

Home Inspection Report

547 Gables Run
Alpharetta, GA 30004

Prepared for: Jon Kuck



Prepared by: David Hunter
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GLOSSARY OF TERMS

Good News: Positive qualities about the property.

Action: Items that need repair and are considered a priority.

Attention: Minor Repairs and Maintenance Items.

Client Recommendation: Recommend client consider changing or upgrading this item.

INSPECTION AND REPORT LIMITATIONS

This Inspection is a visual inspection of the property listed above and is intended only as a general guide to help the client make their own evaluation of the overall condition of the building. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which are concealed, camouflaged or inaccessible to inspect are excluded from this inspection and report.

Customer is advised to read and understand the Inspection Contract which lists the inspection limitations, exclusions and the scope of the inspection. The inspection is performed in compliance with the ASHI standard of practice, a copy of which is available upon request or at www.ashi.org.

This inspection and report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. This report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or their component parts. This report does not constitute any express or implied warranty of the condition of the property and it should not be relied upon as such. To the best of our knowledge and belief, all statements and information in this report are true and correct.

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INSPECTION REPORT SUMMARY



February 11, 2020

Jon Kuck
547 Gables Run
Alpharetta, GA 30004

The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied.

This Home Inspection Report Summary is intended to provide an overview of the building. This report summary is not the entire report. The complete report may include additional information of concern to you. The entire Inspection Report must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern and the entire system further BEFORE the close of escrow for additional concerns that may be discovered or be outside our area of expertise or beyond the scope of our inspection.

Please call our office for any clarifications or further questions.

Thank you for selecting Hunter Home Inspections to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
David Hunter

Hunter Home Inspections LLC.
678-822-2600

ASHI #247068
ICC #5308794

GOOD NEWS

Lot Conditions

1. **GOOD NEWS:** The home has a large fenced in back yard.

Exterior Walls & Components

2. **GOOD NEWS:** Cement fiber siding is installed. Cement fiber siding has been used for many years and has performed well. Benefits include less maintenance than wood siding and resistance to moisture and insect damage. Many manufacturers offer a long term warranty for this siding.
3. **GOOD NEWS:** Vinyl windows with double pane insulated glass are installed. This will help save on energy bills.

Roofing

4. **GOOD NEWS:** This roof is metal. This is an upgrade from traditional shingles and will last much longer than shingled roofs.

Attic

5. **GOOD NEWS:** Radiant panels are installed for the roof decking. According to the manufacturer, these can help to keep the attic cooler in the summer.

Water Heater

6. **GOOD NEWS:** There is a circulating pump in the hot water system. This can help reduce water consumption.

Upstairs Heating System

7. **GOOD NEWS:** A high efficiency media type air filter is installed on the upstairs furnace. The efficiency and effectiveness of these exceed that of conventional filters. Follow the manufacturer's instructions for replacement, usually every 6 months.

Main Level Heating System

8. **GOOD NEWS:** A high efficiency media type air filter is installed on the main level furnace. The efficiency and effectiveness of these exceed that of conventional filters. Follow the manufacturer's instructions for replacement, usually every 6 months.

Kitchen

9. **GOOD NEWS:** Stone counter tops are installed in the kitchen.
10. **GOOD NEWS:** There is a built in microwave oven.
11. **GOOD NEWS:** The kitchen exhaust fan is vented to the exterior of the home.

Bathrooms

12. **GOOD NEWS:** The toilets are the water saving type that use only 1.6 gallons per flush instead of the older type that use 3 to 4 gallons of water.

ACTION ITEMS

Lot Conditions

Comments:

1. - There is an opening in the guard-rail on the play house and there is not a handrail on the stairway. Repair is recommended for safety.

Fencing

Gates Condition:

2. - The gates are not self closing and self locking. Current safety standards require self closing and self locking gates on fences around a swimming pool. Repair is recommended for safety.

Exterior Walls & Components

Siding Condition:

3. - There is not a flashing between the ledger board for the pergola and the siding. This can cause water damage. Recommend installing a flashing.
- The siding on the left side of the home is in contact with the soil. This contact can cause wood rot and give access for insects.
- The screen has fallen out of one of the vent hoods on the left exterior of the home. This is needed to prevent animals from building a nest in the vent and blocking it.

Windows Condition:

4. - The left window in the left rear bedroom does not stay up when opened. The counterbalance spring on the left side of the window is in need of repair or replacement.
 - There is evidence of water entry at the basement window.
- Recommend having the windows evaluated and repaired by a qualified contractor.

Roofing

Flashing:

5. - Water is running down the siding on the rear of the home. Repair is recommended to prevent water damage.

Attic

Attic Floor:

6. - There is not any flooring at the top of the attic stairs, this poses a fall hazard. Recommend installing flooring to prevent someone from falling.

Framing Condition:

7. - Loose gusset plates were noted on some of the trusses in the attic. Locations noted, but not limited to are the ninth and eleventh trusses from the left end of the home; the fourth, fifth, sixth, seventh, eighth, ninth, and tenth trusses from the right end of the home.
- Not all locations are listed here. According to building standards and truss manufacturers, all repairs to damaged trusses are required to be designed by an engineer or the truss manufacturer. Further evaluation of all roof trusses by an engineer or truss manufacturer is recommended. Have a qualified framing contractor repair according to the engineers instructions. Be sure to get a copy of the repair specifications and keep it for your records when selling.
- The typical repair of a damaged or loose gusset plate is to install a 2' x 2' piece of 3/4" plywood on both sides of the truss and nail them to the truss members every 6" in a staggered pattern.

Electrical System

Smoke Detectors:

8. - The dust cover needs to be removed from the smoke detector in the basement so that it can operate properly.

Plumbing

Waste & Vent Pipe Condition:

9. - There is a test plug in the vent piping in the attic above the hall by the master bedroom. Repair by a plumber is recommended.

Water Heater

Thermal Expansion:

10. - The thermal expansion tank is not strapped up or supported. According to the plumbing standards it is not allowed to be supported by the piping but must have a separate strap or support. Repair is recommended to prevent damage to the piping and leaks.

Gas Service

Piping Condition:

11. - There is a gas leak at the gas meter on the exterior of the home. Contact your local gas supplier or Atlanta Gas Light Co at 770-907-4231.
- The gas piping on the exterior of the home at the gas meter is rusted. Recommend removing the rust and painting with a rust inhibiting primer and paint to prevent damage to the pipes.
- I could not get the gas lamps in the back yard to light. They were wet.

Main Level Heating System

Flue:

12. - Water is leaking from the flue of the main level furnace in the basement. It is causing rust inside the furnace. Recommend having a licensed HVAC contractor check the flue and furnace, and make all necessary repairs.

Ducts Condition:

13. - The ducts are dirty, professional cleaning of the ducts is recommended.

- The duct at the return vent in the family room is pinched.

- There are shutters on the return vents. Return vents are not allowed to be restricted or have shutters.

Repair by a qualified HVAC contractor is recommended.

Kitchen

Sink / Faucet:

14. - There is a leak on the drain at the kitchen sink.

Repair by a plumber is recommended.

Laundry Room

Overflow Pan:

15. - The overflow pan under the washing machine is damaged, the pipe is not connected to the pan. Recommend replacing the pan and connecting it to the drain pipe to help prevent damage in case of a leak.

Bathrooms

Toilets:

16. - The toilets in the master and powder room bathrooms are not secured to the floor, allowing them to move and possibly leak.

Recommend checking for damage under the toilets, replacing the wax seals and re-secure the toilets to the floor.

Interior

Comments:

17. - The carpet at the door to the basement bedroom was wet.

I could not determine if it was from a plumbing leak below the slab or from ground water coming up through the slab.

- Water stains and swelling was noted on the baseboards inside and outside the room.

Further evaluation and repair is recommended.

Fireplace

Flue:

18. - There is an excessive build-up of creosote in the fireplace flue. To avoid a chimney fire, cleaning and evaluation by a chimney sweep is recommended.

ATTENTION ITEMS

Exterior Walls & Components

Exterior Doors:

1. - There are stains indicating water entry at the door to the store room above the garage. Recommend having a qualified contractor determine the cause of the moisture entry and make repairs to prevent water damage.
- The door from the master bedroom to the patio hits the frame, adjust or plane the door to open and close properly.

Comments:

2. - There are not any window screens installed.

Attic

Condition of Insulation:

3. - Compacted insulation and missing insulation was noted in several locations of the attic. Not all locations are shown below. Recommend adding insulation for energy efficiency.

Electrical System

Smoke Detectors

4. - Recommend replacing the batteries in all of the smoke detectors when you move in. The detectors should be tested regularly.

Plumbing

Sewage Disposal:

5. - A private septic system is installed. Septic tanks and drainage fields are beyond the scope of this inspection.
- This septic system has a pump. The condition and performance of the pump and related parts cannot be determined in this visual inspection. This inspection merely identifies the type of sewage waste disposal system, it does not determine the adequacy or condition of the system.
- The GFCI receptacle at the sewage pump was tripped when I arrived. There was a sewer odor at the access lid. I reset the GFCI device.
- Recommend having the septic pump, tank and field lines checked. Have the tank pumped if needed.

Irrigation System:

6. - The lawn irrigation system was turned off. Recommend having the homeowner confirm the condition of the system and demonstrate the operation.

Water Heater

Condition:

7. - According to the plumbing standards published by the state of Georgia, a 50 gallon gas water heater is too small for a home with 5 bedrooms and 4 1/2 bathrooms. Recommend further evaluation by a licensed plumber.

Comments:

8. - Recommend installing a plug in type time clock for the hot water circulation pump and setting it to your schedule for optimum performance and energy savings.

Gas Service

Comments:

9. - For your safety, we recommend installing a Carbon Monoxide alarm on each level of the home because gas appliances are installed in the home.

Kitchen

Cabinets:

10. - The bottom drawers on the left and the right side of the range do not have soft close mechanisms on them, all the others do.

Interior

Doors:

11. - The door from the left rear bedroom to the bathroom and the door from the right rear bedroom to the Jack and Jill bathroom are warped.
- The stops for the door to the right front bedroom closet and the Jack and Jill bathroom doors need adjustment.

Garage

Vehicle Door Condition:

12. - The garage doors are starting to deteriorate from moisture.

GENERAL INFORMATION

Client & Inspection Information

Client:	Jon Kuck.
Inspection Address:	547 Gables Run Alpharetta, GA 30004.
Inspection Date:	February 11, 2020 8:30 AM.
Home Occupied:	The home is occupied.
People Present:	The buyers and their agent were present at the beginning of the inspection.
Weather:	Light rain, Outside Temperature: 65-70 degrees,
Comments:	Attention - The pool and all related items and equipment are beyond the scope of this inspection and are not included in this report. - Be sure to have someone check the pool equipment and verify that the pumps and motors are all grounded and that all electrical circuits are GFCI protected. - This inspection does not cover cosmetic issues.

Building Description

Type:	Two story single family home on a basement.
Age:	Approximately 5 Years.
Utility Services:	All utilities were on at the time of the inspection.

GROUNDS

Driveway And Walkways

Driveway:	Concrete driveway.
Driveway Condition:	The driveway is in satisfactory condition.
Walkway:	Concrete walkway.
Walkway Condition:	The walkway is in satisfactory condition.

Lot Conditions

Grading and Drainage: The grading around the home appears to have adequate slope to keep water from ponding near the foundation.

Shrubs and Trees: The shrubs appear satisfactory.
Because the trees are dormant for the winter, I am unable to determine their condition.

Comments: **GOOD NEWS:** The home has a large fenced in back yard.

Action - There is an opening in the guard-rail on the play house and there is not a handrail on the stairway. Repair is recommended for safety.



Fencing

Fence Condition: The fencing is in satisfactory condition.

Gates Condition: **Action** - The gates are not self closing and self locking. Current safety standards require self closing and self locking gates on fences around a swimming pool. Repair is recommended for safety.

Retaining Walls

Description: Concrete wall.

Condition: The retaining wall appears to be in satisfactory condition. Engineering analysis and code compliance are not within the scope of this inspection.

Railing: The railing appears to be in satisfactory condition.

STRUCTURAL

Foundation

Foundation Type: Basement below grade with poured concrete foundation walls.

Foundation Condition: The exposed portions of the foundation walls appear to be satisfactory. The interior view of the foundation is limited because the walls are insulated and because of stored items. Foundation walls blocked from view are not covered by this inspection.



Framing

Floor / Ceiling Construction: The floors and ceilings are framed with manufactured truss members. Most of the framing is not visible due to the finished drywall and flooring, no defects were noted in the floor framing.

Wall Construction: Wood stud walls are used to support the upstairs floor and load bearing walls. The framing is not visible due to the finished drywall, no defects were noted.

EXTERIOR

Exterior Walls & Components

Siding Material: **GOOD NEWS:** Cement fiber siding is installed. Cement fiber siding has been used for many years and has performed well. Benefits include less maintenance than wood siding and resistance to moisture and insect damage. Many manufacturers offer a long term warranty for this siding.

Siding Condition: **Action** - There is not a flashing between the ledger board for the pergola and the siding. This can cause water damage. Recommend installing a flashing.
- The siding on the left side of the home is in contact with the soil. This contact can cause wood rot and give access for insects.

- The screen has fallen out of one of the vent hoods on the left exterior of the home. This is needed to prevent animals from building a nest in the vent and blocking it.



Trim Condition: The trim appears to be in satisfactory condition.

Windows Description: **GOOD NEWS:** Vinyl windows with double pane insulated glass are installed. This will help save on energy bills.

Windows Condition: **Action** - The left window in the left rear bedroom does not stay up when opened. The counterbalance spring on the left side of the window is in need of repair or replacement.
- There is evidence of water entry at the basement window.
Recommend having the windows evaluated and repaired by a qualified contractor.



disconnected ballance spring



water stains



Exterior Doors: **Attention** - There are stains indicating water entry at the door to the store room above the garage. Recommend having a qualified contractor determine the cause of the moisture entry and make repairs to prevent water damage.
- The door from the master bedroom to the patio hits the frame, adjust or plane the door to open and close properly.



Comments: **Attention** - There are not any window screens installed.

Front Porch

- Description:** Wood framed porch.
- Condition:** The front porch is in satisfactory condition.
- Railings:** The porch railings are satisfactory.
- Stairs:** The porch steps are in satisfactory condition.

Patio

- Description:** Concrete slab.
- Condition:** The patio is in satisfactory condition.

ROOF & ATTIC

Roofing

- Description:** Gable style roof.
- Description** **GOOD NEWS:** This roof is metal. This is an upgrade from traditional shingles and will last much longer than shingled roofs.
- Means of Inspection:** The roof inspection was completed from the ground. The surface of the roof was not walked on because it was wet, making it hazardous to walk on.
- Condition of Roof:** The visible shingles are in satisfactory condition.
- Flashing:** **Action** - Water is running down the siding on the rear of the home. Repair is recommended to prevent water damage.



Roof Penetrations: The vents and penetrations are in satisfactory condition.

Gutters: The gutter system appears to be functional.

Attic

Access Description: Pull down stairs in the hallway ceiling and a scuttle access panel in the hallway ceiling.

Condition of Access: The attic stairs are in satisfactory condition.

Method of Inspection: The attic was inspected by entering and walking through the area.

Attic Floor: **Action** - There is not any flooring at the top of the attic stairs, this poses a fall hazard. Recommend installing flooring to prevent someone from falling.



Roof Framing: A wood truss system is installed in the attic to support the ceiling and roof.

Framing Condition:

Action - Loose gusset plates were noted on some of the trusses in the attic. Locations noted, but not limited to are the ninth and eleventh trusses from the left end of the home; the fourth, fifth, sixth, seventh, eighth, ninth, and tenth trusses from the right end of the home. Not all locations are listed here or shown below. According to building standards and truss manufacturers, all repairs to damaged trusses are required to be designed by an engineer or the truss manufacturer. Further evaluation of all roof trusses by an engineer or truss manufacturer is recommended. Have a qualified framing contractor repair according to the engineers instructions. Be sure to get a copy of the repair specifications and keep it for your records when selling.

- The typical repair of a damaged or loose gusset plate is to install a 2' x 2' piece of 3/4" plywood on both sides of the truss and nail them to the truss members every 6" in a staggered pattern.





Roof Decking: **GOOD NEWS:** Radiant panels are installed for the roof decking. According to the manufacturer, these can help to keep the attic cooler in the summer.

Attic Ventilation: There appears to be adequate ventilation.

Insulation: Blown in fiberglass and roll fiberglass batts are installed.

Condition of Insulation: **Attention** - Compacted insulation and missing insulation was noted in several locations of the attic. Not all locations are shown below. Recommend adding insulation for energy efficiency.



compacted insulation in the upper attic



compacted insulation in the upper attic



compacted insulation in the upper attic



missing insulation above master bedroom



missing insulation above master bedroom



missing insulation above master bedroom



missing insulation above master bedroom

ELECTRICAL SYSTEM

Electrical System

Electric Service:	The electrical service to the home is 300 amps, 120/240 volts. The main breakers are located outside at the electric meter on the left side of the home.
Service Condition:	The visible portions of the underground electrical service to the home are in satisfactory condition.
Service Cable to Panel:	Stranded aluminum wire. The visible portion of the cable is in satisfactory condition.
Distribution Panel:	Two 150 amp circuit breaker panels are installed. They are located in the basement.
Panel Condition:	The wiring in the electrical panels is properly installed. Identification of the breakers and the areas or appliances areas they control are marked. This inspection does not verify the accuracy of the legends.
Circuit Wiring Type:	The predominant wiring in the home is plastic insulated cable with copper wires, commonly referred to as Romex.
Wiring Condition:	The visible wiring is in satisfactory condition.
Receptacles:	The receptacles that were tested are in satisfactory condition.
GFCI Protection:	GFCI protection is installed at all locations required. They functioned properly when tested.
Interior Lighting:	A representative number of lights and switches were tested and were functional at the time of inspection.
Exterior Lighting:	The exterior lighting appears functional.
Smoke Detectors:	The smoke detectors functioned when the test button was pushed. They should be tested regularly. Action - The dust cover needs to be removed from the smoke detector in the basement so that it can operate properly.



Smoke Detectors

Attention - Recommend replacing the batteries in all of the smoke detectors when you move in. The detectors should be tested regularly.

PLUMBING SYSTEM

Water Source: Public Water System.

Water Service Piping: The visible portion of the main water line to the home is PEX.

Main Water Shut off: The main water shut off valve is located to the right of the water heater and at the meter by the street.



Water Pressure:

The water pressure was 65 PSI. This is within the acceptable range of 40 to 80 pounds per square inch.

Interior Supply Piping: The interior water supply piping in the home is predominantly PEX plastic piping.

Piping Condition: The visible portions of the interior water supply piping are in satisfactory condition.

Exterior Faucets: The exterior faucets were functional.

Attention - During the winter, it is recommended to shut off the water supply to the exterior faucets and install insulating covers over the faucets to help prevent freeze damage to the faucet or piping.

Sewage Disposal: **Attention** - A private septic system is installed. Septic tanks and drainage fields are beyond the scope of this inspection.

- This septic system has a pump. The condition and performance of the pump and related parts cannot be determined in this visual inspection. This inspection merely identifies the type of sewage waste disposal system, it does not determine the adequacy or condition of the system.
- The GFCI receptacle at the sewage pump was tripped when I arrived. There was a sewer odor at the access lid. I reset the GFCI device.
- Recommend having the septic pump, tank and field lines checked. Have the tank pumped if needed.



Waste & Vent Piping: The predominant plumbing waste line and vent pipes in the home are PVC plastic.

Waste & Vent Pipe Condition: **Action** - There is a test plug in the vent piping in the attic above the hall by the master bedroom. Repair by a plumber is recommended.



Irrigation System:

Attention - The lawn irrigation system was turned off. Recommend having the homeowner confirm the condition of the system and demonstrate the operation.

Water Heater

Description: Type: Gas heated, Capacity: 50 gallons, Manufactured: 2/2015.

Condition: The water heater was functional at the time of inspection.

Attention - According to the plumbing standards published by the state of Georgia, a 50 gallon gas water heater is too small for a home with 5 bedrooms and 4 1/2 bathrooms. Recommend further evaluation by a licensed plumber.

Gas Line: The gas line is satisfactory.

Flue Pipe: The exhaust flue is satisfactory.

Relief Valve: The temperature and pressure relief valve is of the correct type for the water heater. Manufacturers recommend testing this valve once per year to insure normal valve operation.

Thermal Expansion: **Action** - The thermal expansion tank is not strapped up or supported. According to the plumbing standards it is not allowed to be supported by the piping but must have a separate strap or support. Repair is recommended to prevent damage to the piping and leaks.



Comments: **GOOD NEWS:** There is a circulating pump in the hot water system. This can help reduce water consumption.

Attention - Recommend installing a plug in type time clock for the hot water circulation pump and setting it to your schedule for optimum performance and energy savings.



Gas Service

Gas Supply: Natural gas. The main gas shut-off valve is located at the gas meter on the left side of the home. The interior piping is predominately black iron pipe.



Piping Condition:

The visible portions of the interior gas supply piping are satisfactory.

Action - There is a gas leak at the gas meter on the exterior of the home. Contact your local gas supplier or Atlanta Gas Light Co at 770-907-4231.

- The gas piping on the exterior of the home at the gas meter is rusted. Recommend removing the rust and painting with a rust inhibiting primer and paint to prevent damage to the pipes.
- I could not get the gas lamps in the back yard to light. They were wet.



Comments: **Attention** - For your safety, we recommend installing a Carbon Monoxide alarm on each level of the home because gas appliances are installed in the home.

HEATING & AIR CONDITIONING

Upstairs Air Conditioning

Description: Split System Central A/C. Size: 2 Ton. Manufactured: 3/2015.

Condition: The temperature differential on the upstairs a/c system was 19 degrees. This is within the desired range of 15 - 20 degrees F. The scope of this inspection does not include the effectiveness or adequacy of the system.

Condenser: The condensing coil was clean, and no blockage was noted.

Power: 240 volt electric. The exterior disconnect is in satisfactory condition.

Refrigerant Lines: The visible portions of the lines are in satisfactory condition.

Main Level Air Conditioning

Description: Split System Central A/C. Size: 3 1/2 Ton. Manufactured: 9/2014.

Condition: The temperature differential on the main level a/c system was 20 degrees. This is within the desired range of 15 - 20 degrees F. The scope of this inspection does not include the effectiveness or adequacy of the system.

Condenser: The condensing coil was clean, and no blockage was noted.

Power: 240 volt electric. The exterior disconnect is in satisfactory condition.

Refrigerant Lines: The visible portions of the lines are in satisfactory condition.

Upstairs Heating System

Description: Central Heat Pump System. Size: 2 Ton. Manufactured: 10/2014.

Condition: The upstairs heat pump was operational at the time of inspection.

Filter: **GOOD NEWS:** A high efficiency media type air filter is installed on the upstairs furnace. The efficiency and effectiveness of these exceed that of conventional filters. Follow the manufacturer's instructions for replacement, usually every 6 months.

Ducts Condition: The visible ductwork appears to be functional. Most of the ductwork is enclosed and largely inaccessible and could not be viewed directly.

Main Level Heating System

Description: Gas fired forced air furnace, 88,000 BTU. Manufactured: 12/2014.

Condition: The main level heating system was turned on and appeared to be operating normally.

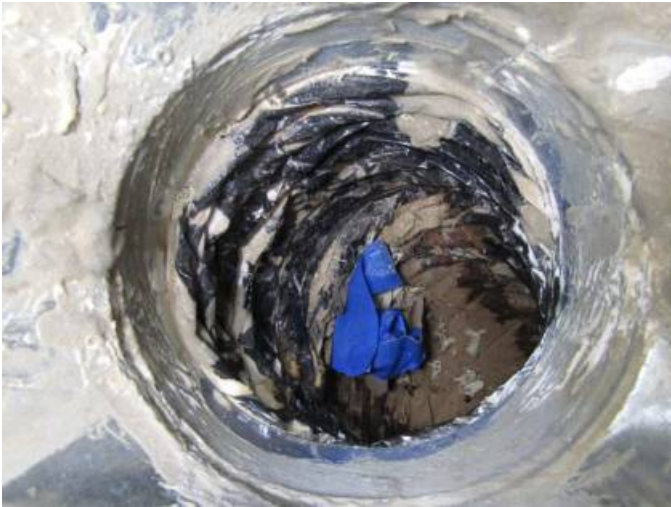
Flue: **Action** - Water is leaking from the flue of the main level furnace in the basement. It is causing rust inside the furnace.
Recommend having a licensed HVAC contractor check the flue and furnace, and make all necessary repairs.



Combustion Air: Availability of secondary air for combustion and flue draft is adequate.

Filter: **GOOD NEWS:** A high efficiency media type air filter is installed on the main level furnace. The efficiency and effectiveness of these exceed that of conventional filters. Follow the manufacturer's instructions for replacement, usually every 6 months.

Ducts Condition: **Action** - The ducts are dirty, professional cleaning of the ducts is recommended.
- The duct at the return vent in the family room is pinched.
- There are shutters on the return vents. Return vents are not allowed to be restricted or have shutters.
Repair by a qualified HVAC contractor is recommended.



pinched duct



KITCHEN

Kitchen

- Countertops:** **GOOD NEWS:** Stone counter tops are installed in the kitchen.
- Cabinets:** **Attention** - The bottom drawers on the left and the right side of the range do not have soft close mechanisms on them, all the others do.
- Sink / Faucet:** **Action** - There is a leak on the drain at the kitchen sink. Repair by a plumber is recommended.



- Disposal:** The food waste disposal was functional. The performance of the disposer is not included in this inspection.
- Dishwasher:** The dishwasher was operated on normal cycle, no leaks were noted. The adequacy and performance of the dishwasher is beyond the scope of this inspection and is not included in this report.
- Microwave Oven:** **GOOD NEWS:** There is a built in microwave oven.

The microwave oven was tested and operated normally.
- Range / Oven:** There is a free standing gas range. The timers and temperature settings were not tested and are not part of this inspection. It was functional at the time of inspection.
- Stove Vent** **GOOD NEWS:** The kitchen exhaust fan is vented to the exterior of the home. The exhaust fan operated satisfactory.
- Refrigerator:** The refrigerator was functional at time of inspection. This inspection determines only if the unit is currently keeping the contents cold. The ice maker and water dispenser are beyond the scope of this inspection.

LAUNDRY ROOM

Laundry Room

- Washer & Dryer** A washer and dryer are installed in both laundry rooms.

Attention - Testing of the clothes washer and dryer is not included as part of a home inspection.

The laundry room in the master bedroom is designed for a stackable washer/dryer unit only.
- Washer Hookup:** The visible portions of the water supply and drain pipe connections appear satisfactory. The drain pipe was not tested.

Overflow Pan: **Action** - The overflow pan under the washing machine is damaged, the pipe is not connected to the pan. Recommend replacing the pan and connecting it to the drain pipe to help prevent damage in case of a leak.



Dryer Hookup: There is a 240-volt receptacle provided for an electric dryer.
FYI: The electrical receptacle for the dryer is the newer 4 prong type (for dryers built after 1998). Check your dryer for electrical cord compatibility. If not compatible, you will need to contact a repairman to change the cord on your dryer.

Dryer Vent: The dryer vent and vent hood flapper are functional.
Recommend cleaning the dryer vent pipe when you move in. The dryer vent should be cleaned about once a year on average to prevent fires. Cleaning your dryer vent will save money on your utility bills because drying time is reduced with a clean vent and your dryer will last longer.

BATHROOMS

Bathrooms

Cabinets: The vanity cabinets and countertops are in satisfactory condition.

Sinks: The sinks and faucets are functional, no leaks were noted today.

Toilets **GOOD NEWS:** The toilets are the water saving type that use only 1.6 gallons per flush instead of the older type that use 3 to 4 gallons of water.

Toilets: **Action** - The toilets in the master and powder room bathrooms are not secured to the floor, allowing them to move and possibly leak.
Recommend checking for damage under the toilets, replacing the wax seals and re-secure the toilets to the floor.

Tubs/Shower Walls Floors: The tub/shower walls appear to be in satisfactory condition.

Tub/Shower Valves & Drains: The tub/shower valves and drains are in satisfactory condition.

Ventilation: The bathroom exhaust fans were functional.

INTERIOR

Interior

Doors: **Attention** - The door from the left rear bedroom to the bathroom and the door from the right rear bedroom to the Jack and Jill bathroom are warped.
- The stops for the door to the right front bedroom closet and the Jack and Jill bathroom doors need adjustment.



Walls: The visible walls are in satisfactory condition.

Ceilings: The ceilings are in satisfactory condition.

Flooring: The visible flooring is in satisfactory condition.

Stairway: The stairways are in satisfactory condition.

Comments: **Action** - The carpet at the door to the basement bedroom was wet. I could not determine if it was from a plumbing leak below the slab or from ground water coming up through the slab.
- Water stains and swelling was noted on the baseboards inside and outside the room. Further evaluation and repair is recommended.



Fireplace

- Type:** Prefabricated, wood burning with a gas starter.
- Hearth:** The hearth is in satisfactory condition.
- Firebox:** The firebox is in satisfactory condition.
- Flue:** **Action** - There is an excessive build-up of creosote in the fireplace flue. To avoid a chimney fire, cleaning and evaluation by a chimney sweep is recommended.
- Chimney:** Wood framed chase with a metal flue.

GARAGE / CARPORT

Garage

- Type:** Attached three car garage.
- Vehicle Door:** The overhead garage doors are made of wood.
- Vehicle Door Condition:** **Attention** - The garage doors are deteriorating from moisture.



- Door Opener:** The automatic door openers and the electronic beam safety reverse systems operated properly. The remote controls were not available for testing.
- Walls:** The visible walls are satisfactory and appear to meet the Georgia fire separation standards.
- Ceiling:** The ceiling is satisfactory and appears to meet the Georgia fire separation standards between the garage and the home.
- Floor:** The visible garage floor is in satisfactory condition.
- Door to Home:** The door from the garage to the home is in satisfactory condition and appears to meet the Georgia fire separation standard.