

# Atlanta Property Inspections, Inc.

## HOME INSPECTION REPORT



**3799 Crossvine Bend, Marietta, GA 30066**  
**Inspection prepared for: Kelley Debeb**  
**Date of Inspection: 12/19/2019 Time: 1:30**  
**Age of Home: 5 Years Old (2014) Size: 4134 SF**  
**Weather: Sunny, Dry Soil, 49 Degrees**

**Inspector: Cary Cooper**

**Email: [inspectcarycooper@gmail.com](mailto:inspectcarycooper@gmail.com)**

## **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 for 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.

**POSITIVE FEATURE!** 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:** Suggestion that the client consider changing or improving an item or function.

## INSPECTION SUMMARY:

<b>EXTERIOR WALLS:</b>		
Page 7	EXTERIOR WALLS:	<ul style="list-style-type: none"> <li>A minor crack was observed in the brick veneer at the center portion of the double car garage door opening (see photo). This type of crack is not considered to be structurally significant and is most often a minor concern. Continue to monitor for any changes in crack length and width, future repairs may be needed.</li> </ul>
Page 8	FASCIA / SOFFIT:	<ul style="list-style-type: none"> <li>Damaged wood was observed at the fascia board located at the center portion of the left single car garage roof, and at the fascia board above the double car garage roof (see photos). Replacement of the damaged wood is recommended; further evaluation is recommended to determine the source of the water damage and to make necessary repairs.</li> </ul>
<b>GARAGE:</b>		
Page 12	GARAGE:	<ul style="list-style-type: none"> <li>Storage obstructions in the garages restricts full visibility of the floor and lower walls, unable to fully inspect (see photo). Further evaluation is recommended after the storage items have been removed.</li> </ul>
<b>INTERIOR:</b>		
Page 17	EXTERIOR DOORS:	<ul style="list-style-type: none"> <li>The front entry door has beginning weathering and UV deterioration of the protective finish. In order to protect the door from further damage, it is recommended that the door be sanded and refinished to fully seal and protect the wood.</li> </ul>
Page 17	WINDOWS:	<ul style="list-style-type: none"> <li>The exterior coating of the right window in the front right upstairs bedroom appears to be defective - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning. Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.</li> </ul>
<b>KITCHEN:</b>		
Page 19	KITCHEN SINK / FAUCET:	<ul style="list-style-type: none"> <li>There is evidence of a previous leak below the kitchen sink drain. Moisture staining / damage is visible on the floor of the cabinet below the sink and drain. No active leaks were noted during testing of the sink, faucet and drain. Continue to monitor.</li> </ul>
<b>BATHROOMS / LAUNDRY</b>		
Page 22	LAUNDRY:	<ul style="list-style-type: none"> <li>The dryer exhaust vent cover has lint debris that does not allow the vent cover to fully close and is partially clogged at the roof. Cleaning is recommended, continue to monitor and clean as needed.</li> </ul>

**ELECTRICAL SYSTEM:**

Page 31

**MAIN PANEL:**

• **Improper Wiring:** A **double tap** wiring connection is present inside the panel box - two wires are connected to one circuit breaker (see photo). This condition is not allowed for this type of circuit breaker and can create loose connections at the breaker or possible overload conditions. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code (NEC).

# EXTERIOR GROUNDS:

## EXTERIOR DRAINAGE:

OK
  Minor
  Moder
  Major
  Recom

- **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.**
- **Several underground drains were noted in the yard (see photo). The drains were not tested during this inspection for adequate operation. It is recommended that client monitor all exterior drains and keep drain covers free from debris.**



Underground downspouts present for improved drainage

## DRIVEWAY / SIDEWALK:

OK
  Minor
  Moder
  Major
  Recom

- **A concrete driveway and sidewalk are present.**
- **The overall condition of the driveway and sidewalk is good; the driveway has been finished with several control joints that are designed to help to prevent significant cracking of the concrete in the future (see photo).**



Good control joints at driveway

**PORCH:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**PATIO:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>				

- A concrete patio is present; the rear patio appears serviceable; no concerns were noted.

**IRRIGATION SYSTEM:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CLIENT NOTE:**  
 The irrigation system and its components are not within the scope of this inspection. Further evaluation is recommended. It is suggested that client learn more about local water restrictions and times of use for this local area.

A rain free sensor is present and will help prevent the system from operating during periods of rain when irrigation is not needed.



**Rain sensor for irrigation**

# EXTERIOR WALLS:

## EXTERIOR WALLS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This home has brick veneer at the exterior walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.

Stone Veneer is present at the front wall and appears to be serviceable, no concern were noted.

• **The exterior brick, stone and siding appears serviceable; no concerns were noted except as mentioned below.**

• **A minor crack was observed in the brick veneer at the center portion of the double car garage door opening (see photo). This type of crack is not considered to be structurally significant and is most often a minor concern. Continue to monitor for any changes in crack length and width, future repairs may be needed.**



Minor brick crack at center of overhead garage door

## EXTERIOR TRIM:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood trim is present; the exterior trim appears serviceable; no concerns were noted.**

## FASCIA / SOFFIT:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Cement fiber soffit and wood fascia are present. The exterior soffit / fascia appears serviceable; no concerns were noted except as mentioned below.**

• **Damaged wood was observed at the fascia board located at the center portion of the left single car garage roof, and at the fascia board above the double car garage roof (see photos). Replacement of the damaged wood is recommended; further evaluation is recommended to determine the source of the water damage and to make necessary repairs.**



Damaged fascia at left side single car garage roof



Damaged fascia at left side garage roof

**PAINTING / CAULKING:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The exterior painting and caulking is in very good condition and the exterior is well sealed. Continue to maintain as needed.



Exterior walls / trim well sealed with caulking

# ROOF, GUTTERS, CHIMNEY:

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 leaks or 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 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.

All roofing repairs recommended in this report should be conducted by a professionally licensed roofing contractor, during the buyer's due diligence period, to meet all professional roofing industry standards, warranties, and applications.

## ROOF DESCRIPTION / ACCESS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**• POSITIVE FEATURE!**

**This roof has architectural or profile shingles (see photo); this attractive and slightly more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-35 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.**

**• Metal roofing is present at the front porch and covered patio roof.**

**• ROOF INSPECTION ACCESS: The inspector walked on the lower roof and viewed the upper roof from the ground with binoculars.**



Walked lower roof during inspection



Architectural shingles present

## ROOF:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**• 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.**



Front porch roof well sealed at wall connection

**ROOF FLASHING:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Metal roof flashings 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.



Good kickout flashing at roof intersections

**GUTTERS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **A metal chimney is present.**
- **The chimney appears serviceable; no concerns were observed.**

# GARAGE:

## GARAGE:

OK  Minor  Moder  Major  Recom

• **An attached three car garage is present.**

• **Storage obstructions in the garages restricts full visibility of the floor and lower walls, unable to fully inspect (see photo). Further evaluation is recommended after the storage items have been removed.**



Storage obstructions in garage



Storage obstructions in single car garage

## GARAGE DOOR:

OK  Minor  Moder  Major  Recom

Two metal overhead doors are present. The garage doors appear serviceable; no concerns were noted.

## OVERHEAD DOOR OPENER:

OK  Minor  Moder  Major  Recom

• **The overhead door openers were tested and was found to be operating normally. The auto safety reverse feature of the door openers were also successfully tested.**

**NOTE: The single car garage door opener is missing the housing. Although the opener appears to be working normally, it is recommended that the client ask the seller for more information regarding this condition; installation of the housing is also suggested.**

## GARAGE FIRE SEPARATION:

OK  Minor  Moder  Major  Recom

**The garage fire separation looks good - the garage walls, ceilings, and the entry door appear to meet current fire safety separation standards.**

# SLAB FOUNDATION:

## SLAB FOUNDATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

• **The perimeter of the foundation slab is not fully visible due to the presence of brick veneer.**

## WOOD DESTROYING INSECTS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

# ATTIC:

## ATTIC ACCESS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The attic is accessible by pull down ladder in the front bedroom, and scuttle hole access at the garage ceilings. The attic accesses appear serviceable; no concerns were noted.

## ATTIC / ROOF FRAMING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The roof is framed with engineered trusses in the attic.

### POSITIVE FEATURE!

The roof has been framed with TechShield roof decking that contains a foil based coating designed to significantly reduce heat gain into the attic from the hot sun outside. This roof type of roof decking can reduce attic temps by up to 30-40 degrees in the hot summer months which can help to reduce air conditioning loads and energy use in the home.

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



Tech Shield roof decking present

## ATTIC LEAKS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- No evidence of roof leaks were observed during this limited attic inspection.

## ATTIC VENTILATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Soffit vents and Box Vents (turtle back vents);
- The roof and attic ventilation appears to be adequate, no concerns were noted.

### ATTIC INSULATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Fiberglass Blown In Insulation; approximately 12 inches in depth or about R30.**  
 The attic insulation appears serviceable, no concerns were noted.

• **The attic insulation appears serviceable, no concerns were noted.**

### ATTIC FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

### ATTIC RODENTS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **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.**

**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.

Because this inspection is limited, 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

# INTERIOR:

## EXTERIOR DOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Steel coated entry door with tempered safety glass

- Wood entry door

- Wood entry doors with tempered safety glass

- **The exterior doors appear serviceable except as noted below:**

- The front entry door has beginning weathering and UV deterioration of the protective finish. In order to protect the door from further damage, it is recommended that the door be sanded and refinished to fully seal and protect the wood.

## INTERIOR DOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

## WINDOWS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Vinyl clad frames with double pane glass.

- **The overall condition of the windows is OK except as noted below:**

- The exterior coating of the roght window in the front right upstairs bedroom appears to be defective - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning. Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

## INTERIOR WALLS / CEILINGS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **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.**

**INTERIOR STAIRS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The interior stairs appear to be serviceable; no concerns were noted.**

**FIREPLACE:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

The fireplace appears serviceable; no concerns were observed. Annual inspections are recommended along with regular cleaning of the chimney flue as needed.

• **2. Fireplace Location: Exterior Patio Fireplace Type: Prefabricated Metal - Ventless with gas logs**

The fireplace appears serviceable; no concerns were observed.

# KITCHEN:

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## KITCHEN CABINETS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **Wood cabinets and solid surface countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.**

## KITCHEN SINK / FAUCET:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- **A stainless steel sink is present; the kitchen sink and faucet appear serviceable; no concerns were noted.**

• **There is evidence of a previous leak below the kitchen sink drain. Moisture staining / damage is visible on the floor of the cabinet below the sink and drain. No active leaks were noted during testing of the sink, faucet and drain. Continue to monitor.**

## STOVE / OVEN / COOKTOP:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **A gas cooktop is present;**
- **An electric oven is present;**
- **Appears serviceable. The cooktop and oven were both tested and appear to be functioning normally.**

## DISHWASHER:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **The kitchen vent hood is functional and is ducted to the exterior.**
- **The kitchen vent hood fan is functional; no concerns were noted.**

## MICROWAVE OVEN:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **The microwave oven was tested and appears to be operating normally.**

## DISPOSAL:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **Appears serviceable; the disposal was tested and operated normally.**

## REFRIGERATOR:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **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:

4 full baths.

### BATH SINKS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The condition of the bathroom sinks appears serviceable; no concerns were noted.**

### BATH TOILETS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **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 1.28 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.**

### BATH TUBS / SHOWERS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The bathtub and shower fixtures were tested and appear to be serviceable.**

### BATHROOM VENTILATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**LAUNDRY:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- **The laundry room is located at the second floor.**
- **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 except as mentioned below.**

**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.**

- **The dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.**

- **The dryer exhaust vent cover has lint debris that does not allow the vent cover to fully close and is partially clogged at the roof. Cleaning is recommended, continue to monitor and clean as needed.**

**PLUMBING INSPECTION LIMITATIONS:**

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, or 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 clogs and any 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. All recommended plumbing repairs in this report should be conducted by a licensed, professional plumbing contractor and all repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

# PLUMBING:

## PLUMBING SUPPLY:

OK	Minor	Moder	Major	Recom
✘				

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

• The main plumbing supply cut-off valve is located in the garage.

• CPVC piping is present. CPVC (chlorinated polyvinyl chloride) is the most commonly used plastic piping in residential home construction. CPVC piping is a popular choice with new home builders due to its lower cost and ease of installation as well as the ability to withstand hotter temps and higher water pressure ranges than PVC. This rigid pipe has good impact strength and provides good chemical resistance to chemicals commonly found in the plumbing environment.

• 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 69 PSI (see photo).

• Hose bib cutoffs are located above the water heater and below the right shared bathroom sink (see photo).

• A tempering valve is present below the master bathroom sink (see photo).  
Tempering valves are required in most newer homes. The tempering valve typically contains an internal temperature sensor that permits the valve to mix cold water into the hot supply to prevent accidental burns or scalding.

• Water hammer valves are present at the dishwasher, refrigerator, and laundry room supply lines.  
This type of valve is required in most newer homes. Water hammer is a pressure surge, or shock wave, that occurs in the water piping when a valve suddenly closes. The change in water flow can create pipe hammer noises, pipe vibration, and possible pipe damage - all of which could contribute to leaks. The hammer arrestor valve is typically found at dishwashers and laundry washer connections.



Main water cut-off handle located above water heater



Rear wall hose bib cut-off handle located below shared bathroom sink



Water pressure normal at 69 PSI



Tempering valve below master bathroom sink

**PLUMBING DRAINS / SEWAGE:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The gas meter is located at the right side wall 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).**

• The underground gas piping includes a metal tracer wire so that the location of the underground gas piping can be identified when needed with a metal detector. Do not remove this tracer wire.



Gas meter at right side

**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 normal 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:

## WATER HEATER:

OK	Minor	Moder	Major	Recom
✘				✘

- The water heater is electric and is located in the garage.

- **TANK DESCRIPTION:** Rheem, 80 gallons, 5 years old (2014)

- **The electric water heater appears serviceable, no concerns were noted.**

**The temperature and pressure relief valve was NOT tested. Due to concerns with leaks, we do not test this type of valve. As a maintenance item, client is advised to test this safety valve at least once per year to insure normal valve operation.**

- **UPGRADE SUGGESTED - ADD TIMER TO REDUCE COSTS:**

**Due to the high annual cost of operating this electric water heater (See large yellow Energy Guide on the side of the tank which lists costs of somewhere between \$420 and \$600 per year based on US Government studies, which equates to over \$35 - \$50 per month), client should consider the following cost savings measures:**

- 1. The number one thing you can do to save money and reduce energy is to install a timer at the water heater electric supply; this will allow you to program the water heater to shut off for several hours per day when hot water is not needed (such as overnight);**
- 2. Maintain a thermostat setting of 120 degrees for most energy efficient setting;**
- 3. Install an insulation blanket around the tank;**
- 4. If leaving the home for more than a day, consider turning off the water heater circuit breaker while you are gone. At current energy rates, you can save over \$1 per day that the tank is turned off. Don't forget to turn the water heater circuit breaker back on when you arrive home.**

- **POSITIVE FEATURE!**

**A recirculating pump is present for the hot water system. This type of pump keeps the hot water circulating in a loop to provide on-demand hot water at baths and kitchen and can also help to conserve water.**

**NOTE: This limited visual inspection does not include a performance test of the recirculating pump to measure the effectiveness of the hot water delivery system.**

- **CLIENT RECOMMENDATION:**

**Because the hot water recirculating pump can become a constant energy user, installation of a timer is recommended to control when the recirculating pump should come on and turn off.**



**Water heater located in garage**



**Recirculating pump present at water heater**

**ELECTRICAL INSPECTION LIMITATIONS:**

This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover 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 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. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

**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.

# ELECTRICAL SYSTEM:

## ELECTRICAL SERVICE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The electrical service is underground - 110/220 volt;
- A 200 amp main breaker is present at the exterior meter location (see photo); appears serviceable, no concerns were noted.
- The electrical grounding consists of a UFER ground in the single car garage. The electrical service and grounding appears serviceable; no concerns were noted.



Main electrical disconnect at exterior meter

## MAIN PANEL:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The main panel is located in the garage. Circuit breakers are present.
- Improper Wiring: A **double tap** wiring connection is present inside the panel box - two wires are connected to one circuit breaker (see photo). This condition is not allowed for this type of circuit breaker and can create loose connections at the breaker or possible overload conditions. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code (NEC).



Double tap wiring connection inside main panel box

## LIGHTS / SWITCHES:

OK	Minor	Moder	Major	Recom
✘				

• **Appears serviceable - a representative number of lights and switches were tested and appear serviceable; no concerns were noted.**

### • POSITIVE FEATURE!

**A street light is present on the property and will provide both convenience lighting and security lighting. The cost of the street light is often shared by the two property owners where the light is located and is reflected as a separate charge on the electric bill.**

## ELECTRICAL WIRING:

OK	Minor	Moder	Major	Recom
✘				

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

## RECEPTACLES:

OK	Minor	Moder	Major	Recom
✘				

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

### POSITIVE FEATURE!

**This newer home includes the newer child safety, tamper resistant electrical outlets that are now required by the National Electric Code (NEC) for homes built and permitted after January 1, 2008. This type of outlet has a built-in shutter system that prevents foreign objects from touching electrically live components when they are inserted into the slots of the outlet. This code change is an effort to protect small children from suffering electrical burns when they accidentally insert objects into an electrical outlet. For more information regarding this issue, visit [www.childoutletsafety.org](http://www.childoutletsafety.org).**

**GFCI / AFCI PROTECTION:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **GFCI** protection is present at all required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly.

Client is advised to test these locations at least once per year to insure the GFCI protection is fully functional. An inexpensive GFCI outlet tester can be purchased for around \$10.

• **AFCI** (Arc Fault Circuit Interrupter) circuit breakers are present for several circuits throughout the house. This type of breaker, required by the National Electric Code since January 1, 2001, protects the bedroom outlets from an arc fault which is sometimes the source of an electrical fire. These circuit breakers will automatically trip off in case of an arc fault caused by cracked, broken or damaged electrical wiring / insulation, and shuts off power to the circuit before the arcing can lead to a fire, protecting the occupants while they are sleeping. Client is advised to test these breakers annually to insure proper operation.

**FIRE SAFETY:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The smoke detector alarms were tested and all responded to test button operation. It is suggested that client continue to test all smoke detectors regularly and change each 9 volt battery at least once a year.

**POSITIVE FEATURES!**

1. The smoke detectors are inter-connected or "hardwired" as required by current building codes and fire safety codes for improved fire safety. This condition allows the smoke detectors to all activate at the same time for improved fire safety and increased response time. For example, if a fire starts in a basement near the electrical panel, when the basement detector goes off, the upstairs master bedroom smoke detector also activates, long before smoke develops, giving the occupants much more time to respond. This inter-connection requirement has been credited with saving many lives during residential house fires.

2. Due to recent changes in the building codes, your home now includes smoke detectors inside bedrooms as well as at the hallway locations. This newer safety standard should provide an additional layer of smoke and fire protection that will alert sleeping occupants to the threat of fire.

3. A fire hydrant is on the property at the street. The presence of a fire hydrant close to the home may qualify this home for a homeowners insurance discount; contact your insurance agent for more information.

### CARBON MONOXIDE DETECTORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**• POSITIVE FEATURE!**  
**A carbon monoxide detector is present at each floor level. Recent building code changes now require new homes to include carbon monoxide detectors for improved homeowner safety. It is recommended that client continue to test these detectors regularly and change batteries annually.**

### SECURITY SYSTEM:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**A security system is present. The security system and its components are not within the scope of this home inspection. Further evaluation and inspection is recommended.**

**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 is **NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.**
3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace 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 of the heating or cooling supply is not analyzed during this limited 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. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

# HEATING:

## HEATING 1:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **First Floor Zone: Lennox, located in the attic, 66,000 BTU, 5 years old(2014)**

• **POSITIVE FEATURE: This furnace has a 95% efficiency rating which is better than most furnaces that have only an 80% 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.**



Main floor furnace located in attic

## HEATING 2:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Second Floor Zone: Lennox, located in the attic, 88,000 BTU, 5 years old(2014)**

• **POSITIVE FEATURE: This furnace has a 95% efficiency rating which is better than most furnaces that have only an 80% 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.**



**Second floor furnace located in attic**

# AIR CONDITIONING:

## AC UNIT 1:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **First Floor Zone: Lennox, 3 ton, 5 years old (2014)**

• **POSITIVE FEATURES!**

- 1. This air conditioner has a 14 SEER rating (Seasonal Energy Efficiency Ratio). This 14 SEER system should be approximately 30% - 40% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 30% - 40% less to cool your home, a significant energy savings.**
- 2. This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.**
- 3. The HVAC condensate drain has been extended a few feet away from the exterior wall which will help to prevent an excessive amount of moisture along the foundation wall.**

• **LIMITED INSPECTION:**

**We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.**



Main floor AC unit

**AC UNIT 2:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **Second Floor Zone: Lennox, 3.5 ton, 5 years old (2014)**

• **POSITIVE FEATURES!**

- 1. This air conditioner has a 14 SEER rating (Seasonal Energy Efficiency Ratio). This 14 SEER system should be approximately 30% - 40% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 30% - 40% less to cool your home, a significant energy savings.**
- 2. This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.**
- 3. The HVAC condensate drain has been extended a few feet away from the exterior wall which will help to prevent an excessive amount of moisture along the foundation wall.**

• **LIMITED INSPECTION:**

**We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.**



Second floor AC unit

# THERMOSTATS / FILTERS / DUCTING:

## THERMOSTATS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The thermostats appear to be functional and working normally during testing of the HVAC systems.

## HVAC FILTERS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The filters appear serviceable. No concerns were noted. Client is encouraged to change the filters 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).

• Filter Size :16x25x1 at both systems.

• **CLIENT RECOMMENDATION:**

An unsealed filter access was found at the attic space HVAC systems. The existing filter covers do not fully seal against attic space air infiltration. Unconditioned and hot attic space air is entering the HVAC systems which can negatively affect performance and efficiency. Correction is recommended to fully seal the filter accesses and to make them airtight. Client should consider sealing the filter accesses with duct tape for a more efficient seal.

## HVAC DUCTING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **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](http://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

**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.**

**No mold samples were collected at this time. The inspection is limited to a visual inspection only.**

**ASBESTOS:**

OK Minor Moder Major Recom

**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

**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
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.