

Atlanta Property Inspections, Inc.

HOME INSPECTION REPORT



286 Devonshire Drive, Alpharetta, GA 30022
Inspection prepared for: Lisa Tran
Date of Inspection: 1/27/2020 Time: 1:30 PM
Age of Home: 22 Yearsd Old (1998) Size: 1200 SF
Weather: Overcast, Damp Soil, 40 Degrees

Inspector: Cary Cooper

Email: 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:

EXTERIOR GROUNDS:

Page 10	FENCING / VEGETATION:	<ul style="list-style-type: none"> • Tree limbs are in close contact with the roof at the front left corner. This condition can lead to damage to the roof coverings and an excessive amount of leaf and tree debris on the roof that can clog gutters and down spouts. In addition, squirrel activity on the roof and in the attic is common with tree limb proximity to the house and can be expensive to correct with professional wildlife exclusion services. Squirrel and rodent activity in the attic can also lead to rodent droppings and urine debris, disturbed insulation and chewed electrical wiring. Due to these concerns it is recommended that the tree limbs be trimmed back away from the roof and exterior walls. In some cases it may be beneficial to remove the entire tree.
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EXTERIOR WALLS:

Page 11	EXTERIOR WALLS:	<ul style="list-style-type: none"> • A hole / opening was noted at the rear exterior closet wall where the coolant line enters the closet. This condition can lead to possible rodent activity into this closet. Correction is recommended so that this penetration, and any others are fully sealed.
Page 11	EXTERIOR TRIM:	<ul style="list-style-type: none"> • Damaged wood trim was noted at the lower right portion of the front entry door, and the vertical trim, on the front wall, where it meets to the neighboring metal roof (see photos). Replacement of the affected wood trim is recommended.
Page 12	FASCIA / SOFFIT:	<ul style="list-style-type: none"> • Damaged wood was observed at the fascia board located at the following locations (see photos): <ol style="list-style-type: none"> 1. The front left corner roof; 2. The left side left gabled roof; 3. At the rear roof near the left corner. <p>Replacement of the damaged wood is recommended; further evaluation is recommended to determine the source of the water damage and to make necessary repairs.</p>
Page 12	PAINTING / CAULKING:	<ul style="list-style-type: none"> • Caulk sealant is missing at the vertical wood to brick location at the front left corner (see photo). Gaps are present that could lead to moisture entry and air infiltration into the wall. Caulk sealant is recommended at these locations to fully seal the wall. • Open caulk joints were noted at the left side wall corner trim just above the brick (see photo). Large openings are present which could allow air and water infiltration into the wall or trim. Correction is recommended so that this area is properly sealed.

ROOF, GUTTERS, CHIMNEY:

Page 14	ROOF:	<ul style="list-style-type: none"> • The roof shingles have excessive wear at the granular coatings, fiberglass is exposed at the shingle edges. This condition is an indication that the roof shingles are at the end of their normal expected lifespan and will need to be replaced soon. Client should budget for a major expense. Obtain roof replacement quotes from a professional roofing contractor. • Missing roof shingles were noted at the right side of the front gabled roof (see photo). This is a leak concern; replacement of the missing roof shingles is recommended by a professional roofing contractor.
Page 15	ROOF FLASHING:	<ul style="list-style-type: none"> • Kickout flashing is missing where the roof adjoins the exterior wall at the chimney corners. Installation of properly sized kickout flashing is recommended at this location to prevent water intrusion or water damage at this location.
Page 15	GUTTERS:	<ul style="list-style-type: none"> • A downspout elbow is missing at the front left corner (see photo). Excessive water is draining near the foundation. Replacement of the missing elbow is recommended. • CLIENT RECOMMENDATION: No gutter system has been installed at the rear roof (see photo). Although gutters are not required, it is suggested that gutters be installed for improved drainage and water management around the perimeter of the home.

SLAB FOUNDATION:

Page 16	RODENTS:	<ul style="list-style-type: none"> • Evidence of rodent activity was noted at ?, observations include: • Rodent droppings are present in the exterior closet (see photo). This is an unsanitary condition; removal of all rodent droppings is recommended. • Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife control contractor to determine the full extent of rodent exclusion needs and costs. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of repair can develop into a major expense.
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ATTIC:

Page 17	ATTIC LEAKS:	<ul style="list-style-type: none"> • Evidence of multiple roof leaks were observed in the attic and include at the following (see photos): <ol style="list-style-type: none"> 1. At the dryer duct penetration; 2. Around the chimney penetration; 3. Atr the front center roof above the center portion of the bedroom. <p>This condition is evidence of possible roof leaks but could not be verified during this limited visual inspection. Further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.</p>
Page 18	ATTIC FIRE SEPARATION:	<ul style="list-style-type: none"> • Loose sheetrock tape was noted at the attic fire wall panel located at the side wall of the attic (see photo); repair or replacement of the affected sheetrock is recommended to maintain the integrity of the fire wall. • No fire separation is present at the open chase located to the right of the furnace (see photo). Visibility down to previous floor is present. This condition does not meet current fire safety standards that call for this opening to be sealed or covered. Installation of a fire separation barrier is recommended and could include the use of wood, sheetrock, sheet metal, or in some cases 16" of unfaced insulation batts.
INTERIOR:		
Page 20	EXTERIOR DOORS:	<ul style="list-style-type: none"> • Evidence of water entry and moisture damaged wood was noted at the rear exterior closet entry door (see photo). Further evaluation is recommended, by a professional contractor, to determine the source of water entry and to make all necessary repairs.
Page 21	WINDOWS:	<ul style="list-style-type: none"> • Moisture and/or foggy residue was observed inside the dual pane glass at the three master bedroom windows, and the front bedroom windows. <p>This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.</p> <p>NOTE: We can not always identify all windows with a defective seal due to weather, furniture obstructions, and other conditions; it is possible that other defective windows may be present as well. We recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.</p>

<p>Page 22</p>	<p>INTERIOR WALLS / CEILINGS:</p>	<ul style="list-style-type: none"> • A sheetrock ceiling repair was noted at the master bedroom ceiling above the bathroom entry, and at multiple locations of the front guest bedroom ceiling (see photos). It is suggested that client ask the seller for more information regarding this repair. • LIMITED INSPECTION: Water stains were observed in the sheetrock ceiling above the water heater (see photo). The staining appears to be from the coolant line which passes through the sheetrock and above this location. The coolant line may need to be re-insulated to prevent more condensate from dripping on to the ceiling below. Further evaluation is recommended to determine the source of the staining and to make all necessary repairs.
<p>Page 23</p>	<p>FLOORS:</p>	<ul style="list-style-type: none"> • Excessive floor movement was noted at the family room near the fireplace and in the eat-in kitchen near the bar area (see photo). Due to floor coverings and lack of access / visibility, we are unable to fully evaluate this condition and could be caused by unevenness of the concrete slab.
<p>Page 24</p>	<p>FIREPLACE:</p>	<ul style="list-style-type: none"> • The fireplace flue has excessive buildup of debris which is potentially unsafe. It is recommended that the fireplace be cleaned and inspected by a chimney sweep or other fireplace professional prior to future use of the fireplace. Further evaluation is recommended by a professional fireplace contractor to determine the full extent of repair needs and costs. • The rear wall panel of the firebox has a hairline type of cracking. This type of damage should be monitored for future repair or replacement needs. • Due to the concerns noted within the fireplace or chimney, a Level 2 Inspection is advised by a CSIA certified professional fireplace contractor. This inspection is a visual inspection, along with a roof / chimney inspection, and a camera scan, that can provide more detailed information by a professional fireplace contractor. This detailed inspection can determine compliance with the NFPA 211 safety standards (National Fire Protection Association).

KITCHEN:

<p>Page 25</p>	<p>KITCHEN SINK / FAUCET:</p>	<ul style="list-style-type: none"> • The drain below the kitchen sink is incorrectly using a flexible connector which is not approved by local plumbing codes (see photo). This type of drain pipe can allow debris collection, clogged drains and unsanitary waste food buildup. Although the use of this type of drain is common and the drain may be working correctly at this time, replacement of the flexible connector is recommended with an approved rigid, smooth bore drain pipe instead.
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BATHROOMS / LAUNDRY

Page 27	BATH TUBS / SHOWERS:	<ul style="list-style-type: none"> • No drain stopper is present at the master bathtub. Correction is recommended.
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PLUMBING:

Page 28	PLUMBING SUPPLY:	<ul style="list-style-type: none"> • WATER PRESSURE TOO HIGH: A water pressure reading was taken at the front and rear hose bibs and was found to be too high at 120 PSI at both locations (see photos). A normal water pressure reading is in the 40 - 80 PSI range. This condition could be an indication that the pressure reducer valve is defective. Further evaluation is advised by a professional plumber to determine repair needs and costs. Excessive water pressure can create potential leaks in the plumbing system such as the water heater tank, the water heater T&P valve and the washing machine supply hoses. • The front and rear hose bibs are leaking from the turn handle when the water is turned on (see photo of front hose bib). Further evaluation and repair is recommended by a professional plumber.
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ELECTRICAL SYSTEM:

Page 34	RECEPTACLES:	<ul style="list-style-type: none"> • The outlet at located to the left of the stove was found to have an open ground. Correction is recommended by a licensed electrician.
Page 34	GFCI / AFCI PROTECTION:	<ul style="list-style-type: none"> • SAFETY CONCERN: GFCI protection is missing at the kitchen countertop circuit to the left of the stove which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement. • SAFETY CONCERN: A GFCI outlet is defective at the main floor half bathroom. The GFCI outlet will not trip off when tested manually or with a GFCI tester. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.

HEATING:

Page 38

HEATING 1:

• The coolant line at the attic HVAC system is not fully insulated and has been dripping moisture onto the attic floor and on the furnace (see photo). This condition can lead to water stains and possible ceiling damage if not repaired. Correction is recommended so that the coolant line is fully insulated.

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

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

BUDGET FOR REPLACEMENT:

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

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates:

<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates:

<http://m.lennox.com/promotions/national.asp>

Trane Rebates:

<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

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

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

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

AIR CONDITIONING:

<p>Page 39</p>	<p>AC UNIT 1:</p>	<p>• AGING EQUIPMENT - BUDGET FOR REPLACEMENT: Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.</p> <p>Consider these cost saving strategies when replacing HVAC equipment:</p> <p>1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings: Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/ Lennox Rebates: http://m.lennox.com/promotions/national.asp Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html York Rebates: http://york.com/residential/promotions-savings/default.aspx</p> <p>2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</p> <p>3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</p> <p>4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.</p>
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THERMOSTATS / FILTERS / DUCTING:

<p>Page 41</p>	<p>THERMOSTATS:</p>	<p>• The second floor HVAC system has been ducted off the first floor HVAC which is not advised. The second floor level does not have thermostatic controls and is relying on the first floor thermostat. This condition creates warmer temps at the second floor level year round, not enough cooling in the summer, too much heat in the winter.</p> <p>Client may want to upgrade to a dual thermostat system so that the second floor has its own thermostat with dampered ducts that open and close as needed.</p>
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<p>Page 41</p>	<p>HVAC DUCTING:</p>	<p>• The interior of HVAC ducts are dirty when view from the return vents; professional duct cleaning is recommended.</p>
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RADON / MOLD / ASBESTOS / LEAD PAINT

<p>Page 43</p>	<p>MOLD:</p>	<p>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. As a courtesy, we are mentioning the following observation:</p> <p>MOLD OBSERVED IN THE CRAWL SPACE: Based on a limited visual inspection, suspected mold like substance or fungus growth is visible in the exterior mechanical room closet on the sheetrock wall below the water heater (see photo).</p> <p>RECOMMENDATION 1: Due to health concerns regarding mold, it is recommended that further evaluation and mold testing (microbial sampling and laboratory analysis) be conducted to determine what type of mold is present and at what quantities. It is recommended that air and surface samples be collected and sent to an EPA approved lab for analysis.</p> <p>RECOMMENDATION 2: Because mold can spread from one location to another, further evaluation is advised by a professional mold mitigation contractor to determine the full scope of mold contamination. It is likely that professional mold mitigation work will be needed. It is recommended that any mold mitigation work include a post mitigation test to verify the results of the mold mitigation work. Client should budget for a possible major expense and obtain mold remediation price quotes.</p> <p>Because the suspected mold appears to be isolated to a small area, less than 10 square feet, the EPA standards allow cleanup and removal of the affected area which could be handled by the homeowner or a handyman type of contractor.</p> <p>INSPECTION LIMITATIONS: 1. Because this is a limited visual inspection, it is possible that other molds may be present that are not identified in this report. Mold testing may be helpful in identifying other mold spores that are not visible. 2. No mold samples were collected at this time. The inspection is limited to a visual inspection only.</p>
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EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

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

- The overall slope of the yard is flat;
- The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.

DRIVEWAY / SIDEWALK:

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

- The parking lot and sidewalk appear serviceable and functional. No concerns were observed.

FENCING / VEGETATION:

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

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

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

PATIO:

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

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

EXTERIOR WALLS:

EXTERIOR WALLS:

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

Vinyl siding is present and appears to be serviceable, no concern were noted.

• **The exterior brick and siding appears serviceable; no concerns were noted.**

• **A hole / opening was noted at the rear exterior closet wall where the coolant line enters the closet. This condition can lead to possible rodent activity into this closet. Correction is recommended so that this penetration, and any others are fully sealed.**

EXTERIOR TRIM:

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

• **Wood trim is present; the overall condition of the exterior trim appears serviceable except as noted below:**

• **Damaged wood trim was noted at the lower right portion of the front entry door, and the vertical trim, on the front wall, where it meets to=he neighboring metal roof (see photos). Replacement of the affected wood trim is recommended.**



Damaged wood trim at front corner roof above adjoining metal roof

FASCIA / SOFFIT:

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

• **Wood soffit / fascia are present.**

• **Damaged wood was observed at the fascia board located at the following locations (see photos):**

1. The front left corner roof;
2. The left side left gabled roof;
3. At the rear roof near the left corner.

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 gabled roof



Damaged fascia at rear corner roof

PAINTING / CAULKING:

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

• **The overall condition of the exterior painting and caulking appears to be adequate, except as noted below:**

• **Caulk sealant is missing at the vertical wood to brick location at the front left corner (see photo). Gaps are present that could lead to moisture entry and air infiltration into the wall. Caulk sealant is recommended at these locations to fully seal the wall.**

• **Open caulk joints were noted at the left side wall corner trim just above the brick (see photo). Large openings are present which could allow air and water infiltration into the wall or trim. Correction is recommended so that this area is properly sealed.**



Open caulk joints at front left corner trim



Caulk sealant missing at front left corner wood to brick location

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

• **ROOF DESCRIPTION:** Intersecting gable style roof, Steep pitch, Unknown Age

• **The roof shingles are 3 tab, composition asphalt shingles.**

• **ROOF INSPECTION ACCESS:** The roof was viewed and inspected from the ground with binoculars.

ROOF:

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

• **The roof shingles have excessive wear at the granular coatings, fiberglass is exposed at the shingle edges. This condition is an indication that the roof shingles are at the end of their normal expected lifespan and will need to be replaced soon. Client should budget for a major expense. Obtain roof replacement quotes from a professional roofing contractor.**

• **Missing roof shingles were noted at the right side of the front gabled roof (see photo). This is a leak concern; replacement of the missing roof shingles is recommended by a professional roofing contractor.**



Missing shingles at front right gabled roof

ROOF FLASHING:

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

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

• **Kickout flashing is missing where the roof adjoins the exterior wall at the chimney corners. Installation of properly sized kickout flashing is recommended at this location to prevent water intrusion or water damage at this location.**

GUTTERS:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" 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 except as listed below:**

• **A downspout elbow is missing at the front left corner (see photo). Excessive water is draining near the foundation. Replacement of the missing elbow is recommended.**

• **CLIENT RECOMMENDATION:**
No gutter system has been installed at the rear roof (see photo). Although gutters are not required, it is suggested that gutters be installed for improved drainage and water management around the perimeter of the home.



Recommend gutter installation at rear roof

CHIMNEY:

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

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

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

SLAB FOUNDATION:

SLAB FOUNDATION:

OK
 Minor
 Moder
 Major
 Recom

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

WOOD DESTROYING INSECTS:

OK
 Minor
 Moder
 Major
 Recom

• **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

• **Evidence of rodent activity was noted at ?, observations include:**

• **Rodent droppings are present in the exterior closet (see photo). This is an unsanitary condition; removal of all rodent droppings is recommended.**

• **Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife control contractor to determine the full extent of rodent exclusion needs and costs. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of repair can develop into a major expense.**



Rodent droppings on top of water heater in exterior closet

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 a pull down ladder. The attic access appears 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 and includes oriented strand board (OSB) roof decking.

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

ATTIC LEAKS:

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

• Evidence of multiple roof leaks were observed in the attic and include at the following (see photos):

1. At the dryer duct penetration;
2. Around the chimney penetration;
3. Atr the front center roof above the center portion of the bedroom.

This condition is evidence of possible roof leaks but could not be verified during this limited visual inspection. Further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.



Evidence of a leak at laundry room dryer vent penetration



Evidence of a leak at front center roof above guest bedroom



Evidence of a leak at chimney



Evidence of a leak from chimney

ATTIC VENTILATION:

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

- The roof and attic ventilation consists of:
- 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.

ATTIC FIRE SEPARATION:

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

- Loose sheetrock tape was noted at the attic fire wall panel located at the side wall of the attic (see photo); repair or replacement of the affected sheetrock is recommended to maintain the integrity of the fire wall.

• No fire separation is present at the open chase located to the right of the furnace (see photo). Visibility down to previous floor is present. This condition does not meet current fire safety standards that call for this opening to be sealed or covered. Installation of a fire separation barrier is recommended and could include the use of wood, sheetrock, sheet metal, or in some cases 16" of unfaced insulation batts.



Loose sheetrock tape at fire walls



Open chase at attic floor to the right of furnace

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.

INTERIOR:

INSPECTION LIMITATIONS - FLOORS:

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

INSPECTION LIMITATIONS -WINDOWS:

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

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

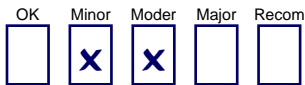
Because this inspection is limited, we assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted 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

EXTERIOR DOORS:



- Steel coated entry door with tempered safety glass

- Sliding glass door with tempered safety glass

• The exterior doors appear serviceable and operate normally; no concerns were noted except as mentioned below.

CLIENT RECOMMENDATION:

As a standard security measure, it is recommended that client consider installation of new door locks or rekeyed locks after move-in to insure that no one else has a copy of the house keys.

• Evidence of water entry and moisture damaged wood was noted at the rear exterior closet entry door (see photo). Further evaluation is recommended, by a professional contractor, to determine the source of water entry and to make all necessary repairs.



Evidence of water entry and damaged wood at rear exterior patio entry door



Moisture damaged wood at inside casing of exterior closet door

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

• The windows are metal window frame type with double pane glass.

• Moisture and/or foggy residue was observed inside the dual pane glass at the three master bedroom windows, and the front bedroom windows.

This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

NOTE: We can not always identify all windows with a defective seal due to weather, furniture obstructions, and other conditions; it is possible that other defective windows may be present as well. We recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.

INTERIOR WALLS / CEILINGS:

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

• **The interior walls and ceilings are sheetrock.**

• **A sheetrock ceiling repair was noted at the master bedroom ceiling above the bathroom entry, and at multiple locations of the front guest bedroom ceiling (see photos). It is suggested that client ask the seller for more information regarding this repair.**

• **LIMITED INSPECTION:**

Water stains were observed in the sheetrock ceiling above the water heater (see photo). The staining appears to be from the coolant line which passes through the sheetrock and above this location. The coolant line may need to be re-insulated to prevent more condensate from dripping on to the ceiling below. Further evaluation is recommended to determine the source of the staining and to make all necessary repairs.



Water stains at exterior closet ceiling below coolant line



Paint repairs at front guest bedroom ceiling



Ceiling / paint repair at master bedroom above bathroom entry

FLOORS:

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

• The general condition of floors appears to be serviceable a minor concern is listed below.

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.

• Excessive floor movement was noted at the family room near the fireplace and in the eat-in kitchen near the bar area (see photo). Due to floor coverings and lack of access / visibility, we are unable to fully evaluate this condition and could be caused by unevenness of the concrete slab.



Vertical movement at flooring

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

• **Fireplace Location: Family room Fireplace Type: Masonry type with a gas starter**

• **The fireplace flue has excessive buildup of debris which is potentially unsafe. It is recommended that the fireplace be cleaned and inspected by a chimney sweep or other fireplace professional prior to future use of the fireplace.**

Further evaluation is recommended by a professional fireplace contractor to determine the full extent of repair needs and costs.

• **The rear wall panel of the firebox has a hairline type of cracking. This type of damage should be monitored for future repair or replacement needs.**

• **Due to the concerns noted within the fireplace or chimney, a Level 2 Inspection is advised by a CSIA certified professional fireplace contractor. This inspection is a visual inspection, along with a roof / chimney inspection, and a camera scan, that can provide more detailed information by a professional fireplace contractor. This detailed inspection can determine compliance with the NFPA 211 safety standards (National Fire Protection Association).**

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

• **A stainless steel sink is present; the kitchen sink and faucet appear serviceable; no concerns were noted except as mentioned below.**

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



Flex drain lines below kitchen sink

STOVE / OVEN / COOKTOP:

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

• **A gas range / stove is present;**

• **The stove appears serviceable; the stove was tested and appears to be functioning normally.**

CLIENT RECOMMENDATION: The kitchen stove does not have the anti-tip bracket installed behind the unit as is now required by all stove manufacturers. See manufacturer's manual regarding the installation instructions for this safety device. This bracket is usually installed on the lower wall behind the stove and is designed to prevent the appliance from tipping over. Correction is recommended to meet the manufacturers installation requirements.

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.**

• **GOOD NEWS!**
The kitchen dishwasher is new or has been recently replaced.

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.**

REFRIGERATOR:

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

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

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

• **No drain stopper is present at the master bathtub. Correction is recommended.**

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 and a gas connection is present and is capped. A dryer duct is present and appears serviceable.**

LIMITED INSPECTION:

- The laundry appliances, if present, were not tested.**
- 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.**

• **A drain pan is present below the washing machine; the pan was not tested for leakage.**

PLUMBING:

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 SUPPLY:

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

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

• The main plumbing supply cut-off valve is located in the exterior closet above the water heater (see photo).

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

• WATER PRESSURE TOO HIGH:

A water pressure reading was taken at the front and rear hose bibs and was found to be too high at 120 PSI at both locations (see photos). A normal water pressure reading is in the 40 - 80 PSI range. This condition could be an indication that the pressure reducer valve is defective. Further evaluation is advised by a professional plumber to determine repair needs and costs. Excessive water pressure can create potential leaks in the plumbing system such as the water heater tank, the water heater T&P valve and the washing machine supply hoses.

• The front and rear hose bibs are leaking from the turn handle when the water is turned on (see photo of front hose bib). Further evaluation and repair is recommended by a professional plumber.



Active leak at turn handle when water is turned on at exterior hose bibs



Water pressure too high at rear hose bib



Main water cut-off handle located above water heater



Water pressure too high at front hose bib

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



Gas meter at rear

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

Client is advised to test the temperature and pressure relief valve (TPR valve) at least once per year to insure 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:

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

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

• TANK DESCRIPTION: Rheem, 40 Gallons, 2 years old(2018)

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

• **A thermal expansion valve is present on the cold water line and appears serviceable.**



Water heater located in exterior closet

ELECTRICAL SYSTEM:

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

MAIN PANEL:

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

- **The main panel is located in the exterior closet. Circuit breakers are present. The main panel box appears serviceable during a limited visual inspection inside the panel (see photo); no concerns were found.**



View inside main panel box

LIGHTS / SWITCHES:

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

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

• LIGHTING UPGRADE SUGGESTED: INSTALL BETTER LIGHT BULBS:

Installation of newer LED bulbs or compact fluorescent light bulbs (CFL's) is recommended for reduced energy use and savings. LED and CFL bulbs are slightly more expensive than incandescent bulbs but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power, about one fourth as much energy to produce the same amount of light when compared to an incandescent bulb. This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year.

ELECTRICAL WIRING:

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

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

RECEPTACLES:

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

• **A representative number of receptacles / outlets were tested and appeared to be functional, except as noted below:**

• CLIENT NOTE:

One or more wall outlets in the family room, and both bedrooms are controlled by a light switch at the entry doors to these rooms. This switch controlled wall outlet is required by the National Electric Code (NEC) when no ceiling light has been installed and is designed to turn on a lamp from the doorway that could be plugged in to the wall outlet.

• The outlet at located to the left of the stove was found to have an open ground. Correction is recommended by a licensed electrician.

GFCI / AFCI PROTECTION:

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

• SAFETY CONCERN:

GFCI protection is missing at the kitchen countertop circuit to the left of the stove which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.

• SAFETY CONCERN:

A GFCI outlet is defective at the main floor half bathroom. The GFCI outlet will not trip off when tested manually or with a GFCI tester. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.

FIRE SAFETY:

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

• UPGRADE SUGGESTED - FIRE SAFETY:

For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.

• UPGRADE SUGGESTED - FIRE SAFETY:

Recent changes in the building codes now require smoke detectors inside bedrooms as well as at the hallway locations. Consider upgrading to meet this newer safety standard. This should provide an additional layer of smoke and fire protection that will alert sleeping occupants to the threat of fire.

• UPGRADE SUGGESTED - FIRE SAFETY:

Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use.

CARBON MONOXIDE DETECTORS:

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

• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:

Installation of a carbon monoxide detector is recommended as a safety upgrade. Current building codes have recently changed (Jan. 1, 2009) to require carbon monoxide detectors in new home construction. Because of this newer safety standard, the installation of C/O detectors is recommended as a safety upgrade.

Carbon monoxide detectors are recommended on each floor level of the home and at least one carbon monoxide detector should be located in the master bedroom to alert the adults in the home to a possible C/O problem. Other good carbon monoxide detector locations include the garage and other areas where gas appliances are located such as furnaces, fireplaces, and water heaters. If a gas water heater or furnace is located in an area such as a hallway closet near the bedrooms, a C/O detector is strongly advised in the hallway near the gas appliance but not closer than 5 feet from the appliance.

Since many C/O detectors are manufactured to the UL Standard 2034 which allows for C/O levels of 70 PPM (parts per million) for 3.5 hours before alarming, it is suggested that client install low level C/O detectors that have a visible digital readout to provide an increased awareness of possible changing conditions.

SECURITY SYSTEM:

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

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

HEATING:

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 1:

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

• **Whole House Zone; Carrier, located in the attic, 60,000 BTU, 22 years old (1998)**

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

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

• **The coolant line at the attic HVAC system is not fully insulated and has been dripping moisture onto the attic floor and on the furnace (see photo). This condition can lead to water stains and possible ceiling damage if not repaired. Correction is recommended so that the coolant line is fully insulated.**

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

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

BUDGET FOR REPLACEMENT:

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

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

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

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

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



Good temps during testing of furnace



Furnace located in attic



Coolant line not fully insulated in attic and at evaporator

AIR CONDITIONING:

AC UNIT 1:

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

• **Whole House Zone; Carrier, 2 ton, 22 years old (1998)**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **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.

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

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

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

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

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

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



AC unit at rear

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

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

• **The second floor HVAC system has been ducted off the first floor HVAC which is not advised. The second floor level does not have thermostatic controls and is relying on the first floor thermostat. This condition creates warmer temps at the second floor level year round, not enough cooling in the summer, too much heat in the winter.**

Client may want to upgrade to a dual thermostat system so that the second floor has its own thermostat with dampered ducts that open and close as needed.

HVAC FILTERS:

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

• **Filter Size: :16x25x1.**

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

HVAC DUCTING:

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

• **Flexible Round HVAC ducting is present;**

• **The interior of HVAC ducts are dirty when view from the return vents; professional duct cleaning is recommended.**

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

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. As a courtesy, we are mentioning the following observation:

MOLD OBSERVED IN THE CRAWL SPACE:

Based on a limited visual inspection, suspected mold like substance or fungus growth is visible in the exterior mechanical room closet on the sheetrock wall below the water heater (see photo).

RECOMMENDATION 1: Due to health concerns regarding mold, it is recommended that further evaluation and mold testing (microbial sampling and laboratory analysis) be conducted to determine what type of mold is present and at what quantities. It is recommended that air and surface samples be collected and sent to an EPA approved lab for analysis.

RECOMMENDATION 2: Because mold can spread from one location to another, further evaluation is advised by a professional mold mitigation contractor to determine the full scope of mold contamination. It is likely that professional mold mitigation work will be needed. It is recommended that any mold mitigation work include a post mitigation test to verify the results of the mold mitigation work. Client should budget for a possible major expense and obtain mold remediation price quotes.

Because the suspected mold appears to be isolated to a small area, less than 10 square feet, the EPA standards allow cleanup and removal of the affected area which could be handled by the homeowner or a handyman type of contractor.

INSPECTION LIMITATIONS:

1. Because this is a limited visual inspection, it is possible that other molds may be present that are not identified in this report. Mold testing may be helpful in identifying other mold spores that are not visible.
2. No mold samples were collected at this time. The inspection is limited to a visual inspection only.



Suspected mold growth at lower sheetrock wall in exterior closet

ASBESTOS:

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

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

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

Glossary

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