

Atlanta Property Inspections, Inc.

HOME INSPECTION REPORT



2150 Weldonberry Drive, Brookhaven, GA 30319
Inspection prepared for: Salena Barnes
Date of Inspection: 12/21/2019 Time: 9:30
Age of Home: 12 Years Old (2007) Size: 1845 SF
Weather: Rainy, Wet Soil, 45 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 6

DECK:

- A deck surface board is damaged near the entry door (see photo). Replacement of the damaged deck board is suggested.

EXTERIOR WALLS:

Page 8

EXTERIOR TRIM:

- Damaged wood trim was noted at the right corner of the porch roof just above the gutter (see photo). Replacement of the affected wood trim is recommended.

ROOF, GUTTERS, CHIMNEY:

Page 9

GUTTERS:

- The gutters are full of debris at the front porch roof (see photo). Gutter cleaning is recommended so that the gutters can drain correctly.

ATTIC:

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ATTIC / ROOF FRAMING:

- An engineered roof truss has been cracked, broken or damaged next to the attic pull down ladder (see photo). The truss has been partially braced but the repair does not appear to be adequate. This type of repair is most often completed by installing full size bracing on both sides of the damaged truss member for the full length of the truss.
- Further evaluation is advised by an engineer or a truss design professional to determine the full extent of repair needs and to prescribe the repair specifications to meet all structural loads.
- It is suggested that a copy of the repair design and certification be posted in the attic, in a plastic bag, and stapled to the repaired truss member. In addition, client may want to keep a copy of the original for disclosure when selling the home in the future and pass it on to the home buyers.

INTERIOR:

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WINDOWS:

- The exterior coating of the left master bedroom window appears to be defective - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning. Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.
- The tilt-out locks are damaged at the front bathroom window, and the left side of the kitchen window (see photo). Replacement of the tilt-out locks is recommended.

BATHROOMS / LAUNDRY

Page 20	BATH SINKS:	<ul style="list-style-type: none"> • A slow drain was noted at the right master bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.
Page 21	LAUNDRY:	<ul style="list-style-type: none"> • A drain pan is present below the washing machine but is not connected to the drain line as needed. The pan is not expected to be watertight if needed. Correction is recommended.
WATER HEATER:		
Page 26	WATER HEATER:	<ul style="list-style-type: none"> • No thermal expansion tank or valve is present. The expansion tank or valve may not have been required at the time of this installation but is required now by local plumbing codes. Client should budget for an additional \$100 - \$200 for an expansion tank or valve when the water heater is replaced.
ELECTRICAL SYSTEM:		
Page 29	ELECTRICAL WIRING:	<ul style="list-style-type: none"> • The front doorbell is inoperative; repair or replacement is recommended.
AIR CONDITIONING:		

Page 36

AC UNIT 1:

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

Consider these cost saving strategies when replacing HVAC equipment:

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

Carrier Rebates:

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

Lennox Rebates:

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

Trane Rebates:

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

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

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

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are 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.

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AC UNIT 2:

• **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.

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

- A concrete driveway and sidewalk are present.
- The overall condition of the driveway is good, no concerns were noted.

FENCING / VEGETATION:

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

- The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed.

DECK:

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

- A wood deck is present at the rear.
- Wood guard railings are present.
- The rear deck appears to be serviceable overall, no concerns were noted except as listed below:
- A deck surface board is damaged near the entry door (see photo). Replacement of the damaged deck board is suggested.



Good flashing, deck attachment and joist support at rear deck



Damaged deck surface board

PORCH:

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

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

DECK / PORCH SUPPORT:

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

- Wood support posts are present - 6X6.
- The deck support structure appears to be functioning as intended; no concerns were noted.



Good footing brackets at deck posts

EXTERIOR STAIRS:

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

- Brick steps are present at the front entry.
- Metal railings are present at the front porch steps.
- The exterior steps and the stairway handrailings appear 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"/>

POSITIVE FEATURES:

1. This home has brick veneer at the some of 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.
2. Cement fiber siding is also present at some exterior wall locations; this type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (50 years for HardiPlank brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance / painting as wood siding products.

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

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 right corner of the porch roof just above the gutter (see photo). Replacement of the affected wood trim is recommended.**



Damaged wood trim at right corner of porch roof

FASCIA / SOFFIT:

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

- **Wood soffit / fascia are are present. The exterior soffit / fascia appears serviceable; no concerns were noted.**

PAINTING / CAULKING:

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

- **The overall condition of the exterior painting and caulking appears to be adequate, continue to maintain as needed.**

ROOF, GUTTERS, CHIMNEY:

The following roof inspection is an opinion of the general quality and condition of the roofing system and its components at the time of this inspection. The inspection is a limited visual inspection of the roofing system. The inspector does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leaks. Client is advised to inspect the roof annually and to maintain the roof and make repairs as needed.

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

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

ROOF DESCRIPTION / ACCESS:

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

• **ROOF DESCRIPTION: 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

ROOF FLASHING:

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

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

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

GUTTERS:

OK	Minor	Moder	Major	Recom
<input checked="" 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; continue to monitor and clean as needed.**

• **The gutters are full of debris at the front porch roof (see photo). Gutter cleaning is recommended so that the gutters can drain correctly.**



Gutter debris at front porch roof

GARAGE:

GARAGE:

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

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

• **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**

• **Typical cracks were noted at the garage floor. None appear to be structurally significant. Continue to monitor for any changes in crack length or width.**

GARAGE DOOR:

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

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

OVERHEAD DOOR OPENER:

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

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

GARAGE FIRE SEPARATION:

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

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

BASEMENT FOUNDATION:

BASEMENT:

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

• A basement is present and has been finished into living space; the basement is constructed with poured concrete walls.

LIMITED INSPECTION: The finished walls, ceilings and floors in the basement do not allow for full visibility of the framing and structural components. This inspection is limited to visible and accessible areas of the basement only.

• The overall condition of the finished basement appears serviceable. No concerns were noted.

FRAMING WALLS:

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

• Stud Walls are present - 2X6 studs spaced 16" on center.

• **LIMITED INSPECTION:** The basement wall framing (studs, beams and headers) is not fully visible for inspection due to the finished basement. A few representative areas were visible for inspection but not all areas of the wall framing could be evaluated.

FLOOR SYSTEM:

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

• **LIMITED INSPECTION** Due to the finished basement, the floor joists are not fully visible for inspection. No obvious concerns were noted at this time.

FIRESTOPPING / INSULATION:

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

• Fire stopping of basement walls and floors appears to be adequate.

A NOTE ABOUT FIRESTOPPING: Current building codes require firestopping between floor levels to help prevent the spread of fire and to increase response time for the homeowner. All openings such as drain penetrations, HVAC ducting, plumbing and gas piping are all required to be sealed with wood, sheet metal or in some cases 16 inches of unfaced fiberglass insulation to meet this fire safety standard. Many older homes do not meet this standard because it was not required at the time of the home's original construction.

INSULATION:

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

• Fiberglass insulation batts are present at the exterior wood framed walls and appears serviceable.

WOOD DESTROYING INSECTS:

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

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

RODENTS:

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

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

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 basement. We will not be responsible for any rodent activity discovered after our inspection.

ATTIC:

ATTIC ACCESS:

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

• **The attic is accessible by 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 checked="" 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.**

• **An engineered roof truss has been cracked, broken or damaged next to the attic pull down ladder (see photo). The truss has been partially braced but the repair does not appear to be adequate. This type of repair is most often completed by installing full size bracing on both sides of the damaged truss member for the full length of the truss. Further evaluation is advised by an engineer or a truss design professional to determine the full extent of repair needs and to prescribe the repair specifications to meet all structural loads. It is suggested that a copy of the repair design and certification be posted in the attic, in a plastic bag, and stapled to the repaired truss member. In addition, client may want to keep a copy of the original for disclosure when selling the home in the future and pass it on to the home buyers.**



Damaged roof truss in attic partially braced

ATTIC LEAKS:

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

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

ATTIC VENTILATION:

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

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

ATTIC INSULATION:

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

• **Cellulose** Blown In Insulation; 8.5 inches of depth or about R-30. The attic insulation appears serviceable, no concerns were noted.

ATTIC FIRE SEPARATION:

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

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



Good fire walls in attic

ATTIC RODENTS:

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

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

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

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

INSPECTION LIMITATIONS - FLOORS:

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

INSPECTION LIMITATIONS -WINDOWS:

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

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

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

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

INSPECTION LIMITATIONS - CEILINGS:

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

INTERIOR:

EXTERIOR DOORS:

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

- Steel coated entry door;
- Steel coated entry door with tempered safety glass
- **The exterior doors appear serviceable and operate normally; no concerns were noted.**

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.

INTERIOR DOORS:

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

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

WINDOWS:

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

- Vinyl clad frames with double pane glass.
- **The overall condition of the windows is OK except as noted below:**
 - **The exterior coating of the left master bedroom window appears to be defective - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning. Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.**
 - **The tilt-out locks are damaged at the front bathroom window, and the left side of the kitchen window (see photo). Replacement of the tilt-out locks is recommended.**



Damaged tilt-out lock at front upstairs bathroom window

INTERIOR WALLS / CEILINGS:

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

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

FLOORS:

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

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

INTERIOR STAIRS:

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

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

FIREPLACE:

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

• Fireplace Location: Family room Fireplace Type: Prefabricated metal - direct vent with gas logs

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

KITCHEN:

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

KITCHEN CABINETS:

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

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

KITCHEN SINK / FAUCET:

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

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

STOVE / OVEN / COOKTOP:

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

• **A gas range / stove is present;**
 • **Appears serviceable. The cooktop and oven were both tested and appear to be functioning normally.**

DISHWASHER:

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

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

KITCHEN VENTILATION:

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

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

MICROWAVE OVEN:

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

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

DISPOSAL:

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

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

REFRIGERATOR:

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

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

BATHROOMS / LAUNDRY

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

NUMBER OF BATHROOMS:

3 and a half baths.

BATH SINKS:

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

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

• **A slow drain was noted at the right master bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.**

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.**

BATH TUBS / SHOWERS:

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

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

BATHROOM VENTILATION:

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

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

LAUNDRY:

OK	Minor	Moder	Major	Recom
✘	✘			

- The laundry room is located at the second floor.
- The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present and appears serviceable.

LIMITED INSPECTION:

1. The laundry appliances, if present, were not tested.
 2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.
- The dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.
 - A drain pan is present below the washing machine but is not connected to the drain line as needed. The pan is not expected to be watertight if needed. Correction is recommended.

PLUMBING INSPECTION LIMITATIONS:

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, or irrigation use are specifically excluded from this inspection. Plumbing leakage, clogged drains or obstructions, or corrosion damage in any of the underground plumbing piping system can not be detected during this limited visual inspection. This inspection company assumes no liability for any underground leaks or clogs and any damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. All recommended plumbing repairs in this report should be conducted by a licensed, professional plumbing contractor and all repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

PLUMBING:

PLUMBING SUPPLY:

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

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

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

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

• The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the rear hose bib and was found to be normal at 62 PSI.



Main water cut-off handle located in garage



Water pressure normal at 62 PSI

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).

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



Gas meter at rear wall

WATER HEATER MAINTENANCE RECOMMENDATIONS:**1. TEST THE T&P VALVE:**

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

2. DRAIN THE TANK:

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

3. READ THE OWNER'S MANUAL:

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

WATER HEATER:

WATER HEATER:

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

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

• **TANK DESCRIPTION:** State, 50 gallons, 12 years old(2007)

• **POSITIVE FEATURE!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames from traveling out to the floor in case of flammable spillage at the tank location. If a vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service.

• No thermal **expansion tank** or valve is present. The expansion tank or valve may not have been required at the time of this installation but is required now by local plumbing codes. Client should budget for an additional \$100 - \$200 for an expansion tank or valve when the water heater is replaced.



Water heater located in garage

ELECTRICAL INSPECTION LIMITATIONS:

This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

GFCI PROTECTION - SELF TEST REGULARLY:

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

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

ELECTRICAL SYSTEM:

ELECTRICAL SERVICE:

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

- The electrical service is underground - 110/220 volt;
- 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 exterior meter location. Appears serviceable, no concerns were noted.

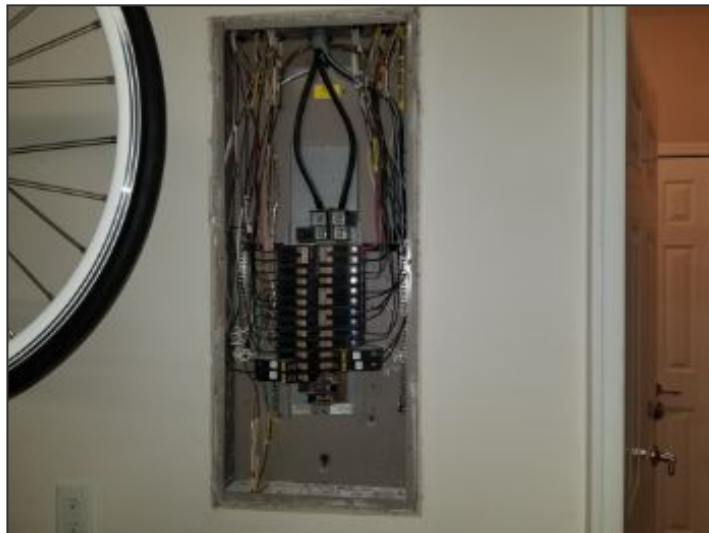


Main electrical disconnect at exterior meter

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 garage. Circuit breakers are present. The main panel box appears serviceable and was found to be neat and well organized during a limited visual inspection inside the panel; no concerns were found.



View inside main panel box - neat and well organized

LIGHTS / SWITCHES:

OK	Minor	Moder	Major	Recom
✘				

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

ELECTRICAL WIRING:

OK	Minor	Moder	Major	Recom
✘	✘			

• **The overall condition of the visible wiring appears to be serviceable, except as noted below:**

• **The front doorbell is inoperative; repair or replacement is recommended.**

RECEPTACLES:

OK	Minor	Moder	Major	Recom
✘				

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

• **CLIENT NOTE:**

One or more wall outlets in the family room is controlled by a light switch at the entry door to the family room. 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.

• **CLIENT NOTE:**

One or more wall outlets in the master bedroom is controlled by a light switch at the entry door to the bedroom. 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.

GFCI / AFCI PROTECTION:

OK	Minor	Moder	Major	Recom
✘				

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

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

FIRE SAFETY:

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

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

POSITIVE FEATURES!

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

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

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

INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.
2. Client is advised that the condition of the Heat Exchanger is **NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.**
3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.
4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.
5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.
6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.
7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

HEATING:

HEATING 1:

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

- **First Floor Zone: Lennox, located in the attic, 44,000 BTU, 12 years old(2007)**
- **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.**



Good temps during testing of main floor furnace



Main floor furnace located in attic Second

HEATING 2:

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

- **Second Floor Zone: Lennox, located in the attic, 44,000 BTU, 12 years old(2007)**

• **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.**



Good temps during testing of second floor furnace



Second floor furnace located in attic

AIR CONDITIONING:

AC UNIT 1:

OK	Minor	Moder	Major	Recom
✘			✘	✘

• **First Floor Zone: Lennox, 2 ton, 12 years old (2007)**

• **POSITIVE FEATURE!**

This air conditioner has a 13 SEER rating (Seasonal Energy Efficiency Ratio). This 13 SEER system should be approximately 25% - 30% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 25% - 30% less to cool your home, a significant energy savings. The 13 SEER minimum rating requirement began in January 2006.

• **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.



Main floor and lower level AC unit

AC UNIT 2:

OK	Minor	Moder	Major	Recom
✘			✘	✘

• **Second Floor Zone: Lennox, 1.5 ton, 12 years old (2007)**

• **POSITIVE FEATURE!**

This air conditioner has a 13 SEER rating (Seasonal Energy Efficiency Ratio). This 13 SEER system should be approximately 25% - 30% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 25% - 30% less to cool your home, a significant energy savings. The 13 SEER minimum rating requirement began in January 2006.

• **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.



Second floor AC unit

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

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

• **POSITIVE FEATURE - SMART THERMOSTAT:** The thermostat is a "Smart" thermostat that can help save money on HVAC bills. This type of thermostat has many additional features, including Blue Tooth connectivity, that allows the homeowner to operate the systems remotely from their cell phone or other portable devices. In addition, some smart thermostats can "learn" the homeowners habits and program temperature settings automatically for energy savings. Client is suggested to find out more about this thermostat and verify whether this thermostat will stay with the home.



Dual zone thermostat control for HVAC system

HVAC FILTERS:

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

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

• Filter Size :16x25x1 at both systems.

HVAC DUCTING:

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

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

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

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

RADON TEST RECOMMENDED:

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

Visit www.epa.gov/radon 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.

MOLD:

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

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

MOLD AND THE INSPECTION:

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

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

ASBESTOS:

OK	Minor	Moder	Major	Recom
<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
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.