Atlanta Property Inspections, Inc.
HOME INSPECTION REPORT

2977 Crosswycke Forest Drive, Atlanta, GA 30319
Inspection prepared for: Rachel Blanks
Date of Inspection: 8/28/2020 Time: 1:00 PM
Age of Home: 35 Years (1985) Size: 1400 SF
Weather: Overcast/ Rain, Wet Soil, 85 Degrees

Inspector: Alex Sozonov
ASHI Certified

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INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org". This building inspection is a LIMITED VISUAL INSPECTION of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm **(Atlanta Property Inspections, Inc.)** assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **Pre-Inspection Agreement** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **Pre-Inspection Agreement**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **Pre-Inspection Agreement**.

GLOSSARY OF TERMS:

APPEARS SERVICEABLE: Item inspected is functioning as intended, no repair needs found.

REPAIR RECOMMENDED: Item inspected was found to need repair but does not affect the safety of the homes occupants.

REPAIR ADVISED: Item inspected was found to be deficient and needs repair, the repair is considered a high priority.

FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

CONTINUE TO MONITOR: The item inspected should be monitored far any future changes in condition and may require future repairs.

SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

GOOD NEWS! Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than $300 each item.

MODERATE REPAIRS: The approximate repair value of between $300 to $1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of $1,000 or more, each item.

CLIENT RECOMMENDATION: Suggest that the client consider changing or improving an item or function.

INSPECTION SUMMARY:

EXTERIOR GROUNDS:		
Page 8	**FENCING / VEGETATION:**	**• Tree limbs are in contact with the roof at the rear roof above the master bedroom (see photo). This condition can lead to damage to the roof coverings and an excessive amount of leaf and tree debris on the roof that can clog gutters and down spouts. In addition, squirrel activity on the roof and in the attic is common with tree limb proximity to the house and can be expensive to correct with professional wildlife exclusion services. Squirrel and rodent activity in the attic can also lead to rodent droppings and urine debris, disturbed insulation and chewed electrical wiring. Due to these concerns it is recommended that the tree limbs be trimmed back away from the roof and exterior walls. In some cases it may be beneficial to remove the entire tree.**
ATTIC:		
Page 16	**ATTIC ACCESS:**	**• UNSAFE CONDITION: An inadequate or missing walkway was noted from the attic access area to the floored furnace service platform (see photo). This condition is a potential hazard. Correction is advised. Installation of a minimum 22 inch walkway is recommended to meet current attic access and safety standards.**
Page 16	**ATTIC LEAKS:**	**• Water stains were noted in the attic above the attic ladder (see photo). This condition may be the result of previous roof leaks from the older roof that has since been replaced but this could not be verified during this limited visual inspection. Ask seller for disclosure information regarding any past roof leaks. Continue to monitor, future repair may be needed.**
Page 17	**ATTIC INSULATION:**	**• Missing insulation was observed over portions of the ceiling above the master bedroom and the rear guest bedroom (see photo). Bare sheetrock is present which will lead to an excessive amount of heat loss in winter and heat gain in the summer months. Correction is recommended.**
INTERIOR:		
Page 19	**EXTERIOR DOORS:**	**• Moisture and/or foggy residue was observed inside the dual pane glass at the front entry door sidelight. This condition indicates a defective seal and is most often corrected by replacement of the glass panel or the entire door. Further evaluation is recommended by a professional window / door contractor to determine repair needs and costs.**

Page 20	**WINDOWS:**	**• Moisture and/or foggy residue was observed inside the dual pane glass at the following locations: 1. One window at the right master bedroom; 2. Two windows at the rear guest bedroom; 3. Two windows at the living room bay windows; A total of 5 windows have been affected. This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs. NOTE: We can not always identify all windows with a defective seal due to weather, furniture obstructions, and other conditions; it is possible that other defective windows may be present as well. We recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.**
Page 20	**FIREPLACE:**	**• The gas line penetration at the side wall of the fireplace panel is open and unsealed and could allow the possible passage of hot embers through this opening (see photo). It is recommended that this opening be filled with a fire-rated sealant to meet current fireplace safety standards, a minor repair is suggested.**
KITCHEN:		
Page 22	**KITCHEN SINK / FAUCET:**	**• An active drain leak was observed below the kitchen sink (see photo). Further evaluation and correction is recommended by a professional plumber.**
BATHROOMS / LAUNDRY		
Page 24	**BATH SINKS:**	**• The drain below both master bathroom sink is incorrectly using a flexible connector which is not approved by local plumbing codes (see photo). This type of drain pipe can allow debris collection, clogged drains and unsanitary waste buildup. Although the use of this type of drain is common and the drain may be working correctly at this time, replacement of the flexible connector is recommended with an approved rigid, smooth bore drain pipe instead.**
Page 25	**BATH TOILETS:**	**• A defective flush mechanism is present inside the toilet at the master bathroom. The toilet will not flush correctly; repair is recommended.**
Page 25	**BATH TUBS / SHOWERS:**	**• No drain stopper is present at the rear guest bathtub. Correction is recommended. • The shower head at the master bathroom has an active leak. Repair or replacement is recommended.**
Page 26	**LAUNDRY:**	**• An open gas line is present behind the dryer (see photo). This condition is a code violation (National Fuel and Gas Code, ANSI Z223.1/NFPA54) and a potential hazard. Repair is advised. The open gas line needs to be capped or plugged when not in use.**

WATER HEATER:		
Page 30	WATER HEATER:	• BUDGET FOR REPLACEMENT: Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years. CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications. For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.
ELECTRICAL SYSTEM:		
Page 32	LIGHTS / SWITCHES:	• An inoperative light fixture was found at the garage. Check bulb or repair as needed.
Page 32	GFCI / AFCI PROTECTION:	• CLIENT RECOMMENDATION: GFCI protection is missing at the kitchen countertop locations which is now a required location for GFCI protection in newer homes since 1994 - 1996. Although GFCI protection may not have been required at the kitchen countertop locations when this home was built, installation of GFCI protected outlets is suggested now as a safety upgrade.

Page 33	**FIRE SAFETY:**	**• THE FOLLOWING FIRE SAFETY UPGRADES ARE SUGGESTED:** **1. PROVIDE INTER-CONNECTION OF DETECTORS: The smoke detectors are not interconnected (hard wired) as is currently required. This condition may not have been required at time of construction of this home. It is suggested that client consider upgrading the smoke detectors to include full interconnection of all smoke detectors in the home for improved fire safety. One other option is to consider installation of a wireless system of detectors that communicate via radio signals from floor to floor.** **2. REPLACE OUTDATED DETECTORS: Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use. There have been significant changes and improvements to the sensors in the last 10 -20 years.** **3. INSTALL FIRE EXTINGUISHERS: For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.**

HEATING:

Page 36	**HEATING 1:**	**• AGING EQUIPMENT:** **HEAT EXCHANGER INSPECTION ADVISED:** **Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.** **BUDGET FOR REPLACEMENT:** **Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.** **Consider these cost saving strategies when replacing HVAC equipment:** **1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:** **Carrier Rebates:** **http://www.carrier.com/homecomfort/en/us/rebates-and-financing/** **Lennox Rebates:** **http://m.lennox.com/promotions/national.asp** **Trane Rebates:** **http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html** **York Rebates: http://york.com/residential/promotions-savings/default.aspx** **2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment** **3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.** **4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.**

AIR CONDITIONING:

Page 39	**AC UNIT 1:**	**• AGING EQUIPMENT - BUDGET FOR REPLACEMENT: Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.** **Consider these cost saving strategies when replacing HVAC equipment:** **1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:** **Carrier Rebates:** **http://www.carrier.com/homecomfort/en/us/rebates-and-financing/** **Lennox Rebates:** **http://m.lennox.com/promotions/national.asp** **Trane Rebates:** **http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html** **York Rebates: http://york.com/residential/promotions-savings/default.aspx** **2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment** **3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.** **4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.**

EXTERIOR GROUNDS:

GRADING / DRAINAGE: Proper grading of the soil and proper drainage around the home's foundation area is one of the most important aspects of the property because of the direct and indirect damage that can be caused by water intrusion issues. Water is one of the home's biggest adversaries and can have a negative impact on concrete surfaces, basements and crawl spaces, deck and porch footings, and other components around the homes exterior grounds.
While the performance of lot drainage may appear serviceable at the time of this visual inspection, the inspector can not predict the future performance of the drainage systems as conditions constantly change. The inspection is limited to conditions at the time of this inspection and any obvious signs of past problems.

EXTERIOR DRAINAGE:

OK	Minor	Moder	Major	Recom
x				

• The overall slope of the yard is flat;

• The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.

DRIVEWAY / SIDEWALK:

OK	Minor	Moder	Major	Recom
x				

• A concrete driveway and sidewalk are present.

• The overall condition of the driveway and sidewalk is good; typical concrete cracks were observed and are not considered to be significant. Continue to monitor and seal if necessary.

FENCING / VEGETATION:

OK	Minor	Moder	Major	Recom
x	x			

• A wood fence is present; the fencing appears serviceable; no concerns were observed.

• The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed except as mentioned below:

• Tree limbs are in contact with the roof at the rear roof above the master bedroom (see photo). This condition can lead to damage to the roof coverings and an excessive amount of leaf and tree debris on the roof that can clog gutters and down spouts.
In addition, squirrel activity on the roof and in the attic is common with tree limb proximity to the house and can be expensive to correct with professional wildlife exclusion services. Squirrel and rodent activity in the attic can also lead to rodent droppings and urine debris, disturbed insulation and chewed electrical wiring.
Due to these concerns it is recommended that the tree limbs be trimmed back away from the roof and exterior walls. In some cases it may be beneficial to remove the entire tree.

Tree limbs too close to the rear master bedroom roof

PORCH:

OK	Minor	Moder	Major	Recom
x				

- **A concrete porch is present at front entry**
- **The front porch appears serviceable, no concerns were noted.**

PATIO:

OK	Minor	Moder	Major	Recom
x				

- **A paver stone patio is present, the rear patio appears serviceable; no concerns were noted.**

EXTERIOR WALLS:

EXTERIOR WALLS:

OK	Minor	Moder	Major	Recom	
x					• The exterior wood fiber siding appears serviceable; no concerns were noted.

EXTERIOR TRIM:

OK	Minor	Moder	Major	Recom	
x					• Wood trim is present; the exterior trim appears serviceable; no concerns were noted.

FASCIA / SOFFIT:

OK	Minor	Moder	Major	Recom	
x					• Wood soffit / fascia are are present. The exterior soffit / fascia appears serviceable; no concerns were noted.

PAINTING / CAULKING:

OK	Minor	Moder	Major	Recom	
x					• The overall condition of the exterior painting and caulking appears to be adequate, continue to maintain as needed.

ROOF, GUTTERS, CHIMNEY:

ROOF INSPECTION LIMITATIONS: The following roof inspection is an opinion of the general quality and condition of the roofing system and its components at the time of this inspection. **The inspection is a limited visual inspection of the roofing system.**

The inspector does not offer an opinion or warranty as to whether the roof is actively leaking or whether the roof may be subject to future leaks. Client is advised to inspect the roof annually and to maintain the roof and make repairs as needed.

ROOF ACCESS: Roof access is at the sole discretion of the inspector, the roof may be inspected by walking the roof, viewed from a ladder, from the ground using binoculars and / or other methods of inspection. Our inspection methods meet or exceed the professional standards of the American Society of Home Inspectors (ASHI). Work safety, weather conditions, and potential material damage are the governing factors in deciding whether to walk the roof or not.

REPAIRS: It is our strong recommendation that all roofing repairs or evaluations recommended in this report be conducted by a professionally licensed and insured roofing contractor, during the buyer's due diligence period; all repairs should meet all professional roofing industry standards, warranties, and applications.

ROOF DESCRIPTION / ACCESS:

OK	Minor	Moder	Major	Recom
x				

- **ROOF DESCRIPTION: Gable style roof, Medium pitch, 6 years old**
- **The roof shingles are 3 tab, composition asphalt shingles.**
- **ROOF INSPECTION ACCESS: The roof was viewed from the ground with binoculars during wet conditions. Wet conditions prohibit walking on the roof.**

View of the roof shingles

ROOF:

OK	Minor	Moder	Major	Recom
x				

- **The roof appears serviceable and within its normal useful life. No concerns were noted with shingles, flashings and valleys. Continue to monitor the roof for any changes. Annual inspections are suggested, particularly after heavy storms and high winds.**

ROOF FLASHING:

OK	Minor	Moder	Major	Recom
X				

• **Metal roof flashing is present; the visible roof flashings appear serviceable; no concerns were noted.**

• **Black vinyl boots are present at the plumbing vent stacks. The visible roof flashings appear serviceable; no concerns were noted.**

GUTTERS:

OK	Minor	Moder	Major	Recom
X				

• **Aluminum gutters and downspouts are present. The gutters appear to be in good working condition; continue to monitor and clean as needed.**

CHIMNEY:

OK	Minor	Moder	Major	Recom
X				

• **A wood frame chimney is present with wood fiber siding.**

• **The chimney appears serviceable; no concerns were observed.**

GARAGE:

A NOTE ABOUT GARAGE FIRE SEPARATION MENTIONED BELOW:

Recent building codes require fire separation between the garage and the interior spaces to prevent quick spread of fire. Fire separation also provides an air barrier to restrict the flow of oxygen that can feed a fire through walls, doors and other openings within the garage.

Fire separation in the garage usually requires sheetrock walls and ceilings (may include the use of ceiling mounted sprinkler heads in some jurisdictions and newer codes) as well as a fire rated entry door to the interior of the home. Any openings between the floors or walls such as around mechanical equipment or HVAC ducting should be sealed to meet this standard. Repairs to provide adequate fire separation can include the use of wood, sheetrock, sheet metal and in some cases unfaced fiberglass insulation (16" thick). In older homes that do not meet this more current fire safety standard, fire separation will be suggested as an upgrade.

GARAGE:

OK	Minor	Moder	Major	Recom
X				

- **An attached two car garage is present.**
- **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**

GARAGE DOOR:

OK	Minor	Moder	Major	Recom
X				

A single metal overhead door is present. The garage door appears serviceable; no concerns were noted.

OVERHEAD DOOR OPENER:

OK	Minor	Moder	Major	Recom
X				

- **The overhead door opener was tested and was found to be operating normally. The auto safety reverse feature of the door opener was successfully tested.**

GARAGE FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
X				X

SUGGESTED UPGRADE - FIRE DOOR:
The entry door from the garage into the home is not a fire-rated type of door as is now required in newer construction. It is likely that this requirement was not in place at the time of this homes original construction.
Because garages are one of the primary locations for residential house fires, fire rated doors are now required at this location to prevent the spread of fire from the garage into the home. Fire-rated doors can be solid wood or steel coated - with no glass.
As a fire safety upgrade, it is recommended that client consider replacement of this door with a fire-rated type door instead. A replacement door can also improve energy efficiency at this location and can be a better door for security.

Recommend fire rated door to the garage

SLAB FOUNDATION:

SLAB FOUNDATION:

OK	Minor	Moder	Major	Recom
X				

• A slab foundation is present and is constructed of poured concrete. The foundation appears serviceable, no concerns were noted during this limited visual inspection.

WOOD DESTROYING INSECTS:

OK	Minor	Moder	Major	Recom
X				

• CLIENT RECOMMENDATION:
A termite protection bond is recommended for this home to protect the home's structure from future termite activity and potential damage. Consult with a professional pest control contractor for more information and a price quote.

• Client is recommended to check whether this property is covered by an existing termite protection bond that is transferable to the buyer. A termite bond can help to reduce risk of future termite damage and provides frequent or annual termite inspections.

RODENTS:

OK	Minor	Moder	Major	Recom
X				

• There were no signs of any rodent activity during this limited visual inspection.

ATTIC:

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

ATTIC ACCESS:

OK	Minor	Moder	Major	Recom
X	X			X

• The attic is accessible by a pull down ladder. The attic access appears serviceable, except as noted below.

• UNSAFE CONDITION:
An inadequate or missing walkway was noted from the attic access area to the floored furnace service platform (see photo). This condition is a potential hazard. Correction is advised. Installation of a minimum 22 inch walkway is recommended to meet current attic access and safety standards.

Missing walkway flooring to the furnace platform in the attic

ATTIC / ROOF FRAMING:

OK	Minor	Moder	Major	Recom
X				

• The roof is framed with engineered trusses in the attic and includes oriented strand board (OSB) roof decking.

• The attic and roof framing appears serviceable during this limited inspection, no concerns were noted.

ATTIC LEAKS:

OK	Minor	Moder	Major	Recom
				X

• Water stains were noted in the attic above the attic ladder (see photo). This condition may be the result of previous roof leaks from the older roof that has since been replaced but this could not be verified during this limited visual inspection. Ask seller for disclosure information regarding any past roof leaks. Continue to monitor, future repair may be needed.

Water stains in the attic above the attic ladder

ATTIC VENTILATION:

OK	Minor	Moder	Major	Recom
X				

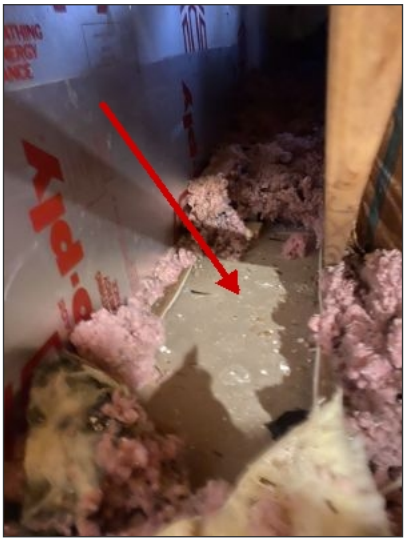
• The roof and attic ventilation consists of:
• Soffit vents and ridge vents;

• The roof and attic ventilation appears to be adequate, no concerns were noted.

ATTIC INSULATION:

OK	Minor	Moder	Major	Recom
	X			X

• Missing insulation was observed over portions of the ceiling above the master bedroom and the rear guest bedroom (see photo). Bare sheetrock is present which will lead to an excessive amount of heat loss in winter and heat gain in the summer months. Correction is recommended.



Missing insulation above rear guest bedroom in the attic

ATTIC FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
X				

• Appears serviceable; the attic fire separation looks good, no concerns were noted.

• An approved firewall is present at the shared attic walls as required by local building codes. The firewall extends four feet across the roof as needed to meet this fire safety standard.

ATTIC RODENTS:

OK	Minor	Moder	Major	Recom
X				

• At the time of this home inspection, there is no visible evidence of rodent activity in the attic during this limited visual inspection of the accessible areas of the attic space.

IMPORTANT NOTE: As a courtesy, we will mention visible evidence of rodent activity when we see it; however, because we are not certified pest control contractors, we can not guarantee that we will be able to identify and report on all previous or active rodent activity in the attic, including bats that may be roosting outside the attic space. We will not be responsible for any rodent activity discovered after our inspection.

As a precaution, we strongly advise that client schedule a professional termite inspection that includes an inspection of the attic spaces to determine the presence of rodent, animal, or bat activity in the attic.

INTERIOR:

INSPECTION LIMITATIONS - FLOORS: The flooring inspection is limited to a visual inspection only. The inspector does not lift or remove floor coverings such as carpeting or vinyl flooring to evaluate the floor. No furniture, cabinets, storage items, or rugs are moved to evaluate floorings. This inspection is limited to visible and accessible areas of the floor system. The inspector does not report on cosmetic defects with the floors such as carpet stains, carpet damage, carpet stretching needs, hardwood floor scratches or hardwood floor stain / color fading.

INSPECTION LIMITATIONS - WINDOWS: During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections.

However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection.

We assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair.

We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.

INSPECTION LIMITATIONS - CEILINGS: During the inspection, it is common to find water stains in the sheetrock ceilings and walls. Because this is a limited visual inspection, we can not fully evaluate this condition or make a determination whether an active leak is present. If water stains are visible, we recommend that the buyer ask the home seller for full disclosure information regarding this condition.

EXTERIOR DOORS:

OK	Minor	Moder	Major	Recom
X	X			

- **Steel coated entry door with tempered safety glass**
- **The exterior doors appear serviceable except as noted below:**

- **Moisture and/or foggy residue was observed inside the dual pane glass at the front entry door sidelight. This condition indicates a defective seal and is most often corrected by replacement of the glass panel or the entire door. Further evaluation is recommended by a professional window / door contractor to determine repair needs and costs.**

INTERIOR DOORS:

OK	Minor	Moder	Major	Recom
X				

- **Wood interior doors are present; the interior doors appears to be serviceable and functional.**

WINDOWS:

OK	Minor	Moder	Major	Recom
		x	x	

• The windows are wood framed windows with double pane glass.

• Moisture and/or foggy residue was observed inside the dual pane glass at the following locations:
1. One window at the right master bedroom;
2. Two windows at the rear guest bedroom;
3. Two windows at the living room bay windows;

A total of 5 windows have been affected.

This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs. NOTE: We can not always identify all windows with a defective seal due to weather, furniture obstructions, and other conditions; it is possible that other defective windows may be present as well. We recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.

INTERIOR WALLS / CEILINGS:

OK	Minor	Moder	Major	Recom
x				

• The interior walls and ceilings are covered with sheetrock / gypsum board. The overall condition of the interior walls and the ceilings appears to be serviceable during this limited visual inspection; no concerns were noted.

FLOORS:

OK	Minor	Moder	Major	Recom
x				

• The general condition of floors appears to be serviceable. NOTE: This inspection is limited due to floor coverings and does not evaluate cosmetic conditions with floor coverings such as carpet stains, floor scratches, etc. Floor conditions below carpeting and underneath area rugs will not be reported in this inspection and are excluded. We will not move the home sellers furniture in order to inspect flooring conditions. Buyer is advised to move all area rugs as needed for a more full evaluation of the floor conditions below the rugs.

FIREPLACE:

OK	Minor	Moder	Major	Recom
x	x			

• Fireplace Location: Family room Fireplace Type: Prefabricated Metal with gas logs

• The gas line penetration at the side wall of the fireplace panel is open and unsealed and could allow the possible passage of hot embers through this opening (see photo). It is recommended that this opening be filled with a fire-rated sealant to meet current fireplace safety standards, a minor repair is suggested.

Open wall at the fireplace gas pipe

KITCHEN:

INSPECTION LIMITATIONS: KITCHEN APPLIANCES:
Inspection of stand alone refrigerators, freezers and built-in ice makers are outside the scope of this inspection. Oven self cleaning or continuous cleaning operations, cooking functions, clocks, timing devices, lights, and thermostat accuracy are not tested during this limited visual inspection. Stand alone ice makers that are not turned on and operational will not be inspected. Appliances are not moved during the inspection with the possible exception of inspecting behind the stove.

KITCHEN CABINETS:

OK	Minor	Moder	Major	Recom
X				

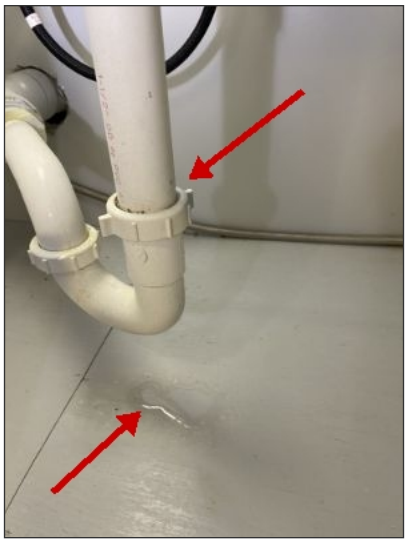
• Wood cabinets and laminate countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.

KITCHEN SINK / FAUCET:

OK	Minor	Moder	Major	Recom
X	X			

• A stainless steel sink is present; the kitchen sink and faucet appear serviceable, except as noted below.

• An active drain leak was observed below the kitchen sink (see photo). Further evaluation and correction is recommended by a professional plumber.



Drain leak below the kitchen sink

STOVE / OVEN / COOKTOP:

OK	Minor	Moder	Major	Recom
X				

• An electric range / stove is present

• Appears serviceable; the stove was tested and appears to be functioning normally. The anti-tip bracket is in place as needed.

DISHWASHER:

OK	Minor	Moder	Major	Recom
X				

• The kitchen dishwasher was operated through a normal wash, rinse and dry cycle. Operation was normal; no concerns were noted.

KITCHEN VENTILATION:

OK	Minor	Moder	Major	Recom
X				

• The kitchen vent hood is functional and is recirculating back into the kitchen.

• The kitchen vent hood fan is functional; no concerns were noted.

DISPOSAL:

OK	Minor	Moder	Major	Recom
X				

• Appears serviceable; the disposal was tested and operated normally.

REFRIGERATOR:

OK	Minor	Moder	Major	Recom
				X

• The kitchen refrigerator is not within the scope of this inspection and was not inspected. If the refrigerator is staying with the home, it is suggested that client inspect the refrigerator for condition issues and performance.

BATHROOMS / LAUNDRY

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

NUMBER OF BATHROOMS:

2 and a half baths.

BATH SINKS:

OK	Minor	Moder	Major	Recom
X	X			

• The condition of the bathroom sinks appears serviceable except as noted below:

• The drain below both master bathroom sink is incorrectly using a flexible connector which is not approved by local plumbing codes (see photo). This type of drain pipe can allow debris collection, clogged drains and unsanitary waste buildup. Although the use of this type of drain is common and the drain may be working correctly at this time, replacement of the flexible connector is recommended with an approved rigid, smooth bore drain pipe instead.

Improper flex drains below the master bathroom sinks

BATH TOILETS:

OK	Minor	Moder	Major	Recom
X	X			

• The bathroom toilets were operated and tested and all appear to be serviceable.

POSITIVE FEATURE!
The toilets are the newer low flow water saving toilets that use only 1.6 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.

• The bathroom toilets were operated and tested and appear to be serviceable except as noted below:

• A defective flush mechanism is present inside the toilet at the master bathroom. The toilet will not flush correctly; repair is recommended.

BATH TUBS / SHOWERS:

OK	Minor	Moder	Major	Recom
X	X			

• The bathtub and shower fixtures were tested and appear to be serviceable, except as noted below:

• No drain stopper is present at the rear guest bathtub. Correction is recommended.

• The shower head at the master bathroom has an active leak. Repair or replacement is recommended.

BATHROOM VENTILATION:

OK	Minor	Moder	Major	Recom
X				

• Exhaust fans are present. The bathroom ventilation appears serviceable, no concerns were observed.

LAUNDRY:

OK	Minor	Moder	Major	Recom
X	X			X

• The laundry room is located in the garage.

• The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present and appears serviceable.

LIMITED INSPECTION:
1. The laundry appliances, if present, were not tested.
2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.
• CLIENT RECOMMENDATION:
The laundry dryer outlet still has the older 3 prong receptacle; it is suggested that client upgrade this outlet to the newer 4 prong outlet with improved grounding (required after 1998).

• A gas hookup is available in the laundry room. The gas line is currently capped and is not in use.

• CLIENT RECOMMENDATION:
Due the finished space located below the laundry room, client should consider the installation of metal reinforced supply hoses for the washing machine. This inexpensive upgrade ($20) can help reduce leaks and water damage to the space below.

• An open gas line is present behind the dryer (see photo). This condition is a code violation (National Fuel and Gas Code, ANSI Z223.1/NFPA54) and a potential hazard. Repair is advised. The open gas line needs to be capped or plugged when not in use.

Open gas line behind the dryer

PLUMBING:

PLUMBING INSPECTION LIMITATIONS: Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer waste drainage, septic waste drainage, gas piping to the home or exterior gas fixtures, or piping used for irrigation use are **specifically excluded** from this inspection. Plumbing leakage, clogged drains or obstructions, or corrosion damage in any of the underground plumbing piping system can not be detected during this limited visual inspection.

This inspection company assumes no liability for any underground leaks or underground clogs that may lead to damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. Gas appliances shut down will not be operated or tested.

PLUMBING OR GAS REPAIRS: It is our strong recommendation that all plumbing or gas piping repairs listed in this report be conducted by a licensed, professional plumbing contractor and that all repairs meet the minimum standards and requirements of the Georgia Plumbing Code and the Gas Code. It is suggested that client request written receipts and warranties for all work completed.

PLUMBING SUPPLY:

OK	Minor	Moder	Major	Recom
X				

• The water service is public and appears serviceable; the underground piping appears to be plastic. No concerns were observed.

• The main plumbing supply cut-off valve is located at the water heater.

• Copper piping is present. Copper piping has been the most commonly used piping for residential housing until very recently when plastic piping has gained more popularity. Copper piping is known for its reliability, customer satisfaction, low maintenance needs, and has withstood the test of time well. Copper is corrosion resistant, will not burn or give off toxic gases, and conducts heat well.

• The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the rear hose bib and was found to be normal at (55) PSI.

Normal water pressure at 55 psi

PLUMBING DRAINS / SEWAGE:

OK	Minor	Moder	Major	Recom
X				

• A public sewer system appears to be present with plastic drain pipes. (NOTE: The presence of a sewer system can not be guaranteed during this inspection; client is advised to confirm the type of waste system of the home).

• The drain piping appears serviceable; no concerns were found.

GAS SERVICE:

OK	Minor	Moder	Major	Recom
X				

• The gas meter is located at the rear exterior wall and appears serviceable; no concerns were found.
(NOTE: The gas lines inside the walls, ceilings and floors are not fully visible for inspection and could not be evaluated).

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

Client is advised to test the temperature and pressure relief valve (TPR valve) at least once per year to insure norman valve operation and safe performance of the water heater. Lack of testing can lead to a potential safety hazard. Corrosive buildup could form inside the valve causing the valve to lock up and fail to open. The valve should open thermostatically, on its own, if needed during an overheating event or due to increased pressure inside the tank. This valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal itself. If the valve fails to fully open, fully close,or if the valve leaks several minutes after testing, valve replacement may be needed by a professional plumber.

2. DRAIN THE TANK:

The water heater manufacturer recommends draining the water heater at least once per year to flush unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power or gas to the tank, turning off the cold water supply to the tank, attaching a garden hose to the drain valve at the bottom of the tank, and opening the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5-10 gallons needs to be released. Monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on.

3. READ THE OWNER'S MANUAL:

Read the water heater owner's manual for more information concerning tank safety and tank maintenance.

WATER HEATER:

OK	Minor	Moder	Major	Recom
X			X	

• The water heater is operated by natural gas and is located located in the garage.

• TANK DESCRIPTION: Whirlpool, 40 Gallons, 15 years old (2005)

• The gas water heater appears serviceable, no concerns were noted. The gas piping, exhaust venting and combustion air requirements all look good.

• BUDGET FOR REPLACEMENT:
Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.

CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.

For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.

Water heater in the garage

ELECTRICAL SYSTEM:

ELECTRICAL INSPECTION LIMITATIONS:
This is a visual inspection of the accessible components of the electrical system only; wiring inside walls, ceilings and floors are not visible for inspection and are not within the scope of this report. The panel cover(s) will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring, and central vacuum systems is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness.

REPAIRS: If electrical repairs are suggested in this report, it is strongly advised that all repair or replacement work meet the safety requirements and standards of the National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician is NOT ADVISED. It is suggested that client obtain written receipts and warranties of all repair work completed.

GFCI PROTECTION - SELF TEST REGULARLY:
GFCI protection (Ground Fault Circuit Interrupt) is now required by the National Electric Code (NEC) to protect occupants against electric shock and injury at "wet locations" which includes outlets at all exterior location, all garage outlets, basements, all bathroom outlets, all kitchen countertop outlets, jetted tubs or hot tubs, and any outlet within 6 feet of a sink such as a wet bar or a laundry wash tub. Outlets near or around swimming pools are also included. Exceptions include outlets for washing machines, garage door openers, refrigerators and sump pumps. In older homes, GFCI protection may not be present in each of the required locations but is suggested as an upgrade for improved safety.

Client is advised to test all GFCI protected outlets at least once per year to insure they are functioning properly; because there is a high failure rate with older GFCI outlets, many need replacement after just a few years. It is recommended that client purchase a simple GFCI outlet tester at the local hardware store or home center;this type of inexpensive tester ($8) is a good addition to any tool box and will provide a more accurate test.

ENERGY SAVINGS TIP - UPGRADE YOUR LIGHT BULBS:
For improved energy efficiency and reduced lighting costs, consider changing all of your incandescent light bulbs to the newer and more efficient compact fluorescent light bulbs (CFL) or LED bulbs. Compact fluorescent bulbs and LED bulbs are slightly more expensive than incandescents but they can last up to 10 times longer (up to 10,000 hours) and they use significantly less power (about one fourth as much energy to produce the same amount of light). This simple change can save up to 75% of the total cost of lighting a home or about $100 - $150 per year.

ELECTRICAL SERVICE:

OK	Minor	Moder	Major	Recom
x				

- **The electrical service is underground - 110/220 volt;**
- **The electrical grounding consists of a single ground rod near the electrical meter.. The electrical service and grounding appears serviceable; no concerns were noted.**
- **A 150 amp main breaker is present at the main panel.**

MAIN PANEL:

OK	Minor	Moder	Major	Recom
X				

• The main panel is located in the garage . Circuit breakers are present. The main panel box appears serviceable during a limited visual inspection inside the panel; no concerns were found.

LIGHTS / SWITCHES:

OK	Minor	Moder	Major	Recom
X	X			

• The overall condition of the lighting and switches appears serviceable, except as noted below:

• An inoperative light fixture was found at the garage. Check bulb or repair as needed.

ELECTRICAL WIRING:

OK	Minor	Moder	Major	Recom
X				

• Appears serviceable, the visible wiring appears to be serviceable; no concerns were noted.

RECEPTACLES:

OK	Minor	Moder	Major	Recom
X				

• A representative number of receptacles / outlets were tested and appeared to be functional. No concerns were noted.

GFCI / AFCI PROTECTION:

OK	Minor	Moder	Major	Recom
X	X			X

• GFCI protection is present at most required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly, except as listed below:

• CLIENT RECOMMENDATION:
GFCI protection is missing at the kitchen countertop locations which is now a required location for GFCI protection in newer homes since 1994 - 1996. Although GFCI protection may not have been required at the kitchen countertop locations when this home was built, installation of GFCI protected outlets is suggested now as a safety upgrade.

FIRE SAFETY:

OK	Minor	Moder	Major	Recom
	X			X

• THE FOLLOWING FIRE SAFETY UPGRADES ARE SUGGESTED:

1. PROVIDE INTER-CONNECTION OF DETECTORS: The smoke detectors are not interconnected (hard wired) as is currently required. This condition may not have been required at time of construction of this home. It is suggested that client consider upgrading the smoke detectors to include full interconnection of all smoke detectors in the home for improved fire safety. One other option is to consider installation of a wireless system of detectors that communicate via radio signals from floor to floor.
2. REPLACE OUTDATED DETECTORS: Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use. There have been significant changes and improvements to the sensors in the last 10 -20 years.
3. INSTALL FIRE EXTINGUISHERS: For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.

CARBON MONOXIDE DETECTORS:

OK	Minor	Moder	Major	Recom
				X

• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:
Installation of a carbon monoxide detector is recommended as a safety upgrade. Current building codes have recently changed (Jan. 1, 2009) to require carbon monoxide detectors in new home construction. Because of this newer safety standard, the installation of C/O detectors is recommended as a safety upgrade.
Carbon monoxide detectors are recommended on each floor level of the home and at least one carbon monoxide detector should be located in the master bedroom to alert the adults in the home to a possible C/O problem. Other good carbon monoxide detector locations include the garage and other areas where gas appliances are located such as furnaces, fireplaces, and water heaters. If a gas water heater or furnace is located in an area such as a hallway closet near the bedrooms, a C/O detector is strongly advised in the hallway near the gas appliance but not closer than 5 feet from the appliance.
Since many C/O detectors are manufactured to the UL Standard 2034 which allows for C/O levels of 70 PPM (parts per million) for 3.5 hours before alarming, it is suggested that client install low level C/O detectors that have a visible digital readout to provide an increased awareness of possible changing conditions.

SECURITY SYSTEM:

OK	Minor	Moder	Major	Recom
X				

A security system has been pre-wired into the doors and windows but is not an active system. The security system is not within the scope of this inspection.

HEATING:

HVAC INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.

2. Client is advised that the condition of the Heat Exchanger, located inside gas furnaces, is NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.

3. If the gas heating system is over 15 years old, the system may be close to its end of life and a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home. Completing annual heat exchanger inspections every year thereafter is also recommended to ensure safe operation of the aging system. In addition, installation of carbon monoxide detectors is also recommended in any home with aging, gas fired heating equipment.

4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.

5. The adequacy or proper sizing of the heating or cooling supply is not analyzed or calculated during this limited visual inspection.

6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.

7. Testing of the exterior AC units is not performed in cold weather months where the overnight temperatures have dropped below 60 degrees. The AC inspection during these conditions will consist of a visual inspection and a quick start-up only.

8. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

REPAIRS:

It is our recommendation that all repairs listed in this report be completed by a professional HVAC contractor. It is suggested that client ask for written receipts and warranties for all work completed.

HEATING 1:

OK	Minor	Moder	Major	Recom
X			X	

• Whole House Zone; Trane, located in the attic, 80,000 BTU, 15 years old (2005)

• 80% Efficency: This is the most common efficiency rating.

• The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.

• AGING EQUIPMENT:

HEAT EXCHANGER INSPECTION ADVISED:
Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:
Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:
Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/
Lennox Rebates: http://m.lennox.com/promotions/national.asp
Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html
York Rebates: http://york.com/residential/promotions-savings/default.aspx

2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.

4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.

Furnace is in the attic

Normal heating temps

AIR CONDITIONING:

AIR CONDITIONING LIMITATIONS:
The inspector does not perform pressure testing on the coolant systems and does not verify coolant charge or coolant line integrity. Determining the adequacy of the system sizing / capacity is not within the scope of this inspection and can only be determined by performing a load test by a professional HVAC contractor. Regular service and maintenance is recommended on an annual basis.

AC UNIT 1:

OK	Minor	Moder	Major	Recom
X			X	

• Whole House Zone; Trane, 2.5 ton, 15 years old (2005)

• POSITIVE FEATURE!
This air conditioner has a 14 SEER rating (Seasonal Energy Efficiency Ratio). This 14 SEER system exceeds normal standards and is expected to be around 30% - 40% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. It will cost approximately 30% - 40% less to cool your home, a significant energy savings.

• The AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 58 degrees and the return air temps were 70 degrees with a return air differential of 12 degrees.

• AGING EQUIPMENT - BUDGET FOR REPLACEMENT:
Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:
Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/
Lennox Rebates: http://m.lennox.com/promotions/national.asp
Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html
York Rebates: http://york.com/residential/promotions-savings/default.aspx

2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.

4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.

AC Unit

AC temps are normal

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

OK	Minor	Moder	Major	Recom
X				X

• The thermostat appears to be functional and working normally during testing of the HVAC system.

• Installation of a "Smart" thermostat is recommended; this type of thermostat has lots of new features over the traditional thermostats that can help save money and increase comfort. Most smart thermostats range in price from $150 to $300.

HVAC FILTERS:

OK	Minor	Moder	Major	Recom
X				

• The filter appears serviceable. No concerns were noted except as mentioned below:
Client is encouraged to change the filter regularly. Regular filter changing helps to maintain clean HVAC equipment, cleaner air ducts, and reduced dirt and dust inside the home. Consider using good quality filters. Good filter choices include a pleated filter or larger media filter that provides more surface area for improved air cleaning. Look for filters with a higher micro-particle performance rating (800 and up), and a higher MERV rating (Minimum Efficiency Reporting Value - 8 to 10 and up).

HVAC DUCTING:

OK	Minor	Moder	Major	Recom
X				

• Flexible Round HVAC ducting is present; the HVAC ducting appears serviceable, no concerns were noted.

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

OK	Minor	Moder	Major	Recom
X				

RADON TEST RECOMMENDED:
According to the Environmental Protection Agency (EPA), this home is located in one of the four (4) Georgia counties that the EPA lists as having a "High Probability" of radon gas. The EPA Georgia county map identifies Gwinnett, Cobb, DeKalb and Fulton counties as red or "High Probability". Because this home may have a higher risk of radon gas entry, further evaluation is recommended. Ask the home seller if there has been any recent radon testing of the home. If no recent radon information is available, then a current radon screening is recommended.

Visit www.epa.gov/radon for more information on radon gas, radon testing and a view of the Georgia county map - http://www.epa.gov/radon/zonemap.html .

WE CAN HELP! Atlanta Property Inspections, Inc can conduct professional radon screening, for an additional fee. The radon screening consists of placement of a continuous radon monitor, usually in the lowest available living space such as a basement or first floor room. The radon monitor takes hourly radon readings during the 48 hour testing period, and an overall radon average will be calculated. The EPA strongly recommends that steps be taken to reduce indoor radon, with a professionally installed radon mitigation system, when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher. The average cost of a radon mitigation system is usually between $1500 and $2000.

RADON TEST IN PROGRESS:
Client has chosen to allow Atlanta Property Inspections, Inc conduct an EPA approved radon screening test. A continuous radon monitor has been placed in the home and hourly radon readings will be collected by the monitor. A full radon test report will be available to the client in a few days and will be delivered via email.

MOLD:

OK	Minor	Moder	Major	Recom
X				

No suspected mold or fungus was observed during this very limited visual inspection at the time of this home inspection.

MOLD AND THE INSPECTION:
This is a limited home inspection and is NOT A MOLD INSPECTION. We are not inspecting for mold and we are not responsible or liable for any mold that may be present in this home. We may mention visible mold as a courtesy when the suspected mold is detected during the course of our normal home inspection procedures.

For a thorough and in-depth evaluation of the possible presence of mold, we strongly advise a mold test that includes mold air testing / sampling and lab analysis of those air samples.

ASBESTOS:

OK	Minor	Moder	Major	Recom
X				

No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present.
Please visit http://www.epa.gov/asbestos for more information on asbestos materials.

LEAD BASED PAINT:

OK	Minor	Moder	Major	Recom
X				

Because this home is newer and was NOT constructed prior to 1978, it is unlikely that lead based paint (LBP) is present. According to the Environmental Protection Agency (EPA), homes built prior to 1978 have a higher risk of having LBP in the home. For more information regarding LBP, call the National Lead Information Clearinghouse at 800.424.LEAD or visit http://www.epa.gov/lead .

Glossary

Term	Definition
CU	Copper (wiring)
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.