The garage-house door isn't equipped with an automatic closing device such as spring hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

IRC 09 & 12 - (302.5.1)

Photo 28-1

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29) Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Photo 29-1

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30) General photos of the Garage or Carport area. Some floor areas were obscured by stored items and couldn't be fully evaluated.

Photo 30-1

Photo 30-2

Photo 30-3

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable
Primary service type: Underground
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 200
System ground: Concrete encased electrode
Location of the main service switch: The main service switch is located adjacent to the meter on the left side of the home.
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Basement
Location of main disconnect: At main disconnect panel outside
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: Yes
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested
Smoke alarm power source(s): Hard wired

31) Photo of the main service switch located adjacent to the meter on the left side of the home.

Photo 31-1

Photo 31-2

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32) Photos of the service panel located in the basement.

Photo 32-1

Photo 32-2

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33) Arc fault circuit interrupter breakers were installed in one or more electrical panels. These devices reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. The inspector did not test or trip these devices during the inspection because doing so would disrupt power to clocks, computers and other devices that might be in use. Recommend that upon taking occupancy, and periodically in the future, the homeowner test AFCI breakers per the manufacturer's guidelines.

https://www.reporthost.com/?AFCI

Photo 33-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable
Water service: Public
Water pressure (psi): 85
Location of main water shut-off: Basement
Condition of supply lines: Appeared serviceable
Supply pipe material: PEX plastic
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

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34) The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.

Photo 34-1

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35) Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Photo 35-1

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36) Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
https://www.reporthost.com/?SEPTIC

Photo 36-1

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37) Photo of the main water shut-off valve located in the basement.

Photo 37-1

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38) Photo of the main natural gas shut-off valve adjacent to the meter along the right side of the home.

Photo 38-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Energy source: Natural gas
Estimated age (years): 6
Capacity (in gallons): 50
Temperature-pressure relief valve installed: Yes
Location of water heater: Basement
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 124
Manufacturer: Rheem
Model number: PROG50-38N RH58

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39) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit: https://www.reporthost.com/?SCALD

Photo 39-1

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40) A circulating pump was installed for the hot water supply. It is intended to make hot water immediately available when faucets are turned on. Timers are typically integrated with these pumps, and should be configured so water circulates only at desired times for better energy efficiency. The client should familiarize themselves with the timer's operation and configure it as needed. Note that this is a specialty item and excluded from this inspection. The inspector did not determine if it was serviceable or operable.

Photo 40-1

Photo 40-2

Photo 40-3

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41) Based on the capacity of the water heater, the number of bedrooms in this structure, and the number of occupants expected to live in this structure, this water heater may be undersized. Consult with a qualified plumber or water heater distributor for more information, and may wish to upgrade the size of the water heater.

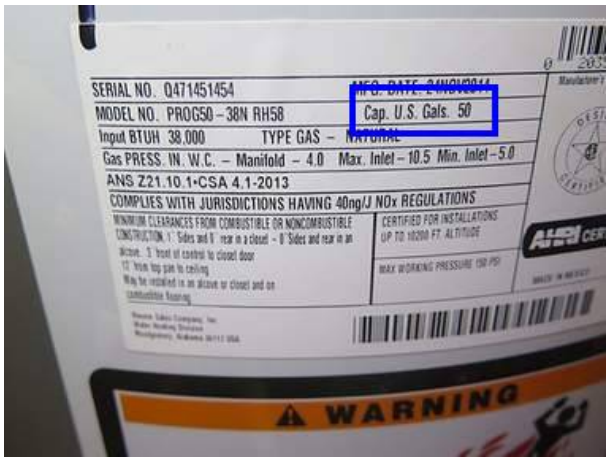

Photo 41-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace
General heating distribution type(s): Ducts and registers
Condition of forced air heating/(cooling) system: Appeared serviceable
Forced air heating system fuel type: Natural gas
Forced air heating system manufacturer: Carrier
Forced air furnace model #: 58STA090-14 *Both units*
Estimated age of forced air furnace (years): 6
Location of forced air furnace: Basement, Attic
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Type of combustion air supply: Vent(s) to exterior
Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)
Cooling system and/or heat pump fuel type: Electric
Type: Split system
Manufacturer: Carrier
Heat pump or air conditioner model number: CA13NA04200GAABA
Estimated age of Heat pump or air conditioner (years): 6
Approximate tonnage: 3.5
Heat pump or air conditioner model number: CA13NA036-C
Approximate tonnage: 3
Condition of controls: Appeared serviceable

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42) The air handler's primary condensate drain line trap was missing and/or missing cap. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.

NOTE The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan.

Without a trap, this doesn't happen. Air that is lost through the condensate drain in blow-through systems primarily is an efficiency issue. Failure to install a trap on a blow-through system can be likened to drilling a hole in the ducts for each drain connection. As for draining away condensate, the pressure around the pan on a blow-through system almost guarantees the pan will drain, trapped or not.

Trapping is a major issue on draw-through systems. Untreated air can be drawn into the airstream while the system is running. If the coil is located in an attic or other warm space, there is even greater reason for concern. As on a blow-through system, an untrapped drain on a draw-through system is an efficiency issue. But more importantly, the air being sucked through the drainpipe can prevent the pan from draining, causing it to run over.

Photo 42-1

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43) The pad for the heat pump or air conditioning condensing unit was not level. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.

Photo 43-1

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44) Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, the frequency of house cleaning, number of occupants, the season).
NOTE filter size - 16x25x1

Photo 44-1

Photo 44-2

Photo 44-3

Photo 44-4

45) This property is equipped with one or more smart or programable thermostats. Recommend the clients become familiar with the operation and functions of these devices.

46) General pictures of the heating and cooling equipment.

Photo 46-1

Photo 46-2

Photo 46-3

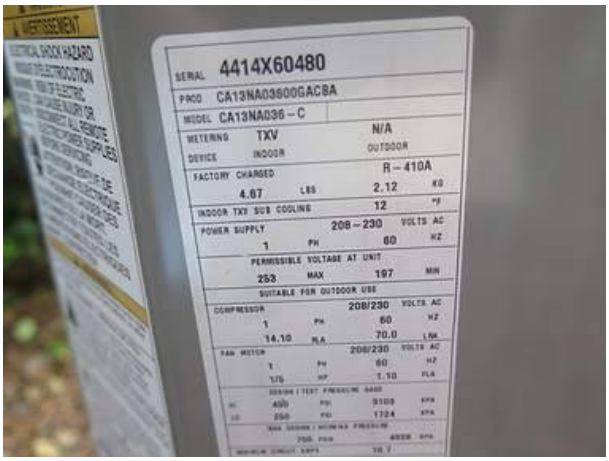

Photo 46-4

Photo 46-5

Photo 46-6

Photo 46-7

Photo 46-8

Photo 46-9

Photo 46-10

Photo 46-11

Photo 46-12

(HVAC) Terrace level

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Heat pump
General heating distribution type(s): Ducts and registers
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Type: Heat pump
Manufacturer: Carrier
Heat pump or air conditioner model number: CH13NA018
Estimated age of Heat pump or air conditioner (years): 6
Approximate tonnage: 1.5
Heat pump or air conditioner model number: FB4CNP025
Estimated age of Heat pump or air conditioner (years): 5

47) Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, the frequency of house cleaning, number of occupants, the season).
NOTE filter size - 16x25x1

Photo 47-1

Photo 47-2

48) General pictures of the heating and cooling equipment.


Photo 48-1

Photo 48-2


Photo 48-3

Photo 48-4

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Required repair, replacement and/or evaluation (see comments below)

Wood-burning fireplace type: Metal pre-fab

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type: B-vent

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49) One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:
https://www.reporthost.com/?CSIA

Photo 49-1

Photo 49-2

Photo 49-3

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50) Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Photo 50-1

Photo 50-2

Photo 50-3

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable
Condition of cabinets: Required repair, replacement and/or evaluation (see comments below)
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Appeared serviceable
Range, cooktop or oven type: Combination
Type of ventilation: Hood over range or cooktop
Condition of refrigerator: Appeared serviceable
Condition of built-in microwave oven: Appeared serviceable

51) One or more cabinets appear to be loose. An adequate number of appropriate fasteners should be used. Recommend that a qualified person repair as necessary.

Photo 51-1

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52) The sink faucet and sprayer were checked and appeared to be functional.

Photo 52-1

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53) The dishwasher was checked and appeared to be functional.

Photo 53-1

Photo 53-2

Photo 53-3

---

54) The Cooktop was checked and appeared to be functional.

Photo 54-1

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55) The Double/oven was checked and appeared to be functional.

Photo 55-1

Photo 55-2

Photo 55-3

Photo 55-4

56) The exhaust hood/fan was checked and appeared to be functional.

Photo 56-1

57) The refrigerator was checked and appeared to be functional.

Photo 57-1

Photo 57-2

Photo 57-3

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58) The microwave was checked and appeared to be functional.

Photo 58-1

Photo 58-2

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59) General pictures of the kitchen area.

Photo 59-1

Photo 59-2

Photo 59-3

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, first floor
Location #B: Full bath, second floor
Location #C: second floor, Jack and Jill
Location #D: Laundry room/area, second floor
Location #E: Master bath, second floor
Location #F: Full bath, basement
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Required repair, replacement and/or evaluation (see comments below)
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable
Bathroom and laundry ventilation type: with individual ducts
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

60) Caulk around the base of the toilet at location(s) #E was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Photo 60-1

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61) Neither the clothes washer or dryer were operated or evaluated. These appliances are excluded from this inspection.

Photo 61-1

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62) General photos of the bathrooms.

Photo 62-1

Photo 62-2

Photo 62-3

Photo 62-4

Photo 62-5

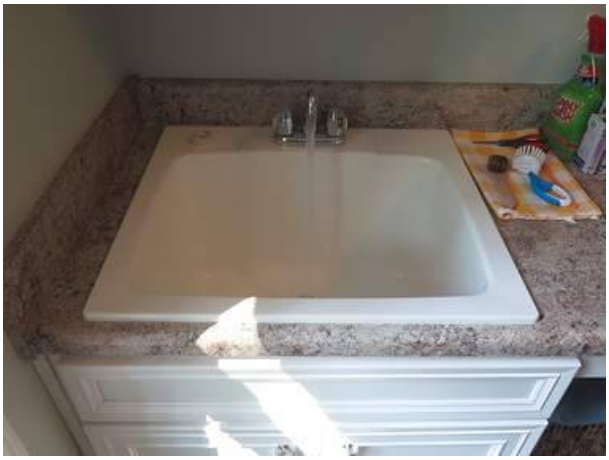

Photo 62-6

Photo 62-7

Photo 62-8

Photo 62-9

Photo 62-10

Photo 62-11

Photo 62-12

Photo 62-13

Photo 62-14

Photo 62-15

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood, Metal
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Wood, Multi-pane, Double-hung, Fixed
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Wood or wood products, Tile
Condition of stairs, handrails and guardrails: Appeared serviceable

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63) One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Photo 63-1

64) Screens were missing from many windows. These windows may not provide ventilation during months when insects are active.

Photo 64-1

65) General pictures of the interior areas.

Photo 65-1

Photo 65-2

Photo 65-3

Photo 65-4

Photo 65-5

Photo 65-6

Photo 65-7

Photo 65-8

Photo 65-9

Photo 65-10

Photo 65-11

Photo 65-12

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection. It should be assumed by the client that most homes in Georgia will at some point be infested by termites and/or other wood destroying organisms. Even if no infestation is visible, the client should budget for a termite treatment and ongoing termite coverage in the near future.

66) Thank you for the opportunity to prepare your property inspection report. Please contact us if you have any questions or additional concerns.

Phone: 404-661-9763
Email: jmoore@inspectmorellc.com

Photo 66-1

INSPECTOR INFORMATION:

Joe Moore, Jr.
ASHI Certified Inspector #250189
Cell # 404.661.9763

http://www.johnscreekhomeinspector.com
PO Box 3755
Suwanee GA 30024-0995
Inspector: **Joe Moore**
Inspector's email: jmoore@inspectmorellc.com
Inspector's phone: **(404) 661-9763**

Summary

Client(s): **Ryan Rose**
Property address: **1795 Horsham Trail Alpharetta GA 30004**
Inspection date: **Wednesday, August 5, 2020**

This report published on Wednesday, August 5, 2020 5:45:17 PM EDT

Concerns are shown and sorted according to these types:

	**Safety**	Poses a safety hazard
	**Repair/Replace**	Recommend repairing or replacing
	**Repair/Maintain**	Recommend repair and/or maintenance
	**Maintain**	Recommend ongoing maintenance
	**Evaluate**	Recommend evaluation by a specialist
	**Monitor**	Recommend monitoring in the future
	**Comment**	For your information
	**Conducive conditions**	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1) There were no street numbers visible on the exterior of the property. Recommend the installation and display of the property address with the following considerations:

Jurisdictions that regulate the size of street numbers generally require that them to be 3 to 6 inches tall. Smaller numbers may not be visible from the street if you have a large front yard.

The numbers should be a color that contrasts with their background. Reflective numbers are usually helpful because they are easier to see at night than numbers that are not reflective.

Avoid putting house numbers behind any trees, shrubs, or other permanent objects that may obscure their view from the street.

Ensure that the numbers face the street that is named in the house's address. It does emergency workers no good if the house number faces a different street than the one the workers are traveling on.

Recommend the number be clearly displayed at the driveway entrance if the house is not visible from the road.

Grounds

4) One or more decks or porches were unstable due to missing or substandard bracing, or lack of attachment to the main structure.

NOTE (Diagonal bracing is required at all corner posts and secured to the beam that is greater than 2 feet in height to minimize lateral movement).

This is a safety hazard since severe movement may cause the decks or porches to collapse. Recommend that a qualified contractor evaluate and provide options and costs to repair per standard building practices prior to the end of the contingency period.

Photo 4-1

5) One or more deck or porch beams were not positively secured to the support posts below or adequately supported.

The beams appear to be improperly attached to the post. This could result in a structure collapse causing injury. Decks and porches are subject to movement under live loads and require a positive connection between their support posts and beams. Currently accepted standards recommend that beams should be supported by posts and footings that are properly spaced.

Deck or porch beams are commonly connected to support posts by "toenailing," which is inadequate. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.

Examples are available at the following link; https://www.strongtie.com/solutions/deckcenter

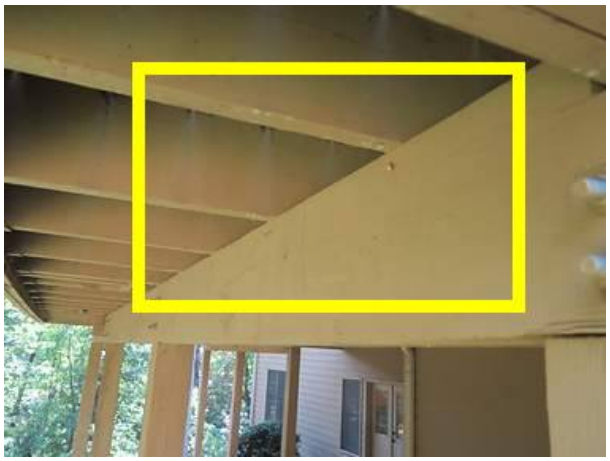

Photo 5-1

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6) One or more deck or porch ledger boards were nailed to the building or attached with carriage bolts rather than being attached by lag screws or bolts. As a result, decks or porches may separate from the building and collapse. This is a potential safety hazard. Lag screws or bolts, minimum 1/2 inch in diameter, should be installed to securely attach ledger boards to the main structure. Recommend that a qualified person install fasteners per standard building practices. For more information, visit:
https://www.reporthost.com/?LB
https://www.reporthost.com/?SD

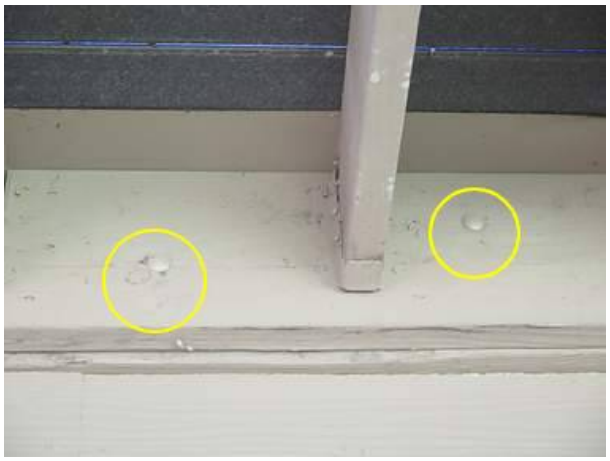

Photo 6-1

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7) Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Stair guards should not have gaps or voids that allow passage of a sphere equal to or greater than 4 3/8 inches in diameter. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Photo 7-1

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8) Handrails at one or more flights of stairs were loose and/or wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.

Photo 8-1

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9) The concrete footings below one or more posts supporting the deck were substandard or missing. (Footings should be a minimum of 12" x 12", 7" thick, and 12" below grade or equivalent). **The posts should be centered on one-third of the footing.** Recommend that a qualified -contractor evaluate and provide options and costs to repair per standard building practices prior to the end of the contingency period.

Photo 9-1

Photo 9-2

Exterior and Foundation

12) Some sections of siding and/or trim were deteriorated and/or damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

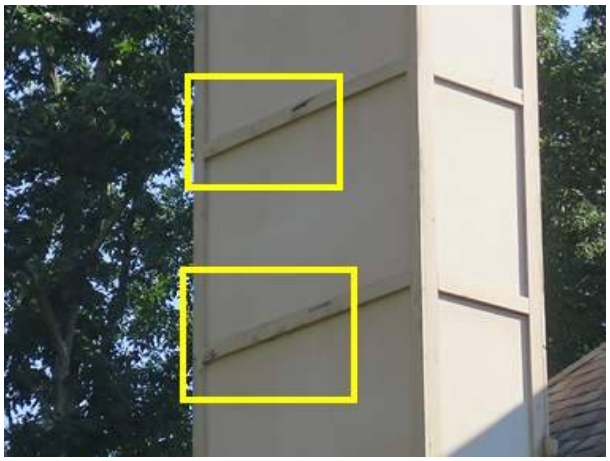

Photo 12-1

Photo 12-2

Photo 12-3

13) Clearances between the cement-fiber siding and surfaces below and/or gutter end caps were too small. Moisture can penetrate and damage the siding as a result, and the manufacturer's warranty can be voided. Normally, minimum clearances below the bottom of cement-fiber siding and trim include:

- 6 inches to the finished grade below
- 1 to 2 inches to paths, steps, driveways or deck surfaces below
- 2 inches to roof surfaces below
- 1/4 inch to horizontal flashing below, **with no caulk applied**
- 1-inch gap between gutter end caps and siding or trim

Recommend that a qualified contractor repair per the siding/trim manufacturer's specifications.

Photo 13-1

Photo 13-2

Photo 13-3

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14) The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture.Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Photo 14-1

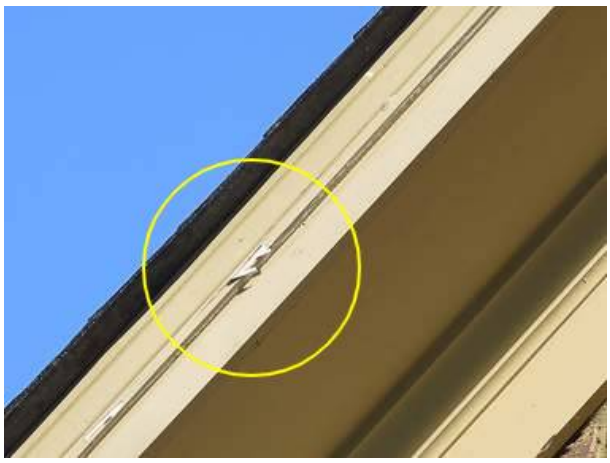

Photo 14-2

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15) Sealant was deteriorated in some areas. For example, around windows. Recommend that a qualified person renew or install sealant (caulking) as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than sealant should be used. For more information, visit: https://www.reporthost.com/?CAULK

Photo 15-1

Roof

20) No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices.

Photo 20-1

21) One or more sections of metal roofing had a failing paint finish. For example, peeling and/or missing paint. The service life of the metal roofing may be reduced as a result. Recommend having a qualified contractor prep and repaint metal panels where necessary.

Photo 21-1

Photo 21-2

Attic and Roof Structure

23) The pull-down attic stairs were poorly insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:
https://www.reporthost.com/?INSATTSTRS

*Note that code requirements for hatches have recently been tightened. According to the 2009 IECC and IRC, “Access doors from conditioned spaces to unconditioned spaces … shall be weatherstripped and insulated to a level equivalent to … surrounding surfaces.” In this home that would be an R30 or equivalent.

Photo 23-1

24) The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

For more information, visit:

https://www.energy.gov/energysaver/weatherize/insulation

Photo 24-1

Garage or Carport

28) The garage-house door isn't equipped with an automatic closing device such as spring hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

IRC 09 & 12 - (302.5.1)

Photo 28-1

Plumbing / Fuel Systems

34) The water supply pressure was greater than 80 pounds per square inch (PSI). Pressures above 80 PSI may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are likely to burst with higher pressures. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI . Typically, the pressure cannot be regulated at the water meter. Recommend that a qualified plumber evaluate and make modifications to reduce the pressure to below 80 PSI . Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted, repaired or replaced as necessary to maintain lower pressures. Note that installing a pressure reducing valve creates a "closed system," which may require installing an expansion tank at the water heater if one is not already installed.

Photo 34-1

35) Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Photo 35-1

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36) Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
https://www.reporthost.com/?SEPTIC

Photo 36-1

Water Heater

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39) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:
https://www.reporthost.com/?SCALD

Photo 39-1

Heating, Ventilation and Air Condition (HVAC)

42) The air handler's primary condensate drain line trap was missing and/or missing cap. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.

NOTE The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan.

Without a trap, this doesn't happen. Air that is lost through the condensate drain in blow-through systems primarily is an efficiency issue. Failure to install a trap on a blow-through system can be likened to drilling a hole in the ducts for each drain connection. As for draining away condensate, the pressure around the pan on a blow-through system almost guarantees the pan will drain, trapped or not.

Trapping is a major issue on draw-through systems. Untreated air can be drawn into the airstream while the system is running. If the coil is located in an attic or other warm space, there is even greater reason for concern. As on a blow-through system, an untrapped drain on a draw-through system is an efficiency issue. But more importantly, the air being sucked through the drainpipe can prevent the pan from draining, causing it to run over.

Photo 42-1

43) The pad for the heat pump or air conditioning condensing unit was not level. This unit requires adequate support. The compressor may be damaged if this unit is tilted 10 degrees or more. Also, the pad should elevate the unit above the soil to prevent corrosion. Recommend that a qualified person repair as necessary.

Photo 43-1

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44) Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, the frequency of house cleaning, number of occupants, the season).
NOTE filter size - 16x25x1

Photo 44-1

Photo 44-2

Photo 44-3

Photo 44-4

(HVAC) Terrace level

47) Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, the frequency of house cleaning, number of occupants, the season).
NOTE filter size - 16x25x1

Photo 47-1

Photo 47-2

Fireplaces, Stoves, Chimneys and Flues

49) One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:
https://www.reporthost.com/?CSIA


Photo 49-1


Photo 49-2

Photo 49-3

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50) Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

Photo 50-1

Photo 50-2

Photo 50-3

Kitchen

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51) One or more cabinets appear to be loose. An adequate number of appropriate fasteners should be used. Recommend that a qualified person repair as necessary.

Photo 51-1

Bathrooms, Laundry and Sinks

60) Caulk around the base of the toilet at location(s) #E was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Photo 60-1

Interior, Doors and Windows

63) One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

Photo 63-1