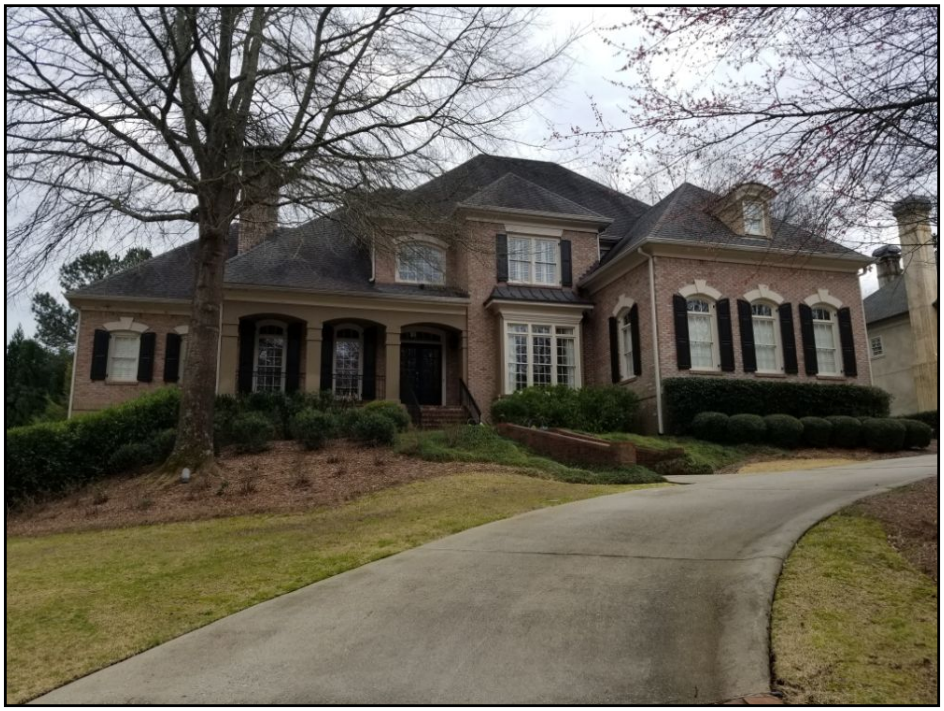
Atlanta Property Inspections, Inc.
HOME INSPECTION REPORT



310 Marshy Pointe, Johns Creek, GA 30097
Inspection prepared for: Greg Smith & Natalie Smith
Date of Inspection: 2/26/2020 Time: 1:30 PM
Age of Home: 20 Years Old (2000) Size: 8460 SF
Weather: Cloudy, Damp Soil, 50 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 far any future changes in condition and may require future repairs.

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

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 14	**EXTERIOR DRAINAGE:**	**• A disconnected downspout was found at an underground drain pipe located at the front left garage corner (see photo). A minor repair is suggested to prevent possible water intrusion into foundation.**
Page 16	**EXTERIOR STAIRS:**	**• SAFETY CONCERN: The metal hand railing at the end of the right side deck stairs is loose at the rail post connection to the brick patio (see photo). This condition is a safety concern. Repair is advised to fully secure the loose railing.**
EXTERIOR WALLS:		
Page 17	**EXTERIOR TRIM:**	**• Damaged wood trim was noted at the lower portions of the rear unfinished basement room entry door (see photo). Replacement of the affected wood trim is recommended.**
Page 18	**FASCIA / SOFFIT:**	**• Damaged wood was observed at the fascia board located at the front left side roof above the living room / office, and at the left side master bathroom roof (see photo). The damaged wood appears to be from carpenter bee activity. Repair / replacement of the affected wood is recommended.** **• Damaged wood was observed at the soffit board located at the front left corner roof (see photo). Replacement of the damaged wood is recommended, further evaluation is recommended to determine the source of the water damage and to make necessary repairs.**
ROOF, GUTTERS, CHIMNEY:		
Page 20	**ROOF FLASHING:**	**• Kickout flashing is missing where the roof adjoins the exterior wall at the front corners of the stucco chimney (see photo). Installation of properly sized kickout flashing is recommended at this location to prevent water intrusion or water damage at this location.** **• Water staining was found at the front dining room wall just below the intersecting garage gutter (see photo). This is an indication that water is bypassing the gutter and running down the wall. This roof intersection is missing the diverter flashing or kickout flashing just above the gutter. Further evaluation by a professional roofing contractor is recommended to determine repair needs and costs.**

Page 21	**GUTTERS:**	**• A gutter seam leak was noted at the rear deck roof near the upper stair landing (see photo). This condition can lead to water damage at the roof fascia and soffit if not corrected. Repair is recommended.** **• The gutters are full of debris at the front porch and rear covered deck roof (see photo). Gutter cleaning is recommended, at all needed areas, so that the gutters can drain correctly.** **• A gutter is improperly sloped at the front porch roof, and right side garage roof and are holding water (see photos). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.**
Page 22	**CHIMNEY:**	**• The rear kitchen keeping room chimney is missing the flue caps. This condition is leaving the flues open to the exterior which is not recommended. Correction is suggested to install properly sized flue caps at the masonry chimney flues.**
ATTIC:		
Page 26	**ATTIC ACCESS:**	**• The attic entry door at the stairway entry does not have full weatherstripping at the perimeter of the doorway to prevent heat loss and heat gain at this doorway location. For improved energy efficiency, it is suggested that weatherstripping be installed to fully seal this door.** **• UNSAFE CONDITION:** **The floored attic does not have any safety guard railing as needed around the staircase opening (see photo). This condition is a safety concern. Correction is recommended.**
Page 27	**ATTIC LEAKS:**	**• Water stains were noted in the attic at the front roof above the office / living room, the front corner of the family room chimney, and at the intersecting roof behind the family room chimney (see photos). This condition may be the result of previous roof leaks from the older roof that has since been replaced but this could not be verified during this limited visual inspection. There were no signs of active leaks during this inspection period and after recent rains. Ask seller for disclosure information regarding any past roof leaks. Continue to monitor, future repair may be needed.**
Page 28	**ATTIC RODENTS:**	**• RODENT ACTIVITY NOTED:** **There is evidence of rodent activity in the attic:** **• Rodent exclusion methods (drip edge flashing) were observed at the lower eves of the roof location which is an indication of rodent exclusion work (see photo). Ask seller for more information regarding rodent proofing work and any remaining warranty coverage.**
INTERIOR:		

Page 29	**EXTERIOR DOORS:**	**• Evidence of water entry was observed at the basement unfinished rear entry door - the wall board has elevated moisture levels when measured with a Tramex moisture meter (see photo). Further evaluation is recommended by a professional door contractor to determine repair needs and costs.**
Page 30	**INTERIOR DOORS:**	**• The left interior closet door at the master bathroom closet has a defective ball latch and does not fully close. A minor repair is suggested, replace the defective ball latch.**
Page 30	**WINDOWS:**	**• Minor water damage was noted to the window sill at the window above the overhead garage doors (see photo). The damaged area appears to be isolated to the "nose" of the sill only which is often a relatively easy and inexpensive repair. Replacement of the damaged wood is recommended; continue to keep this window well sealed.** **• Water damage was noted to the window frame at the rear right corner basement window (see photo). The damaged frame is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.**
KITCHEN:		
Page 33	**KITCHEN SINK / FAUCET:**	**• The kitchen sink faucet handle has an active leak when put into the cold water position (see photo). Further evaluation and correction is recommended by a professional plumber.**
BATHROOMS / LAUNDRY		
Page 36	**BATH SINKS:**	**• A slow drain was noted at the basement guest bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.** **• The vanity sink in the half bath is loose and is not properly anchored to the wall as needed to reduce stress to the plumbing pipes. Correction is advised to fully secure and anchor the sink cabinet.** **• An active drip leak is present at the right master bathroom sink cold water faucet handle when used (see photo). Further evaluation and repair is recommended by a professional plumber.**
Page 36	**BATH TOILETS:**	**• The toilet in the basement half bathroom is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.**
Page 37	**BATH TUBS / SHOWERS:**	**• A minor leak is present at the master bathtub wand diverter valve. The leak occurs when the valve is closed after use. Further evaluation and repair is recommended by a professional plumber.**

Page 37	**LAUNDRY:**	**• The dryer exhaust vent cover is damaged / disconnected at the top of the flapper that does not allow the vent cover to fully close (see photo). Cleaning is recommended, continue to monitor and clean as needed.**
WATER HEATER:		
Page 41	**WATER HEATER:**	**• BUDGET FOR REPLACEMENT:** **Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.** **CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.** **For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.** **• The temperature and pressure relief drain from the water heater was found to be leaking at the exterior end of the drain pipe into the floor drain. T&P valves often leak due to excessively high water pressure, advanced age, or lack of adequate testing which allows corrosive deposits to form inside the valve. Client is advised to test this important safety valve at least once per year to insure normal valve operation.** **Due to this active leak, further evaluation and correction is recommended by a professional plumber to determine the full scope of repair needs and costs, the T&P valve may need replacement.** **• The expansion valve appears to be leaking based on water dripping out of the exterior end of the drain pipe. Replacement of the expansion tank is recommended soon. Expansion valves often leak due to excessively high water pressure or advanced age.** **Due to this active leak, further evaluation and correction is recommended by a professional plumber to determine the full scope of repair needs and costs, the expansion valve may need replacement.**

Page 42	**WATER HEATER 2:**	**• BUDGET FOR REPLACEMENT:** **Due to the advanced age of this water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at or past the normal expected lifespan of 10 years.** **CLIENT NOTE: Because of new standards that require more efficient water heaters (both gas and electric), the cost of water heater replacement has gone up significantly. Budget for a major expense.**
ELECTRICAL SYSTEM:		
Page 45	**LIGHTS / SWITCHES:**	**• An inoperative light fixture was found at the front porch. Check bulb or repair as needed.**
Page 45	**RECEPTACLES:**	**• The exterior outlets located at the covered deck are missing weatherproof covers. This condition is a safety concern; correction is recommended.**
Page 45	**GFCI / AFCI PROTECTION:**	**• SAFETY CONCERN:** **GFCI protection is missing at the garage double outlet, the outlet to the right of the laundry room washtub sink, and some of the kitchen countertop outlets which are required locations 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 or is incorrectly wired at the basement patio near the gas line, and at the right deck outlet. The GFCI outlets will not trip off when tested manually or with a GFCI tester. This condition is a potential safety hazard. The outlets may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.**
Page 46	**FIRE SAFETY:**	**• SAFETY CONCERN:** **The smoke detectors appear to be hard wired but are not activating together when tested. This condition is a potential safety hazard. All detectors should activated together when tested. A licensed electrician is advised for further evaluation and correction so that all smoke detectors activate together when tested.**

Page 46	**CARBON MONOXIDE DETECTORS:**	**• 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.**

HEATING:

Page 49	**HEATING 1:**	**• An active condensate leak was observed at the rubber cap at the right side of the inducer fan (see photo). Repair is recommended by a professional HVAC contractor.** **• AGING EQUIPMENT:** **HEAT EXCHANGER INSPECTION ADVISED:** **Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.** **BUDGET FOR REPLACEMENT:** **Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.** **Consider these cost saving strategies when replacing HVAC equipment:** **1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:** **Carrier Rebates:** **http://www.carrier.com/homecomfort/en/us/rebates-and-financing/** **Lennox Rebates:** **http://m.lennox.com/promotions/national.asp** **Trane Rebates:** **http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html** **York Rebates: http://york.com/residential/promotions-savings/default.aspx** **2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment** **3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.** **4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.**

Page 50	**HEATING 2:**	**• BUDGET FOR REPLACEMENT:** **Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.** **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.**
Page 51	**HEATING 3:**	**• Rust and corrosion are visible inside the condensate drain pan on the floor below the furnace. This condition is an indication that the primary condensate drain line has been previously clogged or is currently clogged. Ask seller for any history of repairs regarding this issue. If no repair information is available, further evaluation is recommended by a professional HVAC contractor to determine repair needs.** **• BUDGET FOR REPLACEMENT:** **Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.** **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.**

Page 52	**HEATING 4:**	**• Rust and corrosion are visible inside the condensate drain pan on the floor below the furnace. This condition is an indication that the primary condensate drain line has been previously clogged or is currently clogged. Ask seller for any history of repairs regarding this issue. If no repair information is available, further evaluation is recommended by a professional HVAC contractor to determine repair needs.** **• BUDGET FOR REPLACEMENT:** **Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.** **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.**
AIR CONDITIONING:		

Page 54	**AC UNIT 1:**	**• AGING EQUIPMENT - BUDGET FOR REPLACEMENT: Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.** **Consider these cost saving strategies when replacing HVAC equipment:** **1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:** **Carrier Rebates:** **http://www.carrier.com/homecomfort/en/us/rebates-and-financing/** **Lennox Rebates:** **http://m.lennox.com/promotions/national.asp** **Trane Rebates:** **http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html** **York Rebates: http://york.com/residential/promotions-savings/default.aspx** **2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment** **3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.** **4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.** **• 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.**

Page 55	**AC UNIT 2:**	**• 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.**
Page 56	**AC UNIT 3:**	**• 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.**
Page 57	**AC UNIT 4:**	**• 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.**

RADON / MOLD / ASBESTOS / LEAD PAINT

Page 62	**MOLD:**	**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 ON THE WALL:** **Based on a limited visual inspection, suspected mold like substance or fungus growth is visible on the sheetrock wall at the lower wine room beside the cooler condensate pump.** **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.**

EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

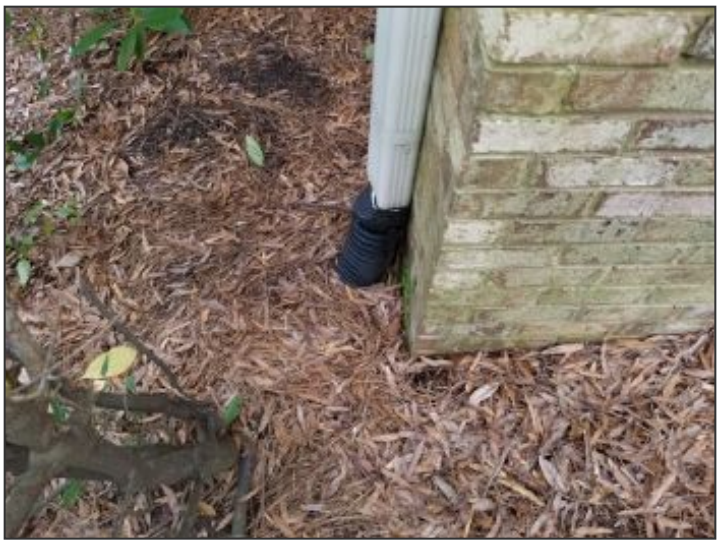
OK	Minor	Moder	Major	Recom
x	x			

• The yard has a gentle slope overall;

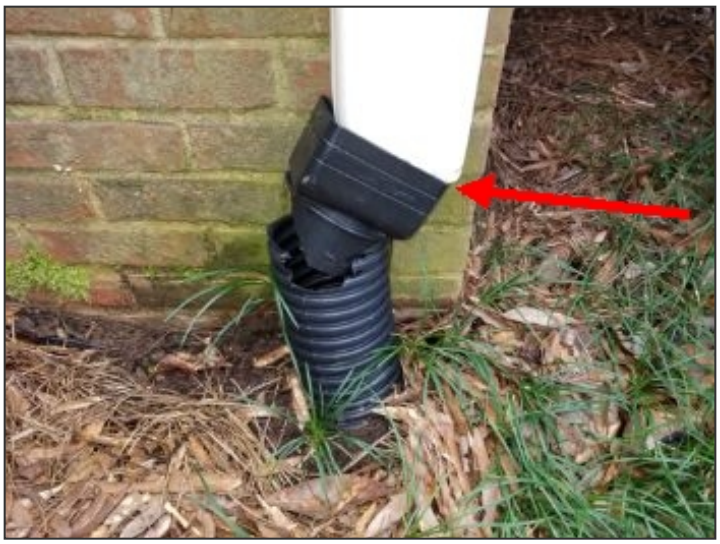
• The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.

• POSITIVE FEATURE!
Several downspouts have been extended into underground drain pipes for improved drainage around the perimeter of the foundation. Continue to monitor these drain pipes and clean as needed.

• A disconnected downspout was found at an underground drain pipe located at the front left garage corner (see photo). A minor repair is suggested to prevent possible water intrusion into foundation.



Underground downspouts present for improved drainage



Disconnected downspout at left garage corner

DRIVEWAY / SIDEWALK:

OK	Minor	Moder	Major	Recom
x				

• A concrete driveway with a decorative inlay and a concrete sidewalk are present.

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

FENCING / VEGETATION:

OK	Minor	Moder	Major	Recom
x				

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

DECK:

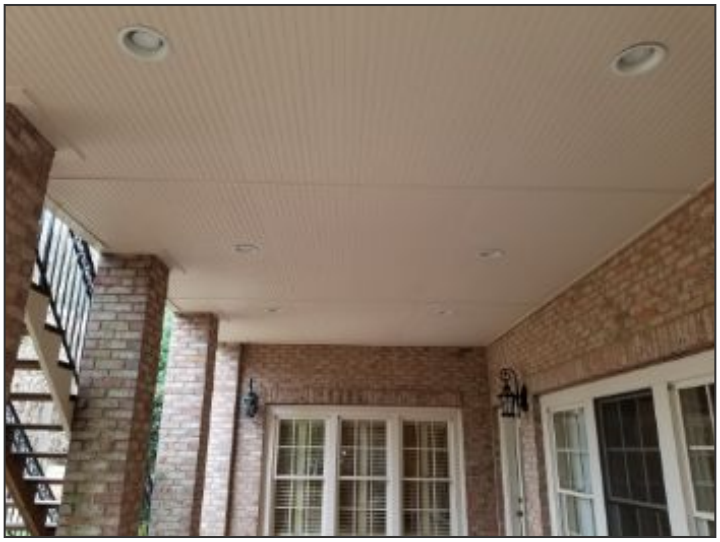
OK	Minor	Moder	Major	Recom
X				

• A wood deck is present at the rear.

• Metal guard railings are present.

• The rear deck appears to be serviceable, no concerns were noted.

• LIMITED INSPECTION: The rear deck has been covered underneath the joists with a ceiling drainage system. The deck framing components and the deck ledger connection are not visible for inspection.



Covered ceiling below deck

PORCH:

OK	Minor	Moder	Major	Recom

• A brick porch is present at the front entry.

• The front porch appears serviceable, no concerns were noted.

DECK / PORCH SUPPORT:

OK	Minor	Moder	Major	Recom
X				

• Brick support columns are present.

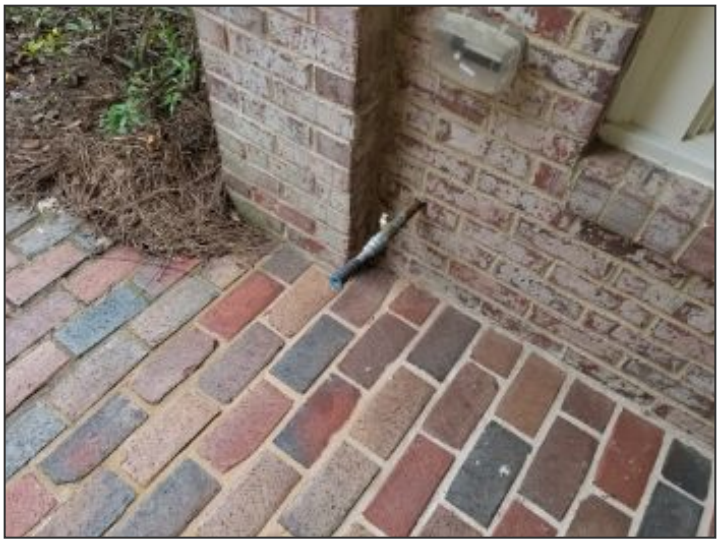
• The deck support structure appears to be functioning as intended; no concerns were noted.

PATIO:

OK	Minor	Moder	Major	Recom
X				

• A brick patio is present, the rear patio appears serviceable; no concerns were noted.

• POSITIVE FEATURE!
The rear patio has a natural gas line for future connection to a gas grill (see photo). This line eliminates the need for refilling and transporting of propane gas tanks, a nice upgrade.
IMPORTANT NOTE: The client should make sure that the grill is compatible for natural gas instead of propane gas.

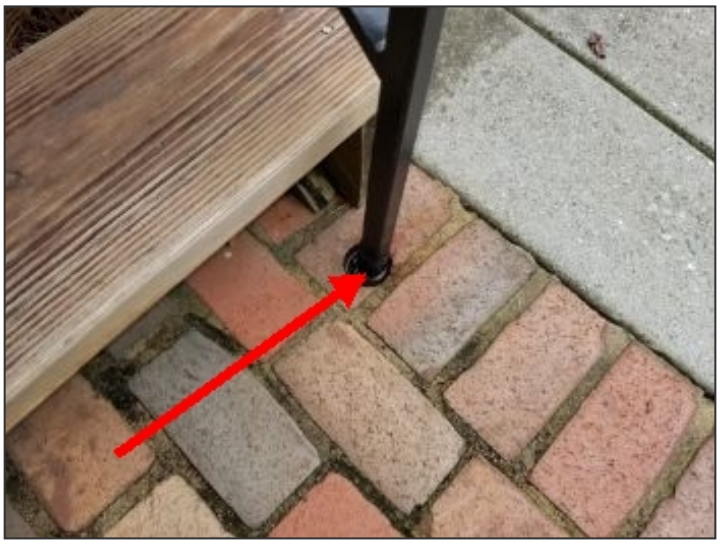


Natural gas line at rear patio

EXTERIOR STAIRS:

OK	Minor	Moder	Major	Recom
x	x			

- **Brick steps are present at the front porch.**
- **Wood steps are present at the rear deck.**
- **The exterior steps and the stairway handrailings appear serviceable; no concerns were noted except as mentioned below.**
- **SAFETY CONCERN:**
  The metal hand railing at the end of the right side deck stairs is loose at the rail post connection to the brick patio (see photo). This condition is a safety concern. Repair is advised to fully secure the loose railing.



Loose metal railing at patio connection

EXTERIOR WALLS:

EXTERIOR WALLS:

OK	Minor	Moder	Major	Recom
x				

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.

Hardcoat Stucco is present on the exterior walls. This wall system consists of a thick wire lathe with approximately a 1/2 inch coating of Portland cement typically applied in three coats.

LIMITED INSPECTION: Stucco is a specialized product that, due to many issues related to water leakage concerns and installation problems, should be professionally evaluated and inspected by a stucco professional contractor during the home buyer's / client's due diligence period.
A limited visual inspection will be included in this report but will not include any moisture probing or scanning of the stucco wall system. Any issues mentioned in this report should be further evaluated by a professional stucco repair contractor.

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

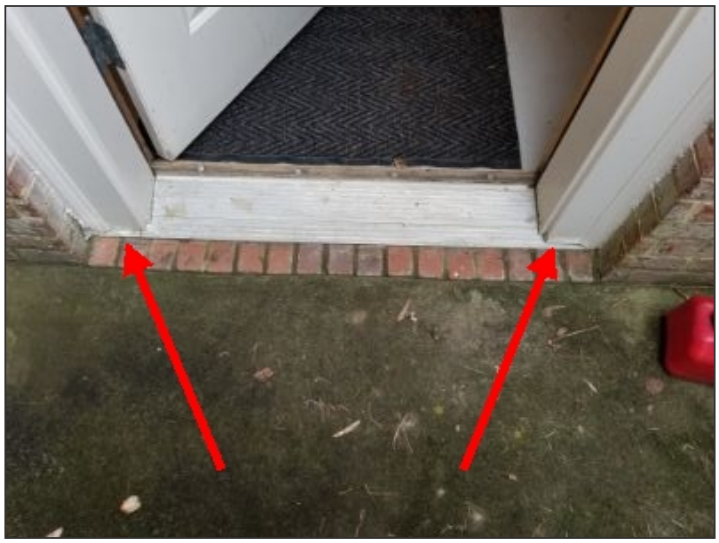
- **The overall condition of the exterior stucco wall system is in generally good condition.**

EXTERIOR TRIM:

OK	Minor	Moder	Major	Recom
	x			

- **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 portions of the rear unfinished basement room entry door (see photo). Replacement of the affected wood trim is recommended.**



Damaged wood trim at basement entry door

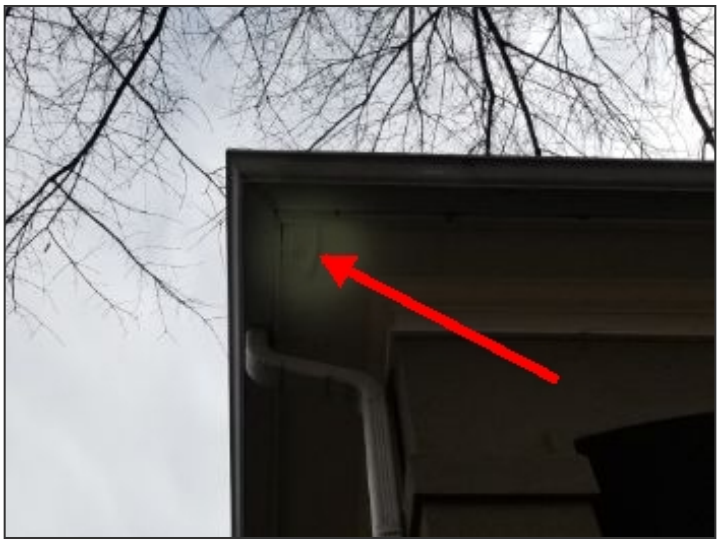
FASCIA / SOFFIT:

OK	Minor	Moder	Major	Recom
X	X			

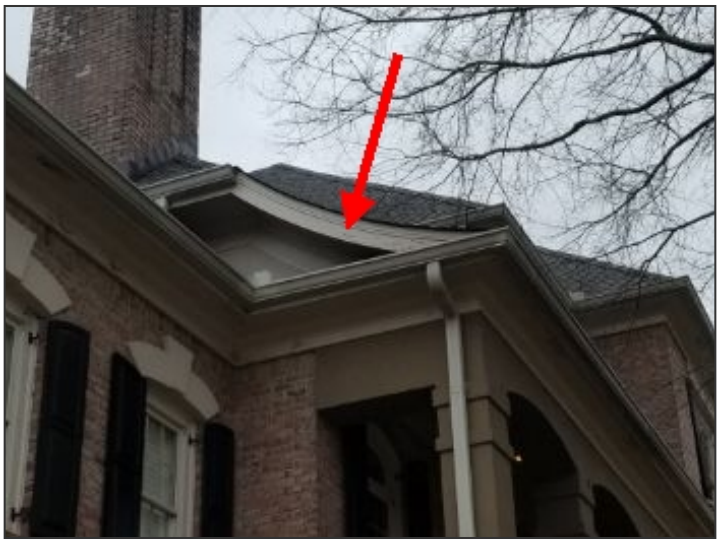
• Wood soffit / fascia are are present. The exterior soffit / fascia appears serviceable; no concerns were noted except as mentioned below.

• Damaged wood was observed at the fascia board located at the front left side roof above the living room / office, and at the left side master bathroom roof (see photo). The damaged wood appears to be from carpenter bee activity. Repair / replacement of the affected wood is recommended.

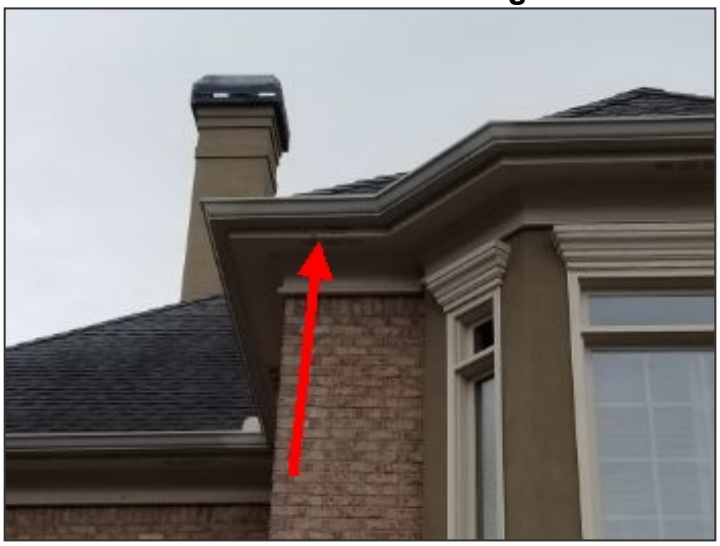
• Damaged wood was observed at the soffit board located at the front left corner roof (see photo). Replacement of the damaged wood is recommended, further evaluation is recommended to determine the source of the water damage and to make necessary repairs.



Damaged soffit at front left corner roof



Damaged fascia at front left corner roof



Damaged fascia at left side master bathroom roof

PAINTING / CAULKING:

OK	Minor	Moder	Major	Recom
X				

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

ROOF, GUTTERS, CHIMNEY:

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.

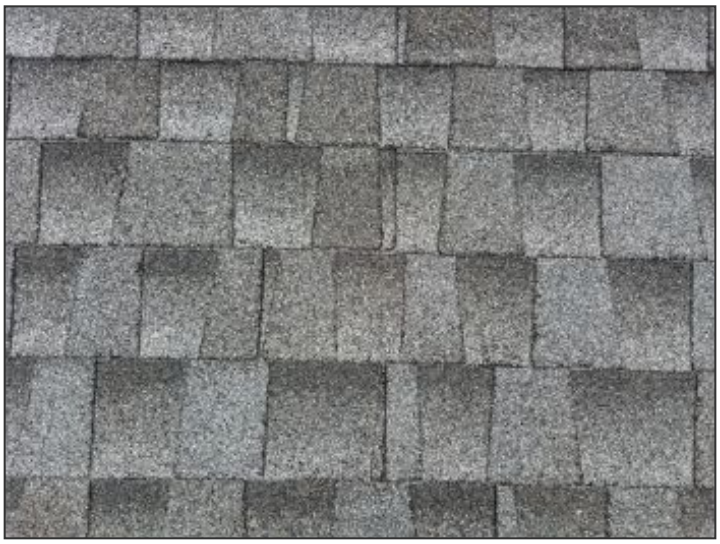
ROOF DESCRIPTION / ACCESS:

OK	Minor	Moder	Major	Recom
X				

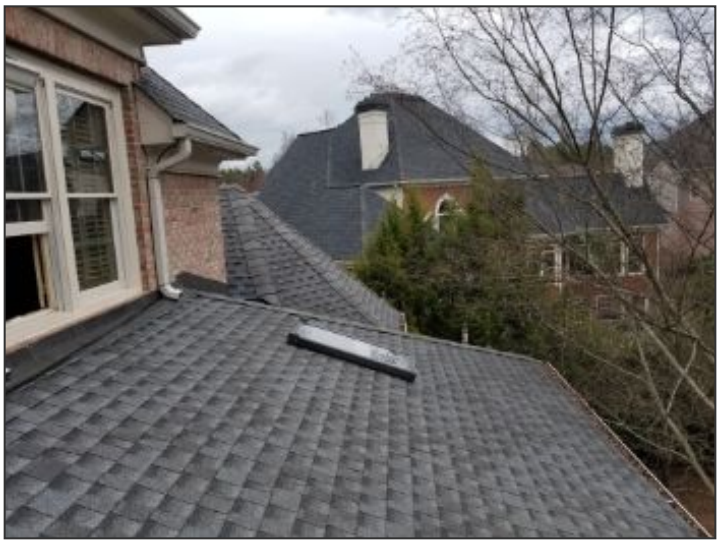
• ROOF DESCRIPTION: Hip style roof, Steep pitch, Unknown Age

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

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



Architectural shingles present



Walked lower roof during inspection

ROOF:

OK	Minor	Moder	Major	Recom
X				

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

ROOF FLASHING:

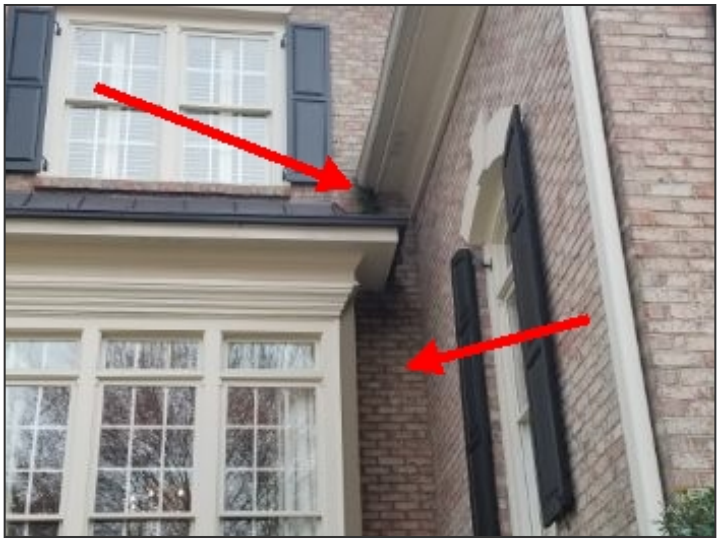
OK	Minor	Moder	Major	Recom
X	X	X		

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

• Metal roof flashing is present; the visible roof flashings appear serviceable except as noted below:

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

• Water staining was found at the front dining room wall just below the intersecting garage gutter (see photo). This is an indication that water is bypassing the gutter and running down the wall. This roof intersection is missing the diverter flashing or kickout flashing just above the gutter. Further evaluation by a professional roofing contractor is recommended to determine repair needs and costs.



Water staining at dining room brick wall below gutter

GUTTERS:

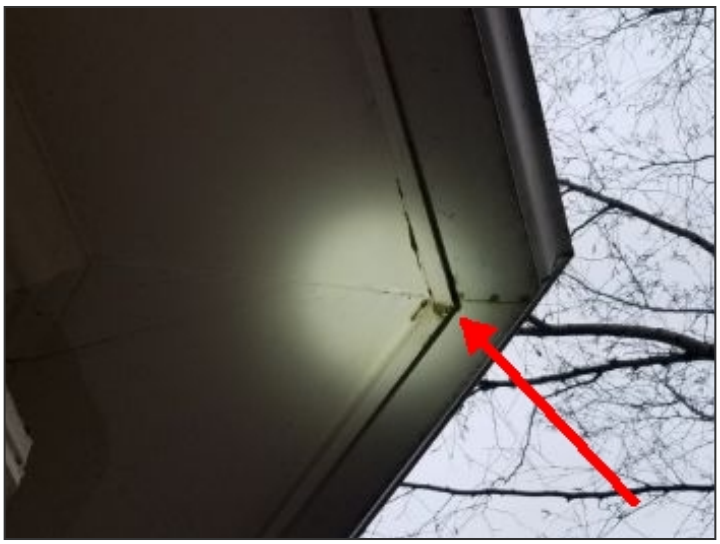
OK	Minor	Moder	Major	Recom
	X			

• Aluminum gutters and downspouts are present. The gutters appear to be in good working condition except as listed below:

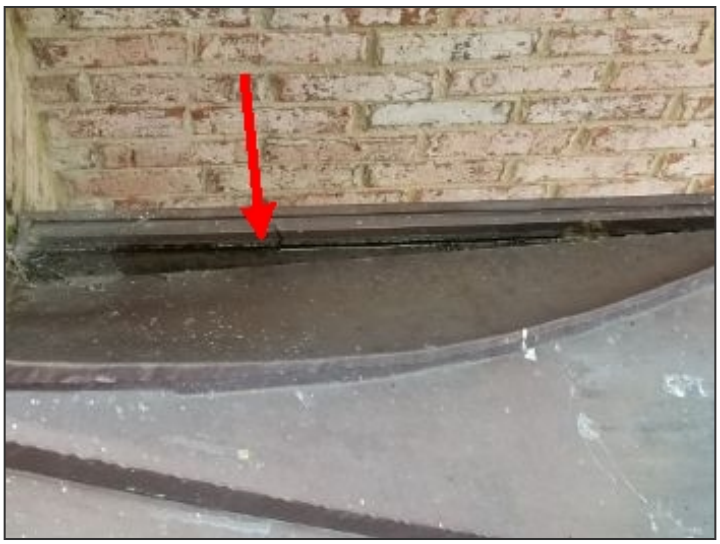
• A gutter seam leak was noted at the rear deck roof near the upper stair landing (see photo). This condition can lead to water damage at the roof fascia and soffit if not corrected. Repair is recommended.

• The gutters are full of debris at the front porch and rear covered deck roof (see photo). Gutter cleaning is recommended, at all needed areas, so that the gutters can drain correctly.

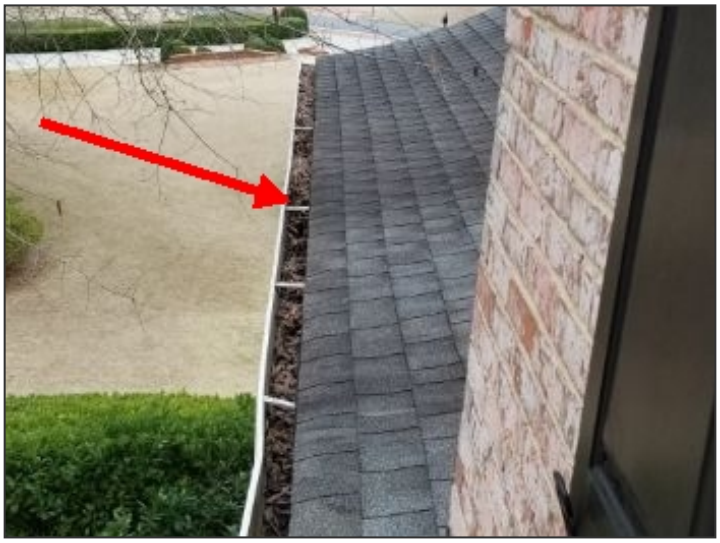
• A gutter is improperly sloped at the front porch roof, and right side garage roof and are holding water (see photos). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.



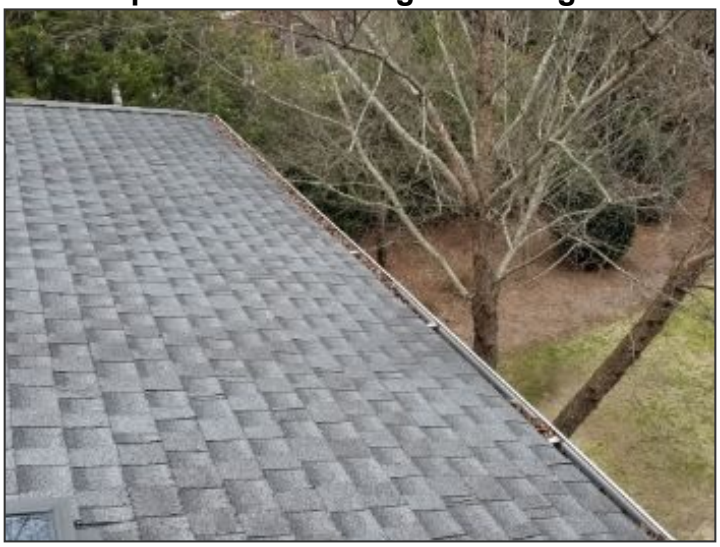
Gutter seam leak at rear deck roof



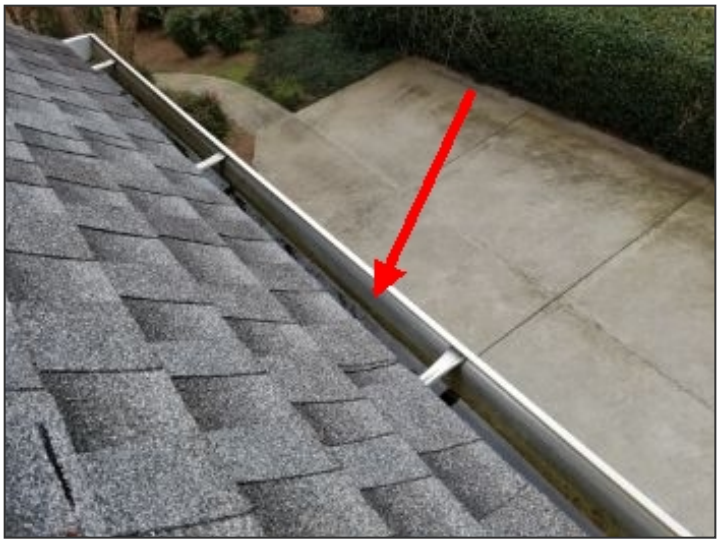
Front porch roof holding water - right side



Gutter debris at front roof



Gutter debris at rear roof

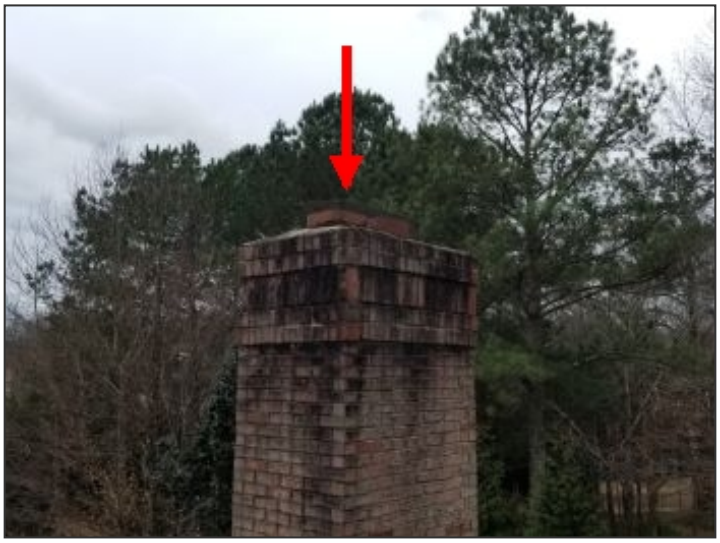


Garage gutter holding water

CHIMNEY:

OK	Minor	Moder	Major	Recom
	x			

- **Two brick masonry chimneys are present.**
- **A wood frame chimney is present with stucco coating.**
- **The chimneys appear serviceable; no concerns were observed except as mentioned below.**
- **The rear kitchen keeping room chimney is missing the flue caps. This condition is leaving the flues open to the exterior which is not recommended. Correction is suggested to install properly sized flue caps at the masonry chimney flues.**



Missing flue caps at masonry chimneys

GARAGE:

GARAGE:

OK	Minor	Moder	Major	Recom
X				

- **An attached three 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
X				

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

OVERHEAD DOOR OPENER:

OK	Minor	Moder	Major	Recom
X				

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

GARAGE FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
X				

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
X				

• 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
X				

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

• The basement framing (stud walls, beams and doorway and window headers) appears serviceable, no concerns were noted.

• 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
X				

• POSITIVE FEATURE!
Engineered I-joists are in use for the floor system. The I-joists appear to be serviceable; no concerns were noted.
The benefits of engineered I-Joists include stiffer floors with less squeaks, the ability to span greater distances than real lumber, creating opportunities for larger room sizes, and the option of passing utilities (piping, ducting, etc.) through the webbing of the I-joist so that the ceiling below the floor can be finished with a flat surface.

• LIMITED INSPECTION
Due to the finished basement, the floor joists are not fully visible for inspection. A few representative areas were visible for inspection but not all areas of the floor system could be evaluated.

FIRESTOPPING / INSULATION:

OK	Minor	Moder	Major	Recom
X				X

• 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
X				

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

WOOD DESTROYING INSECTS:

OK	Minor	Moder	Major	Recom
				X

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

RODENTS:

OK	Minor	Moder	Major	Recom
X				

• 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:

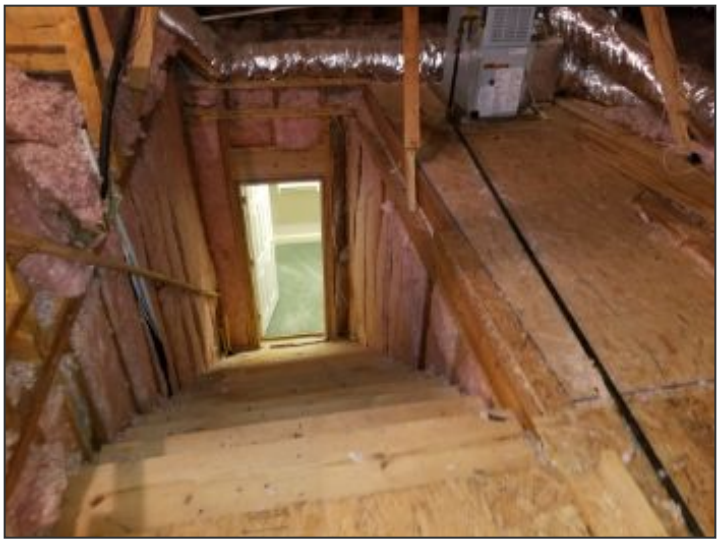
ATTIC ACCESS:

OK	Minor	Moder	Major	Recom
X	X			X

• The attic is accessible by a full sized doorway and a full sized stairway. The attic access appears serviceable; no concerns were noted except as mentioned below.

• The attic entry door at the stairway entry does not have full weatherstripping at the perimeter of the doorway to prevent heat loss and heat gain at this doorway location. For improved energy efficiency, it is suggested that weatherstripping be installed to fully seal this door.

• UNSAFE CONDITION:
The floored attic does not have any safety guard railing as needed around the staircase opening (see photo). This condition is a safety concern. Correction is recommended.



No guard railing at top of attic staircase

ATTIC / ROOF FRAMING:

OK	Minor	Moder	Major	Recom
X				

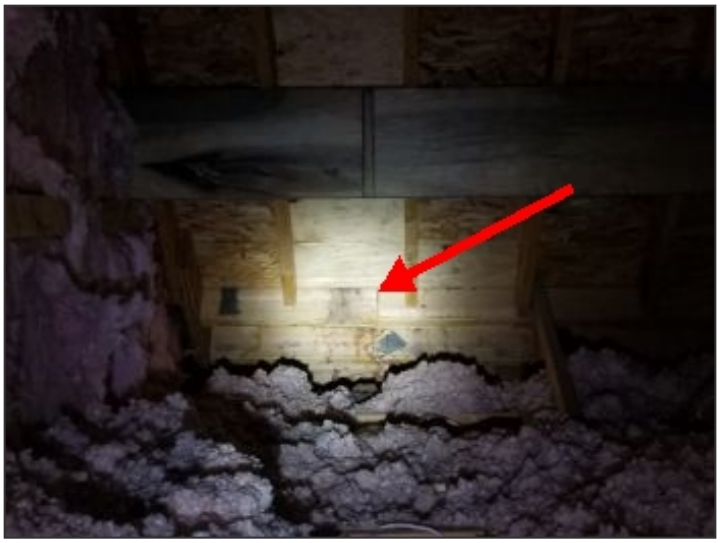
• Conventional framing is present in the attic and consists of 2 x 6 roof rafters and 2 x 8 ceiling joists spaced 16 inches on center. The roof decking has been framed with oriented strand board (OSB).

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

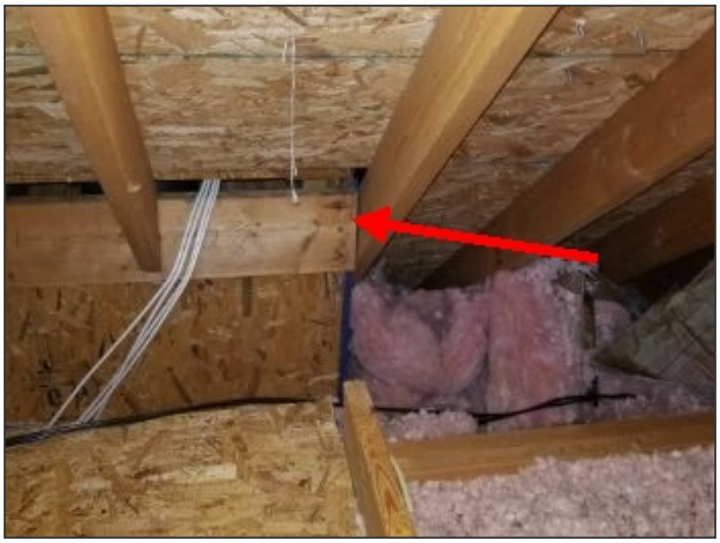
ATTIC LEAKS:

OK	Minor	Moder	Major	Recom
	X			X

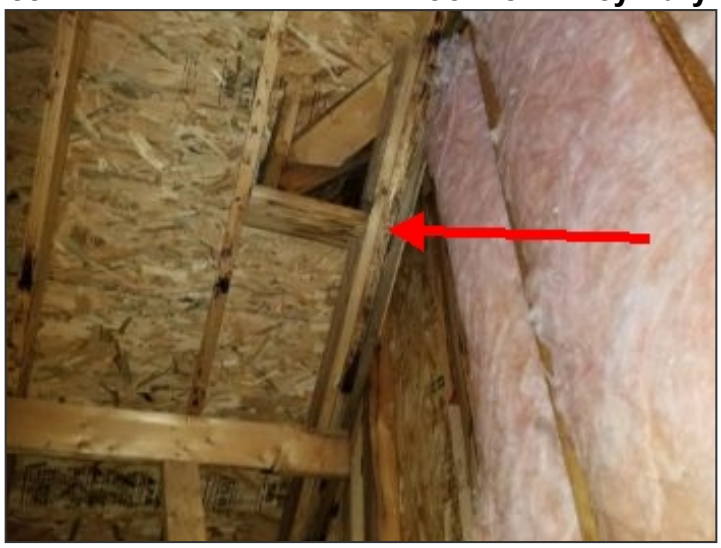
• Water stains were noted in the attic at the front roof above the office / living room, the front corner of the family room chimney, and at the intersecting roof behind the family room chimney (see photos). This condition may be the result of previous roof leaks from the older roof that has since been replaced but this could not be verified during this limited visual inspection. There were no signs of active leaks during this inspection period and after recent rains. Ask seller for disclosure information regarding any past roof leaks. Continue to monitor, future repair may be needed.



Evidence of an old leak at front roof above office



Evidence of a previous leak at corner of family room chimney - dry at time of inspection



Evidence of a previous leak at rear roof intersection behind family room chimney

ATTIC VENTILATION:

OK	Minor	Moder	Major	Recom
				X

- **The roof and attic ventilation consists of:**
- **Soffit vents and power vent fans.**

- **The power vent fan is too high to manually test, the thermostat is not accessible. We are unable to test the power vent fan during this inspection.**

ATTIC INSULATION:

OK	Minor	Moder	Major	Recom
X				

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

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

ATTIC FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
X				

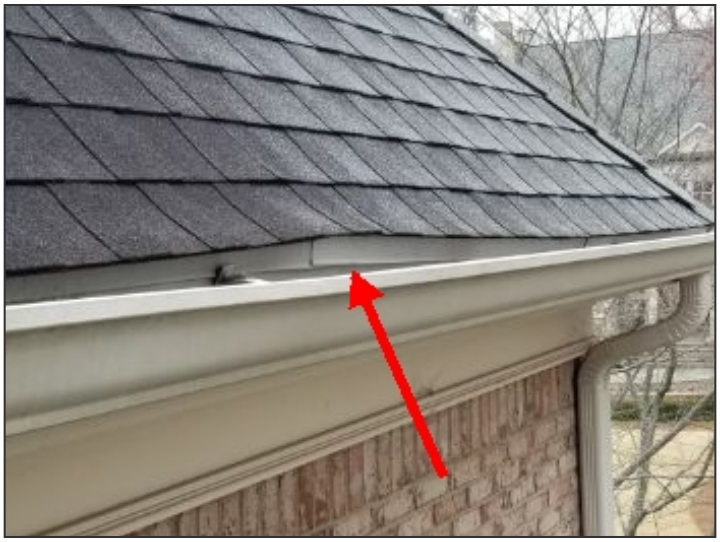
• Appears serviceable; the attic fire separation looks good, no concerns were noted.

ATTIC RODENTS:

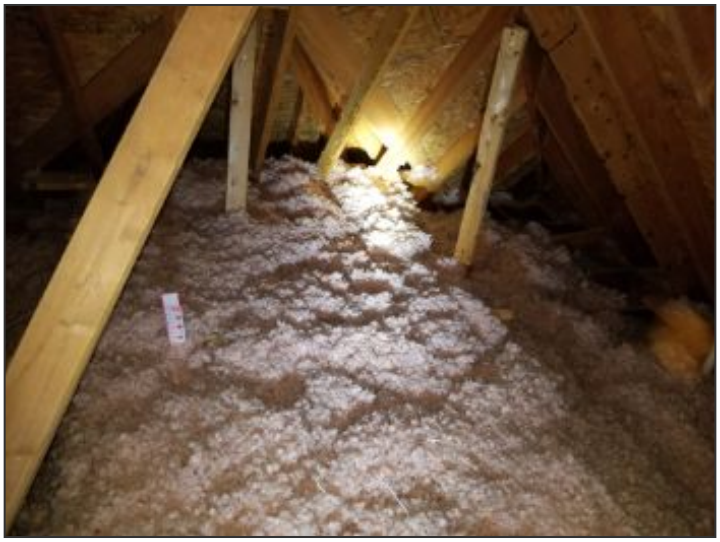
OK	Minor	Moder	Major	Recom
				X

• RODENT ACTIVITY NOTED:
There is evidence of rodent activity in the attic:

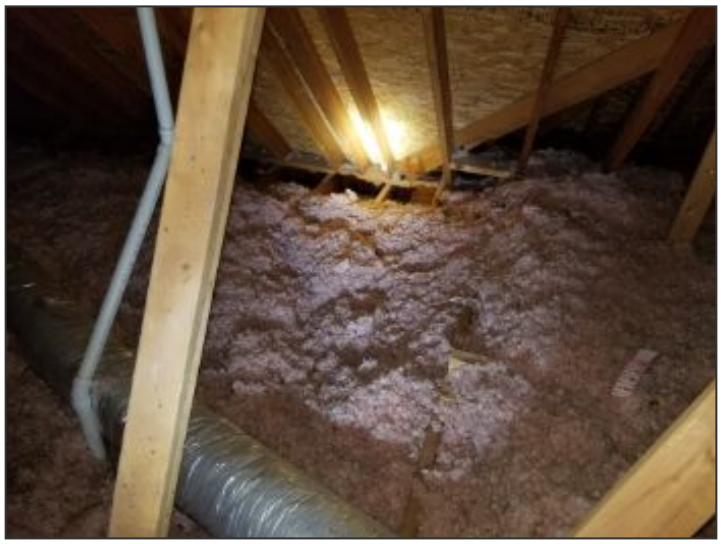
• Rodent exclusion methods (drip edge flashing) were observed at the lower eves of the roof location which is an indication of rodent exclusion work (see photo). Ask seller for more information regarding rodent proofing work and any remaining warranty coverage.



Rodent exclusion methods at eves of roof



Rodent trails in attic insulation



Rodent trails in attic insulation

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:

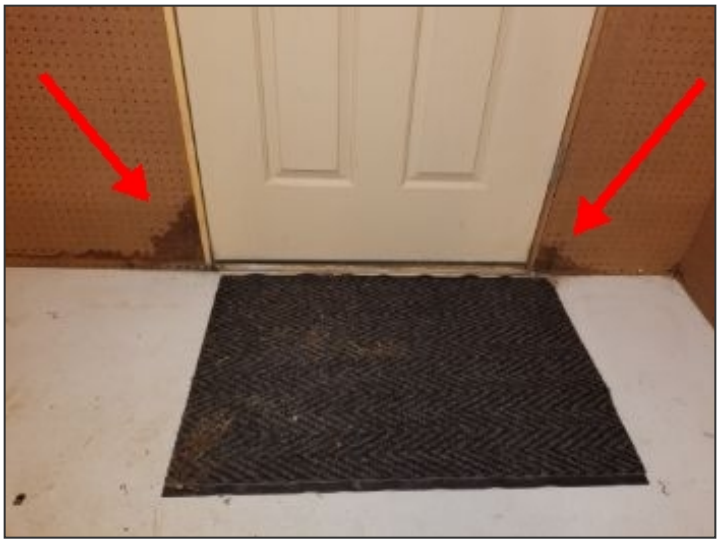
During the inspection, it is common to find water stains in the sheetrock ceilings and walls. Because this is a limited visual inspection, we can not fully evaluate this condition or make a determination whether an active leak is present. If water stains are visible, we recommend that the buyer ask the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

EXTERIOR DOORS:

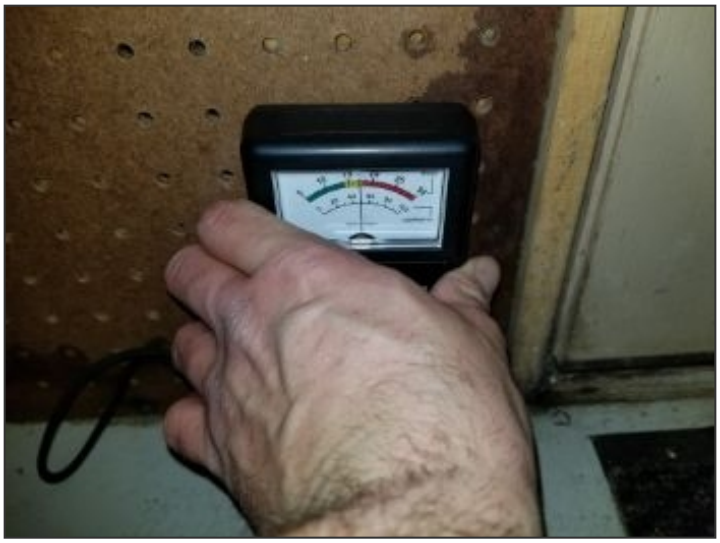
OK	Minor	Moder	Major	Recom
x	x			x

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

- **Evidence of water entry was observed at the basement unfinished rear entry door - the wall board has elevated moisture levels when measured with a Tramex moisture meter (see photo). Further evaluation is recommended by a professional door contractor to determine repair needs and costs.**



Evidence of water entry at rear basement door



Elevated readings at left side of basement entry door

INTERIOR DOORS:

OK	Minor	Moder	Major	Recom
X	X			

• Wood interior doors are present; the interior doors appears to be serviceable and functional except as listed below:

• The left interior closet door at the master bathroom closet has a defective ball latch and does not fully close. A minor repair is suggested, replace the defective ball latch.

WINDOWS:

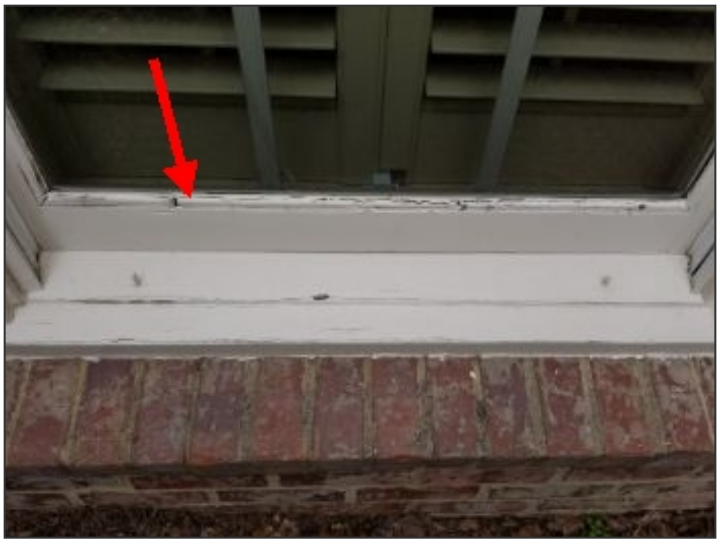
OK	Minor	Moder	Major	Recom
X	X			

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

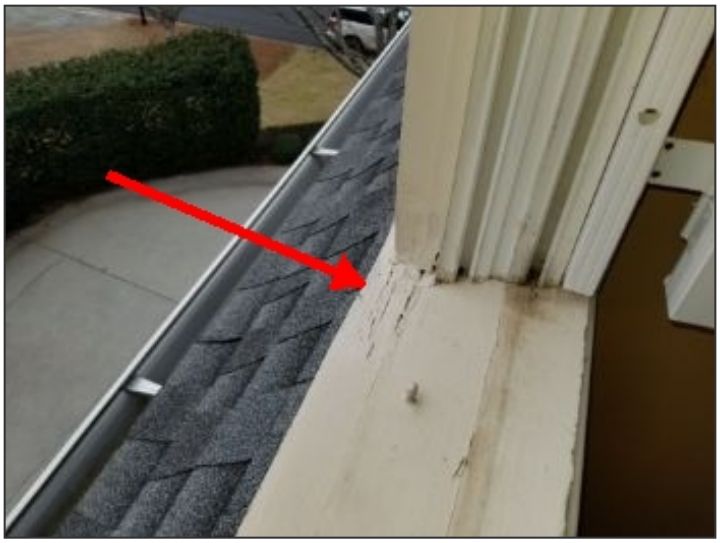
• The overall condition of the windows is OK except as noted below:

• Minor water damage was noted to the window sill at the window above the overhead garage doors (see photo). The damaged area appears to be isolated to the "nose" of the sill only which is often a relatively easy and inexpensive repair. Replacement of the damaged wood is recommended; continue to keep this window well sealed.

• Water damage was noted to the window frame at the rear right corner basement window (see photo). The damaged frame is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.



Damaged window frame at rear right basement window



Damaged window sill at side window in bonus room above garage

INTERIOR WALLS / CEILINGS:

OK	Minor	Moder	Major	Recom
X				

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

FLOORS:

OK	Minor	Moder	Major	Recom
X				

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

INTERIOR STAIRS:

OK	Minor	Moder	Major	Recom
X				

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

FIREPLACE:

OK	Minor	Moder	Major	Recom
X				

• 1. Fireplace Location: Kitchen keeping room Fireplace Type: Masonry type with gas logs

The fireplace appears serviceable; no concerns were observed.

• 2. Fireplace Location: Living room Fireplace Type: Prefabricated Metal with gas logs

The fireplace appears serviceable; no concerns were observed.

• 3. Fireplace Location: Basement Fireplace Type: Masonry type 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.

• 4. Fireplace Location: Office / Den Fireplace Type: Masonry type with gas logs

The fireplace appears serviceable; no concerns were observed.

KITCHEN:

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

KITCHEN CABINETS:

OK	Minor	Moder	Major	Recom
X				

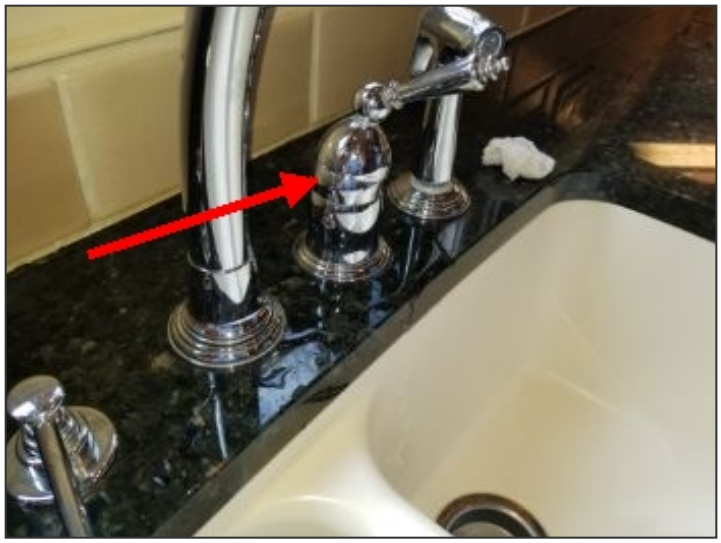
• Wood cabinets and solid surface countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.

KITCHEN SINK / FAUCET:

OK	Minor	Moder	Major	Recom
	X			

• A porcelain sink is present;

• The kitchen sink faucet handle has an active leak when put into the cold water position (see photo). Further evaluation and correction is recommended by a professional plumber.



Active leak at kitchen sink faucet handle

STOVE / OVEN / COOKTOP:

OK	Minor	Moder	Major	Recom
X				

• A combination gas cooktop and electric ovens are present.

• The cooktop and ovens were both tested and appear to be functioning normally.

DISHWASHER:

OK	Minor	Moder	Major	Recom
X				

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

KITCHEN VENTILATION:

OK	Minor	Moder	Major	Recom
X				

• The kitchen vent hood is a down draft type and is ducted to the exterior.

MICROWAVE OVEN:

OK	Minor	Moder	Major	Recom
X				

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

DISPOSAL:

OK	Minor	Moder	Major	Recom
X				

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

REFRIGERATOR:

OK	Minor	Moder	Major	Recom
				X

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

TRASH COMPACTOR:

OK	Minor	Moder	Major	Recom
X				

The trash compactor was operated and appears serviceable.

KITCHEN 2

KITCHEN CABINETS:

OK	Minor	Moder	Major	Recom
x				

- **A second kitchen is present at the basement.**
- **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
x				

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

DISHWASHER:

OK	Minor	Moder	Major	Recom
x				

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

MICROWAVE OVEN:

OK	Minor	Moder	Major	Recom
x				

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

REFRIGERATOR:

OK	Minor	Moder	Major	Recom
				x

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

ICEMAKER:

OK	Minor	Moder	Major	Recom
x				

Appears serviceable. The ice maker is making ice and appears to be operating normally.

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:

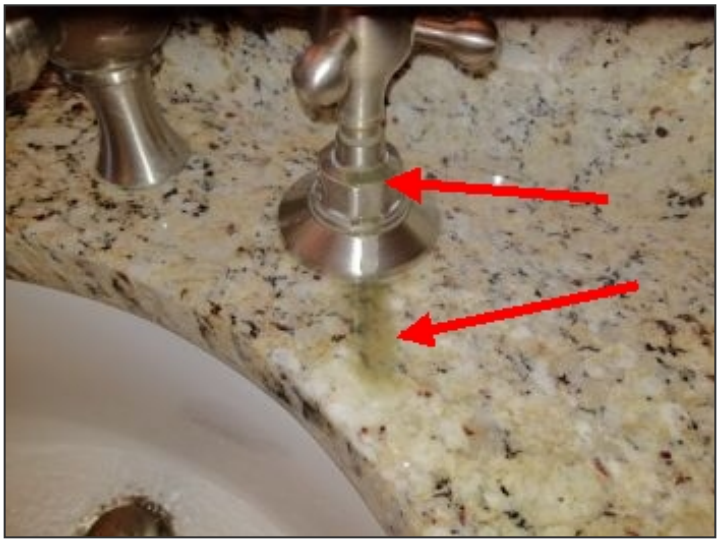
OK	Minor	Moder	Major	Recom
X	X			

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

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

• The vanity sink in the half bath is loose and is not properly anchored to the wall as needed to reduce stress to the plumbing pipes. Correction is advised to fully secure and anchor the sink cabinet.

• An active drip leak is present at the right master bathroom sink cold water faucet handle when used (see photo). Further evaluation and repair is recommended by a professional plumber.



Active leak at cold water master bathroom sink handle

BATH TOILETS:

OK	Minor	Moder	Major	Recom
X	X			

• The toilet in the basement half bathroom is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.

BATH TUBS / SHOWERS:

OK	Minor	Moder	Major	Recom
X	X			

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

• A minor leak is present at the master bathtub wand diverter valve. The leak occurs when the valve is closed after use. Further evaluation and repair is recommended by a professional plumber.

BATHROOM VENTILATION:

OK	Minor	Moder	Major	Recom
X				

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

LAUNDRY:

OK	Minor	Moder	Major	Recom
X	X			X

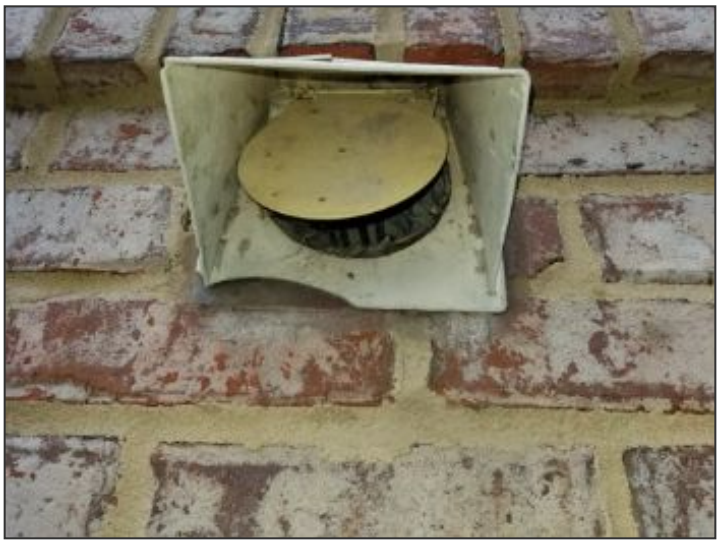
• The laundry room is located at the first floor.
• A second laundry room is located in the basement.

• 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 (main floor laundry).

LIMITED INSPECTION:
1. The laundry appliances, if present, were not tested.
2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.

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

• The dryer exhaust vent cover is damaged / disconnected at the top of the flapper that does not allow the vent cover to fully close (see photo). Cleaning is recommended, continue to monitor and clean as needed.



Dryer vent flapper not fully close

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:

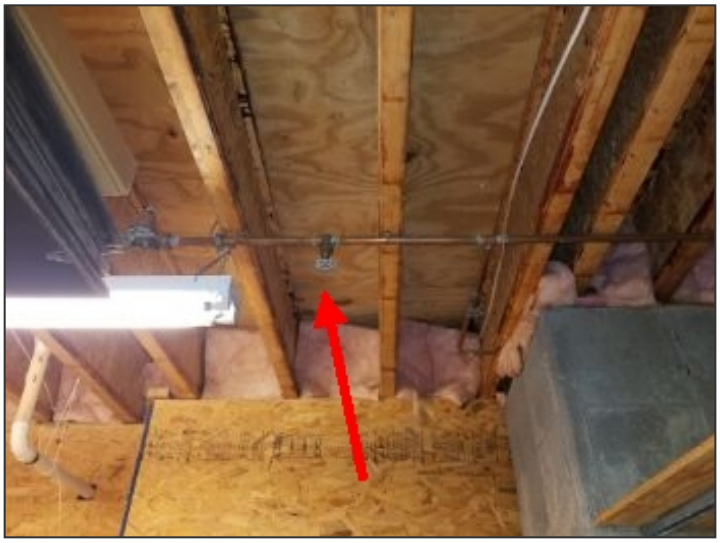
OK	Minor	Moder	Major	Recom
X				

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

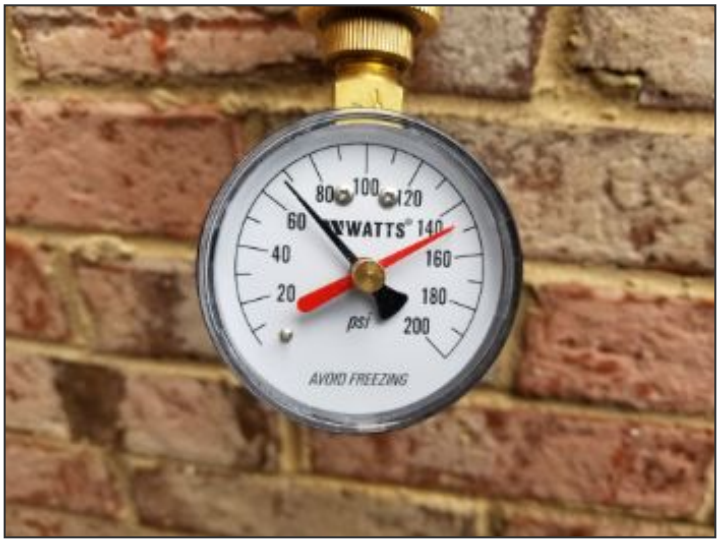
• The main plumbing supply cut-off valve is located in the basement.

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

• The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the rear hose bib and was found to be normal at 68 PSI (see photo).



Main water cut-off handle located at basement ceiling



Water pressure normal at 68 PSI

WASHTUB SINK:

OK	Minor	Moder	Major	Recom
X				

A stainless steel washtub sink is present at the laundry room.

• The washtub sink appears serviceable; no concerns were noted.

PLUMBING DRAINS / SEWAGE:

OK	Minor	Moder	Major	Recom
X				

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

GAS SERVICE:

OK	Minor	Moder	Major	Recom
X				

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

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

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

2. DRAIN THE TANK:

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

3. READ THE OWNER'S MANUAL:

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

WATER HEATER:

OK	Minor	Moder	Major	Recom
	x		x	

• TANK DESCRIPTION: State, 75 gallons, 15 years old (2005)

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

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

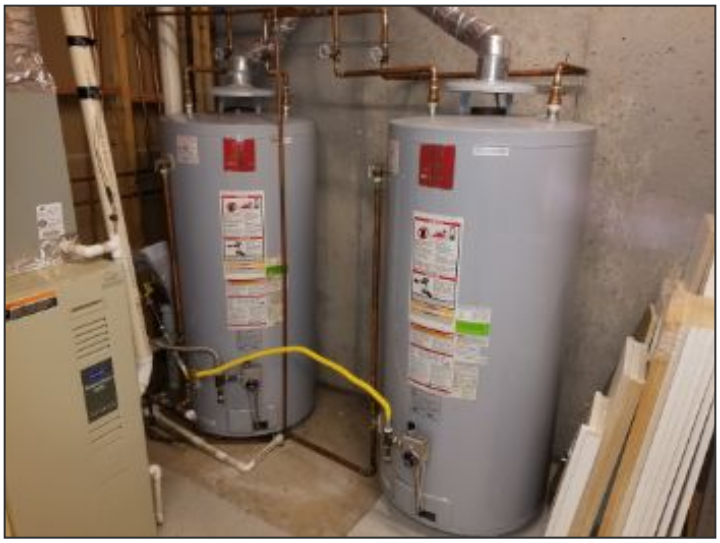
CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank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

For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.
• The temperature and pressure relief drain from the water heater was found to be leaking at the exterior end of the drain pipe into the floor drain. T&P valves often leak due to excessively high water pressure, advanced age, or lack of adequate testing which allows corrosive deposits to form inside the valve. Client is advised to test this important safety valve at least once per year to insure normal valve operation.

Due to this active leak, further evaluation and correction is recommended by a professional plumber to determine the full scope of repair needs and costs, the T&P valve may need replacement.

• The expansion valve appears to be leaking based on water dripping out of the exterior end of the drain pipe. Replacement of the expansion tank is recommended soon. Expansion valves often leak due to excessively high water pressure or advanced age.

Due to this active leak, further evaluation and correction is recommended by a professional plumber to determine the full scope of repair needs and costs, the expansion valve may need replacement.



Water heaters located in basement

WATER HEATER 2:

OK	Minor	Moder	Major	Recom
X			X	

• The water heater is operated by natural gas and is located located in the basement (right tank).

• Description: State, 75 gallons, 15 years old (2005)

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

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

A thermal expansion tank / valve is present on the cold water line and appears serviceable.

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

CLIENT NOTE: Because of new standards that require more efficient water heaters (both gas and electric), the cost of water heater replacement has gone up significantly. Budget for a major expense.

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.

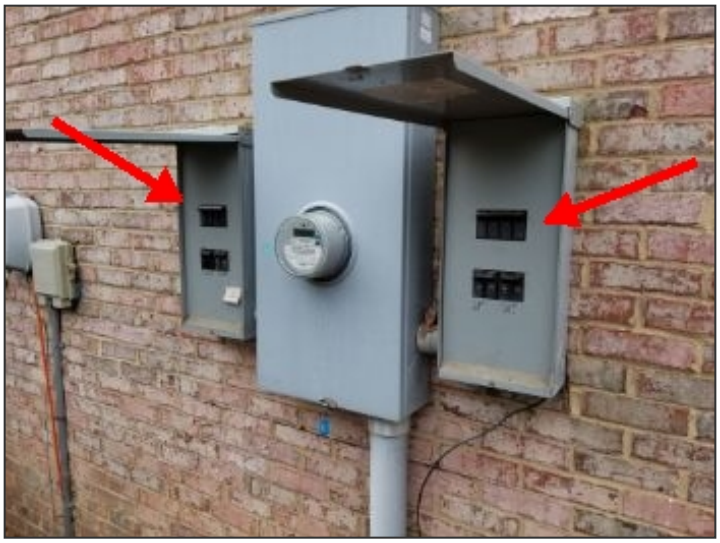
ELECTRICAL SERVICE:

OK	Minor	Moder	Major	Recom
x				

- **The electrical service is underground - 110/220 volt;**

- **The electrical grounding consists of a single ground rod near the electrical meter.. The electrical service and grounding appears serviceable; no concerns were noted.**

- **Two separate 200 amp main breakers are located at the exterior meter location. Appears serviceable, no concerns were noted.**

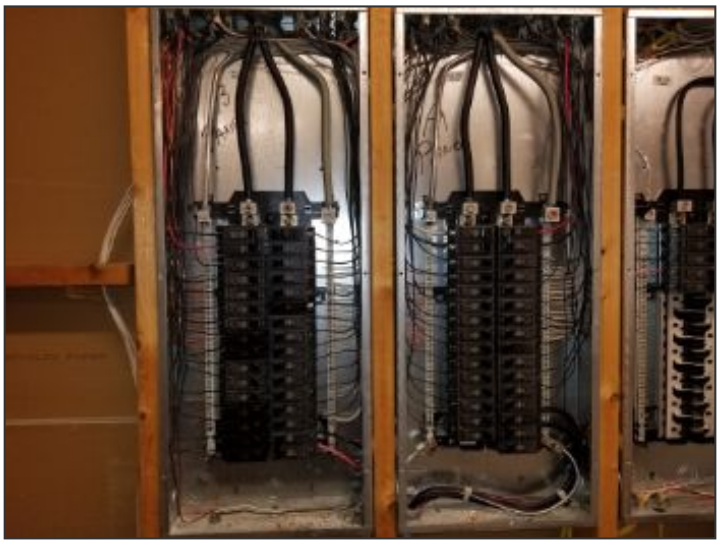


Main electrical disconnects at exterior meter

MAIN PANEL:

OK	Minor	Moder	Major	Recom
x				

• Two separate 200 amp main panels are present in the basement; circuit breakers are present. No concerns were noted. The main panel boxes appear serviceable and were found to be neat and well organized during a limited visual inspection inside the panel (see photo); no concerns were found.



View inside main panel boxes - neat and well organized

SUBPANEL:

OK	Minor	Moder	Major	Recom
x				

• A 100 amp subpanel is located in the basement.

• A 50 amp subpanel is located in the attic.

• The subpanels appear to be serviceable, no concerns were noted.

LIGHTS / SWITCHES:

OK	Minor	Moder	Major	Recom
X	X			

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

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

ELECTRICAL WIRING:

OK	Minor	Moder	Major	Recom
X				

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

RECEPTACLES:

OK	Minor	Moder	Major	Recom
X	X			

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

• The exterior outlets located at the covered deck are missing weatherproof covers. This condition is a safety concern; correction is recommended.

GFCI / AFCI PROTECTION:

OK	Minor	Moder	Major	Recom
	X			

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

• SAFETY CONCERN:
GFCI protection is missing at the garage double outlet, the outlet to the right of the laundry room washtub sink, and some of the kitchen countertop outlets which are required locations 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 or is incorrectly wired at the basement patio near the gas line, and at the right deck outlet. The GFCI outlets will not trip off when tested manually or with a GFCI tester. This condition is a potential safety hazard. The outlets may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.

FIRE SAFETY:

OK	Minor	Moder	Major	Recom
	X			X

• SAFETY CONCERN:
The smoke detectors appear to be hard wired but are not activating together when tested. This condition is a potential safety hazard. All detectors should activated together when tested. A licensed electrician is advised for further evaluation and correction so that all smoke detectors activate together when tested.

CARBON MONOXIDE DETECTORS:

OK	Minor	Moder	Major	Recom
				X

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

SECURITY SYSTEM:

OK	Minor	Moder	Major	Recom
				X

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

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
X			X	

• Basement Zone: Carrier, located in the basement, 40,000 BTU, 20 years old (2000)

• POSITIVE FEATURE: This furnace has a 92% efficiency rating which is better than most furnaces that have only an 80% rating.

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

• An active condensate leak was observed at the rubber cap at the right side of the inducer fan (see photo). Repair is recommended by a professional HVAC contractor.

• AGING EQUIPMENT:

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

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

Consider these cost saving strategies when replacing HVAC equipment:

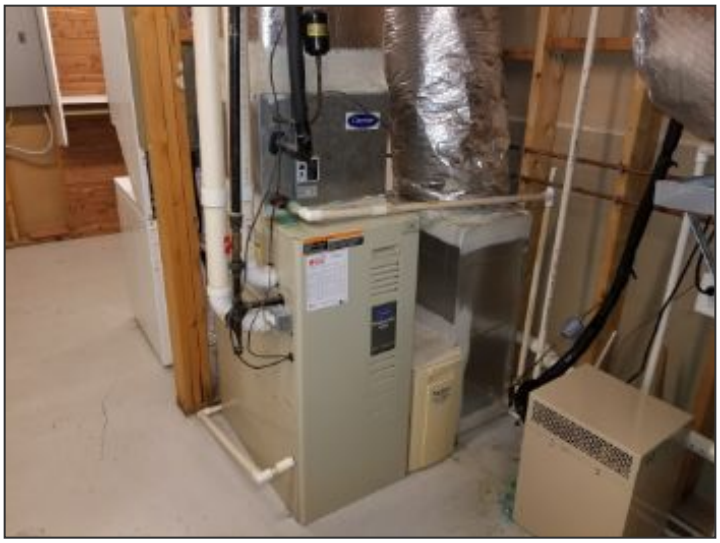
1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:
Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/
Lennox Rebates: http://m.lennox.com/promotions/national.asp
Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-off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

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

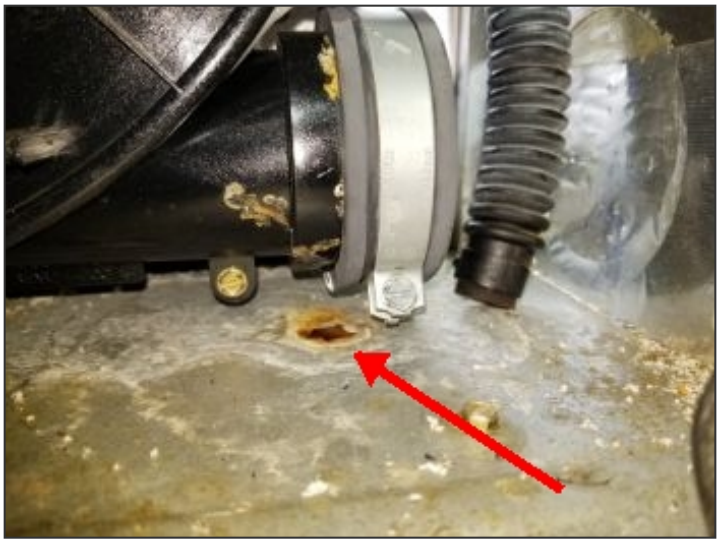
3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.

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

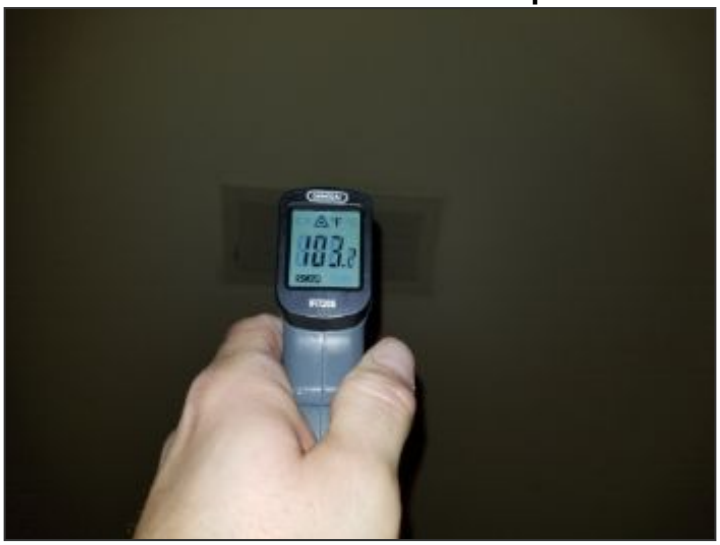
another.



Basement furnace located in mechanical room



Small drip leak inside of basement furnace



Good temps during testing of basement furnace

HEATING 2:

OK	Minor	Moder	Major	Recom
X			X	

• Second Floor Zone: Carrier, located in the basement, 80,000 BTU, 20 years old (2000)

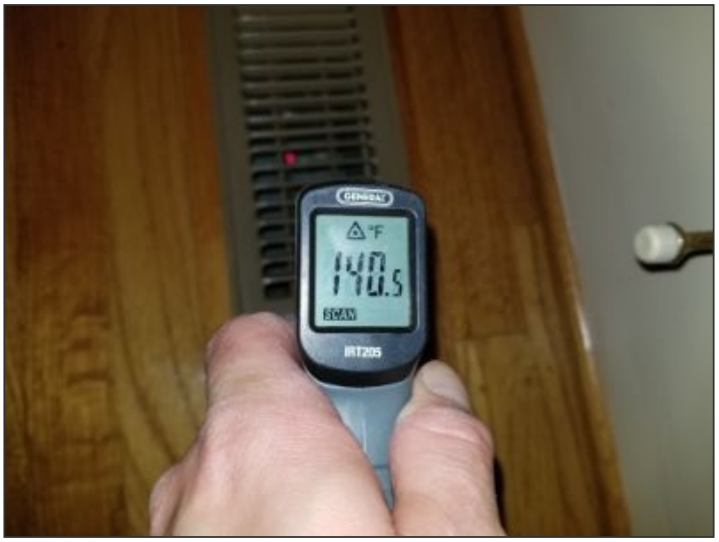
• POSITIVE FEATURE: This furnace has a 92% efficiency rating which is better than most furnaces that have only an 80% rating.

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

• BUDGET FOR REPLACEMENT:
Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.

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.

Main floor furnace located in basement mechanical room



Good temps during testing of main floor furnace

HEATING 3:

OK	Minor	Moder	Major	Recom
X			X	

• Second Floor Zone: Carrier, located in the attic, 66,000 BTU, 20 years old (2000)

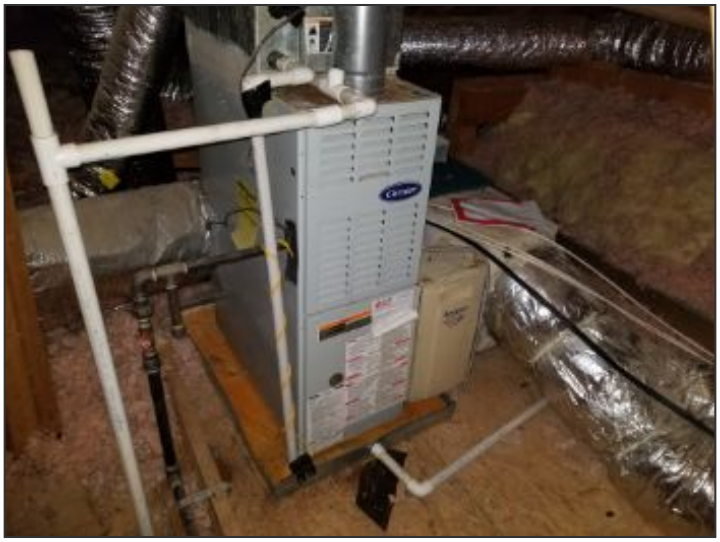
• 80% Efficency: This is the most common efficiency rating.

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

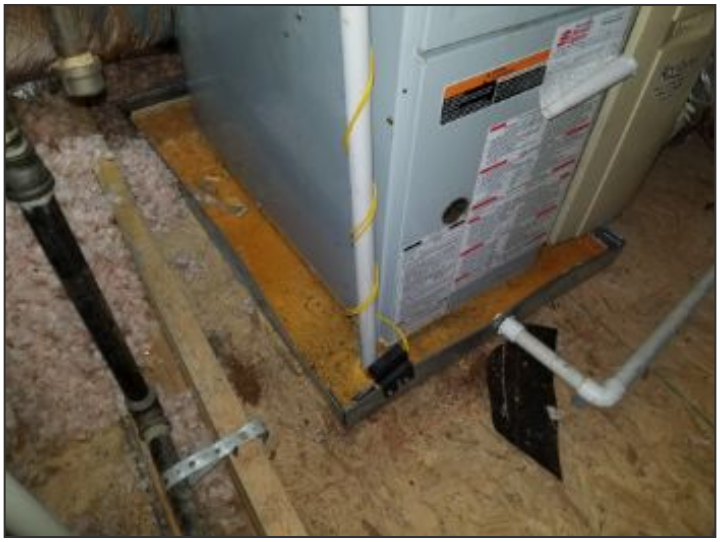
• Rust and corrosion are visible inside the condensate drain pan on the floor below the furnace. This condition is an indication that the primary condensate drain line has been previously clogged or is currently clogged. Ask seller for any history of repairs regarding this issue. If no repair information is available, further evaluation is recommended by a professional HVAC contractor to determine repair needs.

• BUDGET FOR REPLACEMENT:
Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.

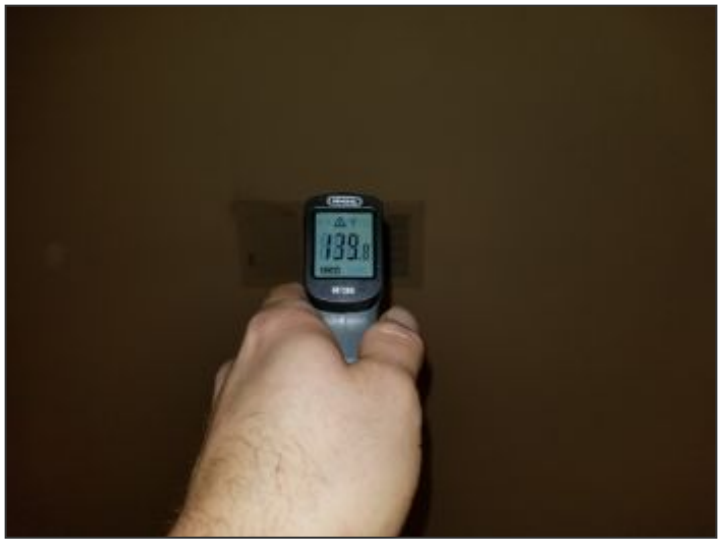
HEAT EXCHANGER INSPECTION ADVISED:
Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections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



Master bedroom furnace located in lower attic



Rust staining in drain pan below master furnace



Good temps during testing of master furnace

HEATING 4:

OK	Minor	Moder	Major	Recom
x			x	

• Second Floor Zone: Carrier, located in the attic, 66,000 BTU, 20 years old (2000)

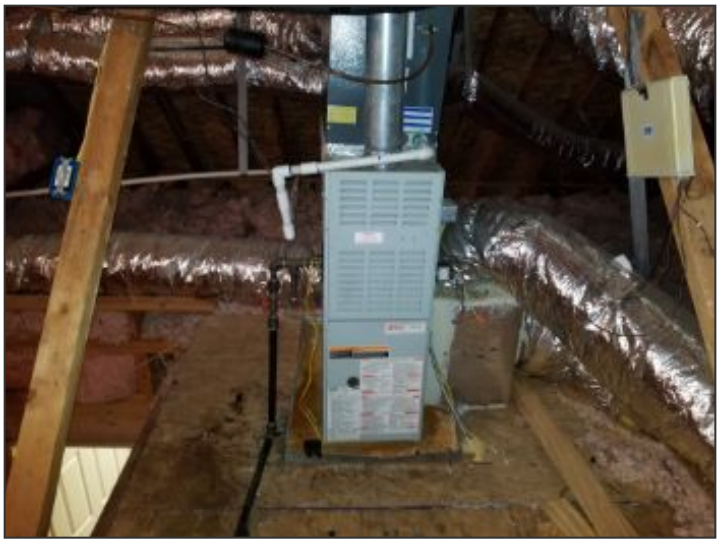
• 80% Efficency: This is the most common efficiency rating.

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

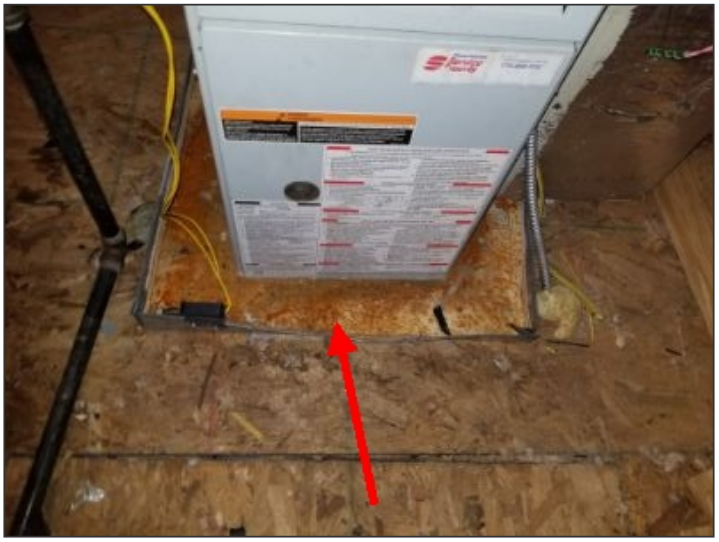
• Rust and corrosion are visible inside the condensate drain pan on the floor below the furnace. This condition is an indication that the primary condensate drain line has been previously clogged or is currently clogged. Ask seller for any history of repairs regarding this issue. If no repair information is available, further evaluation is recommended by a professional HVAC contractor to determine repair needs.

• BUDGET FOR REPLACEMENT:
Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.

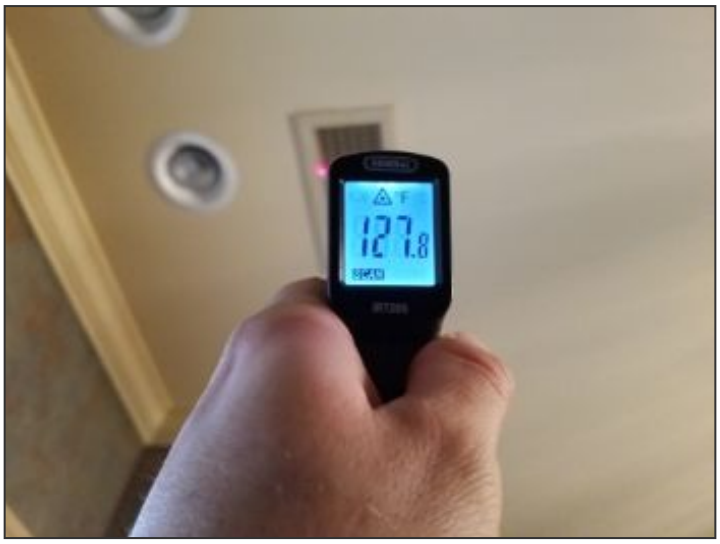
HEAT EXCHANGER INSPECTION ADVISED:
Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections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



Second floor furnace located in upper attic



Rust staining in drain pan below second floor furnace



Good temps during testing of second floor furnace

AIR CONDITIONING:

AC UNIT 1:

OK	Minor	Moder	Major	Recom
			X	X

• Basement Zone: Carrier, 2.5 ton, 20 years old (2000)

• 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.

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

Consider these cost saving strategies when replacing HVAC equipment:

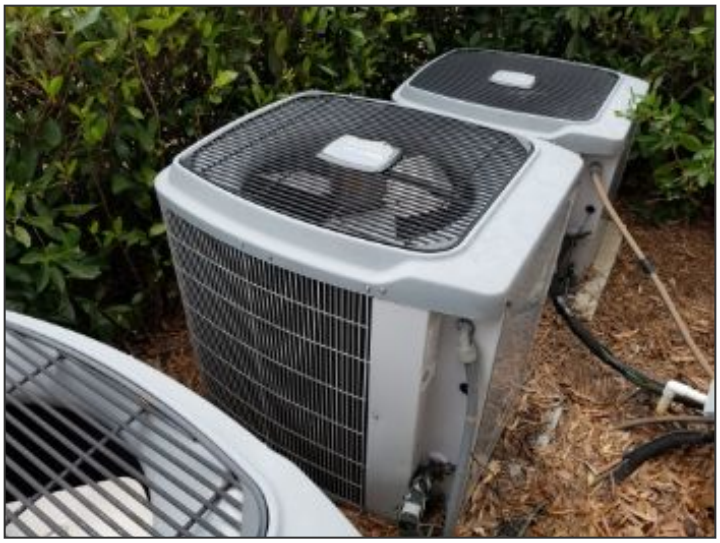
1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:
Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/
Lennox Rebates: http://m.lennox.com/promotions/national.asp
Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-off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

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

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

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

• 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.



Basement AC unit

AC UNIT 2:

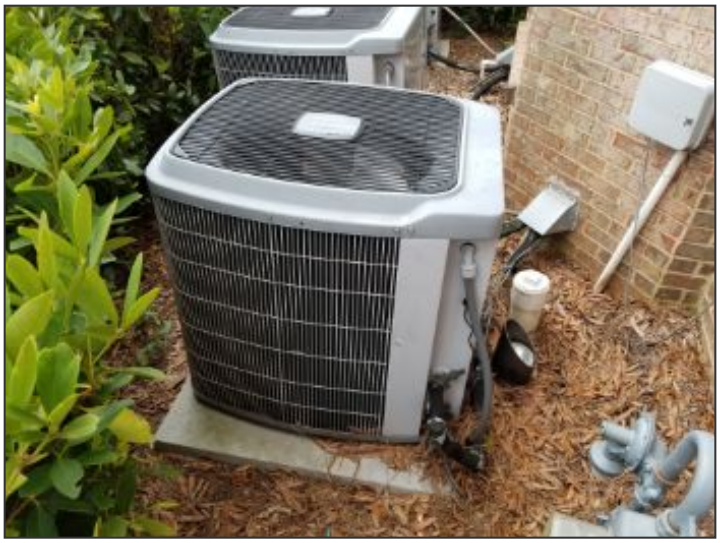
OK	Minor	Moder	Major	Recom
			x	x

• First Floor Zone: Carrier, 3 ton, 20 years old (2000)

• 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.



Main floor AC unit

AC UNIT 3:

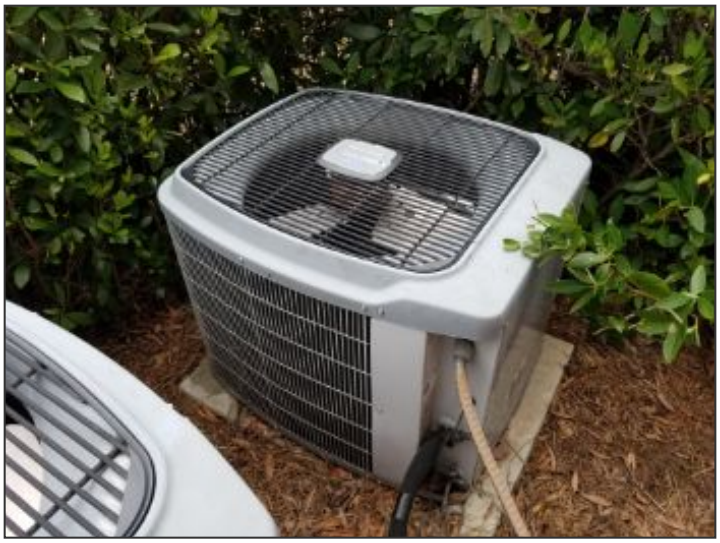
OK	Minor	Moder	Major	Recom
			x	x

• Master Bedroom Zone: Carrier, 2.5 ton, 20 years old (2000)

• 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.



Master bedroom AC unit

AC UNIT 4:

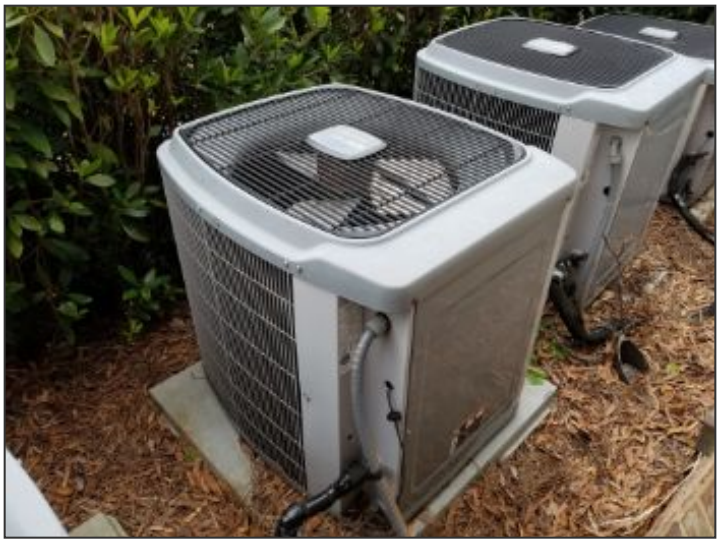
OK	Minor	Moder	Major	Recom
			x	x

• Second Floor Zone: Carrier, 2 ton, 20 years old (2000)

• 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.



Second floor AC unit

THERMOSTATS / FILTERS / DUCTING:

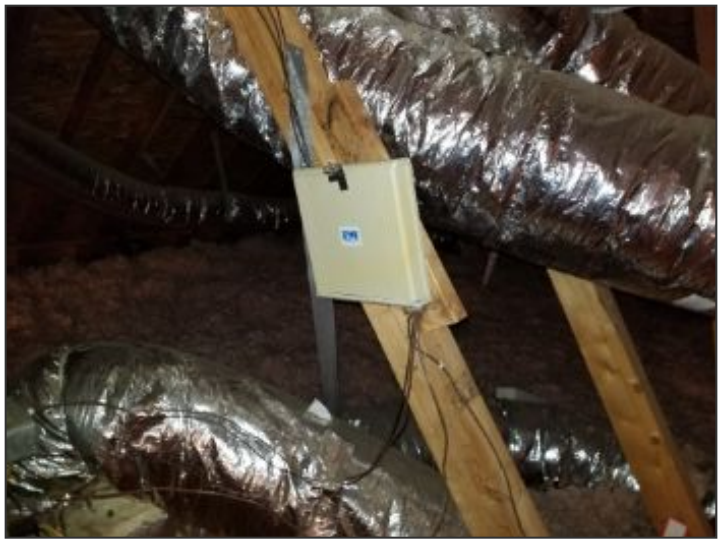
THERMOSTATS:

OK	Minor	Moder	Major	Recom
X				X

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

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

• A dual zone thermostat system is present at the second floor HVAC system (see photo). This dual thermostat system is utilizing a single HVAC system with motorized dampers that open and close the ducts as needed based on the thermostat settings.



Dual zone thermostat control for second floor HVAC system

HVAC FILTERS:

OK	Minor	Moder	Major	Recom
X				

• 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).

• POSITIVE FEATURE!
These HVAC systems have an improved air cleaning system that consists of a good quality 6" media filter that is designed to remove more impurities from the conditioned air. This type of filter is often changed every 4-6 months and is more expensive than a traditional one inch filter.

Good media filters present at HVAC systems

HVAC DUCTING:

OK	Minor	Moder	Major	Recom
X				

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

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

OK	Minor	Moder	Major	Recom
☐	☐	☐	☐	☒

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
	x			

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 ON THE WALL:
Based on a limited visual inspection, suspected mold like substance or fungus growth is visible on the sheetrock wall at the lower wine room beside the cooler condensate pump.

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.

ASBESTOS:

OK	Minor	Moder	Major	Recom
x				

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

LEAD BASED PAINT:

OK	Minor	Moder	Major	Recom
x				

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

Glossary

Term	Definition
CU	Copper (wiring)
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.