



BPG Inspection Services



**1229 McLendon Avenue Northeast
Atlanta GA 30307**

Client(s): English
Inspection Date: 3/9/2020
Inspector: Chuck Turner ,


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 803290
 - Client's Last Name: English
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Client Advice

Comments

- ❌ 1. **SAFETY / HEALTH:** Although not considered as part of the scope of our inspection, there is ample evidence of pest infestation in the attic and / or crawlspace. A pest report needs to be obtained from a qualified contractor and all repairs made as outlined in the report.



Signs of rodent intrusion in the attic and crawlspace.

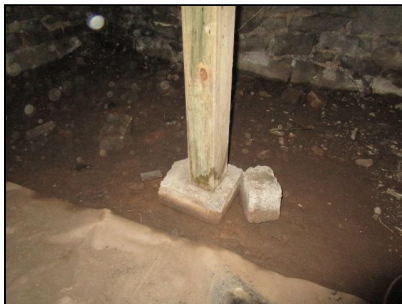


Signs of rodents in the insulation.

Structure

Post / Pier / Column

- ❌ 2. **MAJOR DEFECT:** There are numerous improperly installed supports for additional beams in the crawlspace. Many of the support posts were installed on bricks or small concrete blocks. Screw posts were used in several places. Some screw posts in contact with the soil. Have a general contractor evaluate all framing and posts in the crawlspace and repair as needed.



Evaluate all posts, install proper footers to prevent settling



Support posts missing footers, in contact with the soil.

Crawlspace - Ventilation / Insulation / Vapor Barrier

- ❌ 3. **SERVICE / REPAIR:** An inadequate vapor barrier is present in the crawlspace. The installation of a complete vapor barrier is advised to prevent moisture rising from the crawlspace area into the home. Not installing a vapor barrier can lead to high humidity problems in the home and may result in mold growth. A vapor barrier should be placed on the crawl space dirt floor to stop moisture penetration of the floor and sub-floor under any habitable space. The barrier must be taped and sealed at all barrier joints and be extended one foot up the exterior walls and around support columns leaving 3-6 inches minimum at the top for observation of termite tracks. Seal the top to the columns and walls. This approach is approved by the US Department of Energy and building envelope specialists. At a minimum, use 6 mil. polyethylene plastic material. Have a contractor evaluate and add barrier.

Action Items

Structure



Inadequate vapor barrier missing. Add complete vapor barrier to the crawlspace.

Crawlspace - Moisture Intrusion

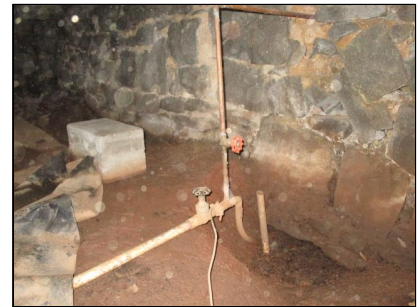
- ❌ 4. **MAJOR DEFECT:** There is active water penetration of the crawl space area. Water in the crawl space area promotes mold growth, decay of wood structures and attracts termites and pests. The cause of water penetration must be found and eliminated. Recommend further investigation and correction by a qualified contractor or water infiltration specialist. Sloping the ground or trenching may be needed to direct water. Consult professional moisture proofing company for repairs



Active moisture intrusion around the perimeter of the crawlspace.



Standing water in places in the crawlspace.



Heavy moisture intrusion in the crawlspace.

Crawlspace - Comments

- ❌ 5. **SERVICE / REPAIR:** Wood and other cellulose debris found in crawlspace. Required by most termite companies to eliminate conducive conditions for termites. Have all removed for best protection of property.



Remove all debris from the crawlspace.



Remove all debris from the crawlspace.

Exterior

Steps

- ❌ 6. **SERVICE / REPAIR:** The concrete stairs are cracked and damaged. Repair the stairs.

Action Items

Exterior



Repair cracked front stairs.

- 7. **SERVICE / REPAIR:** Missing hand railing on at least one side of stair. Required for any stairway of 30 inches or more in height (more than 4 steps). Recommend install for safety.



Add handrail to the front porch steps.



Add handrail to the stairs at the front of the house.

Cladding

- 8. **MAJOR DEFECT:** Extensive deterioration of the siding/trim materials observed. Have a professional contractor evaluate and repair or replace as needed.



Replace all warped and damaged siding



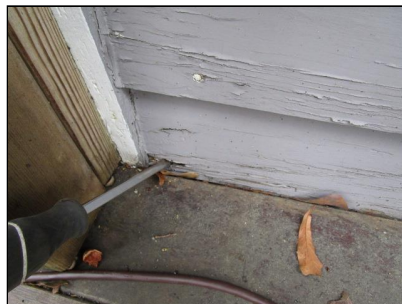
Replace all damaged siding.



Replace all damaged siding



Replace all damaged siding.



Replace damaged siding



Replace damaged siding

Action Items**Exterior**

Replace damaged siding



Replace damaged siding



Replace damaged siding



Have holes in the siding repaired.

Doors

- ☒ 9. **SERVICE / REPAIR:** Deterioration of the door sill observed. Repair or replace the door sill to prevent moisture entry to the building and damage to the subfloor or flooring materials. All damaged wood should be repaired / replaced to the extent found.



Deterioration of the rear door sill.

- ☒ 10. **SERVICE / REPAIR:** The exterior door sticks and is difficult to operate at the front and rear entry doors. The rear door does not latch properly and will not secure easily. Daylight is visible around the rear french doors. Modify or repair as necessary to operate normally.

Action Items

Exterior



Front door sticks at the sill.



Rear doors stick at the bottom and do not latch properly.



Daylight visible between doors.

Trim / Soffit / Fascia

❌ 11. **MAJOR DEFECT:** Wood rot and deterioration are present. Evaluate all areas and replace/repair all wood rot to the extent found to prevent further damage to any area. All replacement wood should be primed on all sides, caulked and painted as required. Any damage on the exterior wall or trim that allows openings into the wall cavity or interior can cause significant water damage over time if not repaired.



Repair all damaged trim



Repair all damaged trim



Repair all damaged trim



Repair all damaged trim



Repair all damaged trim



Repair all damaged trim



Repair all damaged trim

Action Items

Exterior

- ❌ 12. **MAJOR DEFECT:** Paint on the siding, window and door trim, soffit and fascia found in weathered condition. Sand, prime bare wood, caulk and paint to prevent moisture damage to the affected areas.



Paint weathered and peeling on the siding



Paint weathered and peeling on the siding



Paint on the trim weathered and peeling



Paint weathered and peeling



Paint weathered and peeling



Paint weathered and peeling on the siding



Paint weathered and peeling on the siding



Paint weathered and peeling on the siding

- ❌ 13. **SERVICE / REPAIR:** There is noticeable carpenter bee damage to the rear deck roof support posts with residue splattered on surfaces below entry hole. Damage is generally not significant but should consider having repaired by sealing holes to avoid further damage to the wood.

Action Items

Exterior



Repair carpenter bee damage to the deck roof support posts.



Repair carpenter bee damage to the posts.

Brick

- ✘ 14. **MAJOR DEFECT:** Mortar joints found brittle and missing grout. This condition will continue unless corrected leading to significant problems. Recommend professional mason to evaluate all areas and areas repaired as needed.

Action Items

Exterior



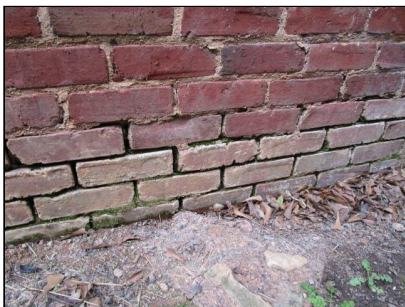
Scrape loose mortar on the exterior and repoint between bricks.



Scrape loose mortar on the exterior and repoint between bricks.



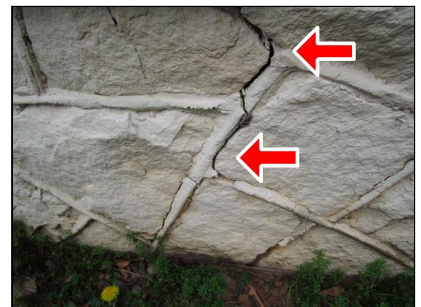
Scrape loose mortar on the exterior and repoint between bricks.



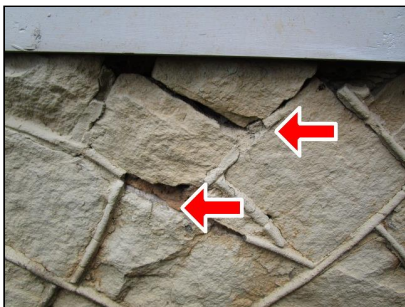
Scrape loose mortar on the exterior and repoint between bricks.



Scrape loose mortar on the exterior and repoint between bricks.



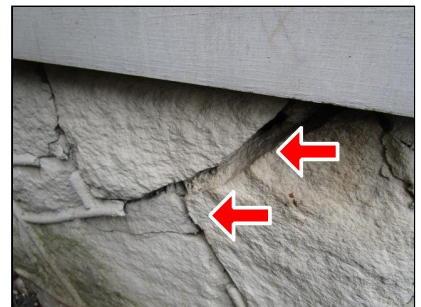
Repoint between stones where missing



Repoint between stones where missing



Repoint between stones where missing



Repoint between stones where missing

- 15. **SERVICE / REPAIR:** Loose / missing brick veneer found. Recommend qualified mason to repair /replace to the extent found.



Replace the missing bricks at the crawlspace entry door.



Replace the missing bricks at the crawlspace entry door.

Action Items

Exterior

Fences

- ❌ 16. **SERVICE / REPAIR:** Damaged sections of fencing observed. Have the fence repaired or modified in a manner to contain children or pets as needed.



Gates do not close and latch properly



Repair all gates in the fencing.



Repair or replace all gates to open and close properly



Secure the loose fence post at the rear of the house.



Repair all gates to latch properly.

Retaining walls

- ❌ 17. **MAJOR DEFECT:** Deterioration of the retaining wall observed. Have a professional contractor evaluate the wall and repair as necessary.

Action Items

Exterior



Cracks and settlement in the retaining wall.



Retaining wall leaning and cracking.



Extensive deterioration of the front retaining wall.



Extensive deterioration of the exterior front retaining wall.

Deck Material / Framing

- ❌ 18. **SERVICE / REPAIR:** Deck boards are weathered and rotting. Recommend evaluate all and repair / replace to the extent found.



Replace damaged decking.

Building Envelope

- ❌ 19. **SERVICE / REPAIR:** Expandable foam sealant observed. This product is not manufactured for exterior use and is not intended as a moisture barrier. Repairs are necessary to prevent sunlight from breaking down the foam and allowing water entry. Recommend foam be removed and replaced with appropriate calking material or have foam cleaned and painted to reduce UV damage.

Action Items

Exterior



Cut back foam and seal with mortar or caulk .



Cut back foam and seal with mortar or caulk

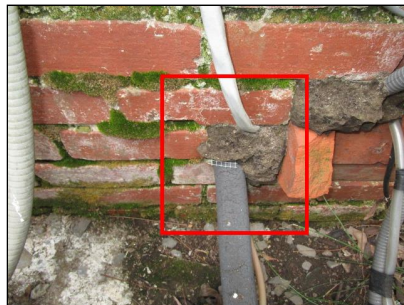


Cut back foam and seal with mortar or caulk



Cut back foam and seal with mortar or caulk

- ❌ 20. **SERVICE / REPAIR:** No metal hood for HVAC line penetration of siding installed. Recommend install and seal to prevent moisture and insect access.



Add vent hood where missing

- ❌ 21. **SERVICE / REPAIR:** Missing/ damaged vent cover noted. Replacement is necessary to prevent pest and water entry.



Secure dryer vent to new hood.

Action Items

Roofing

Roof Coverings

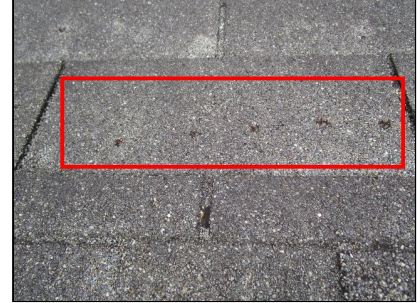
- ❌ 22. **SERVICE / REPAIR:** Nail pops lifting / penetrating shingles in several locations. Have loose shingles secured to prevent wind or moisture damage. Nails popping through roof surface can allow moisture intrusion. Entire roof should be evaluated and all exposed nails should be removed and the holes sealed to protect from moisture.



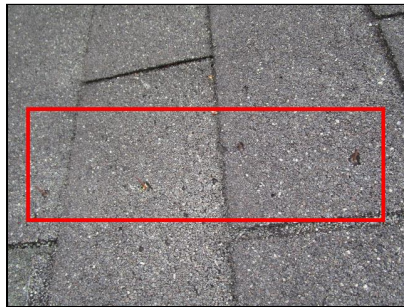
Nail pops penetrating shingles.



Seal exposed nail heads.



Nails penetrating shingles.



Numerous nails penetrating the shingles.



Nail pops lifting shingles in several places.

- ❌ 23. **MAJOR DEFECT:** There are soft spots and damage to the roof decking around the perimeter of the house. There appear to be active leaks. Have the roof evaluated by a professional roofer and repaired as needed. Have all damaged decking and decking underlayment repaired / replaced.

Action Items

Roofing



Soft area indicates leak at the upper right rear of the roof.



Damaged decking, leaking in the roof.



Damaged decking around perimeter of the roof.



Damaged decking around perimeter of the roof.



Damaged decking around perimeter of the roof.



Damaged decking around perimeter of the roof.

Furnace / Water Heater Vents

- ☒ 24. **SERVICE / REPAIR:** Metal flue assembly on roof is rusting. Recommend clean and paint with rust inhibitor paint designed for high temperatures to prevent further damage and moisture intrusion.



Prime and paint the flue assembly

- ☒ 25. **SERVICE / REPAIR:** Flange of furnace flue found raised / loose and recommend having corrected by roofer to avoid pest intrusions to attic.

Action Items

Roofing



Secure the loose flange to the roof.

Plumbing

Supply Piping

- ❌ 26. **SERVICE / REPAIR:** Water supply lines in this properly found to be galvanized pipe in some areas. Galvanized service line is responsible for reduced pressure with multiple fixture use. Brown tint is also a common upon initial use. Replacement is only remedy to provide normal pressure - decision to replace is somewhat subjective in many cases. Recommend a licensed plumber inspect further and repair as necessary.



Replace all galvanized pipes in the crawlspace.

Exterior Hose Faucets

- ❌ 27. **SERVICE / REPAIR:** The exterior spigot was found loosely mounted to wall at the rear of the house and should be properly secured in place to avoid excess stress on plumbing supply line when pulling on garden hose.



Secure the rear hose bibb to the siding. .

Water Heater - Condition

- ❌ 28. **SAFETY / HEALTH:** The water temperature was tested at the kitchen sink basin after running water for one minute from sink faucet. A temperature less than 110-120 degrees with thermostat set at mid range indicates a

Action Items

Plumbing

less than optimum temperature. Temperatures higher than 120-125 degrees is not safe for personal and child safety reasons and should be lowered.



Turn the water heater down, 148 degrees.



No gas leaks at the water heater.

Water Heater - Fuel / Flue

- ❌ 29. **SAFETY / HEALTH:** The water heater vent stack does not have a fire stop where it enters the ceiling. Where the vent enters the ceiling there should be an appropriate gap from combustable materials (six inches for single wall vents and one inch for double wall vents) and a fire barrier composed of an approved material to resist the free passage of fire or the products of combustion. Recommend a licensed plumber inspect further and repair as necessary.



Add required firestop at the flue penetration through the ceiling.

Electrical

Panel Interior

- ❌ 30. **SERVICE / REPAIR:** The panel box is not properly or completely labeled. All electrical disconnects should be clearly labeled so that they can be easily de-energized in case of emergency and for purposes of electrical work. Correct as necessary.



Properly label the interior of the panel box.

Action Items

Electrical

Wiring

- ❌ 31. **SAFETY / HEALTH:** Improper wiring observed. All electrical splices and terminations should be inside of an approved junction box with cover plate for safety. Recommend a licensed electrician to evaluate the condition and correct for compliance. **LOCATION:** Crawlspace.



Secure loose wiring and terminate in a junction box.

- ❌ 32. **SERVICE / REPAIR:** Extension cords are being used as permanent wiring in the attic at the heat pump. Have the cord removed or have an electrician evaluate and run dedicated circuits to replace the extension cord.



Add receptacles and eliminate the extension cord.

GFCI / AFCI Devices

- ❌ 33. **SAFETY / HEALTH:** GFCI receptacle measured dead and would not reset. All other resets throughout property were checked to verify reset and would recommend having electrician review and correct as necessary. **LOCATION:** bathroom receptacle



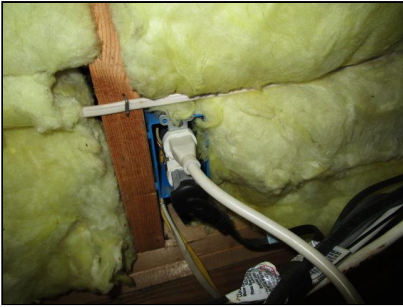
Replace the damaged bathroom receptacle.

Receptacles

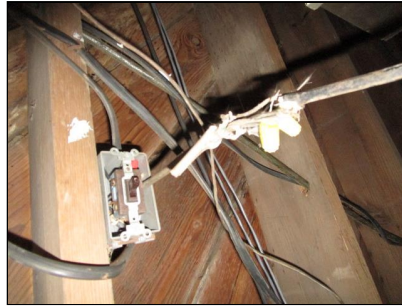
- ❌ 34. **SERVICE / REPAIR:** Missing receptacle/switch plates noted. Replacement is advised to prevent an electrical hazard. One switch in the attic is improperly wired and there is a missing junction box at the connection for the condensate pump in the attic. **LOCATION: Attic area, main level**

Action Items

Electrical



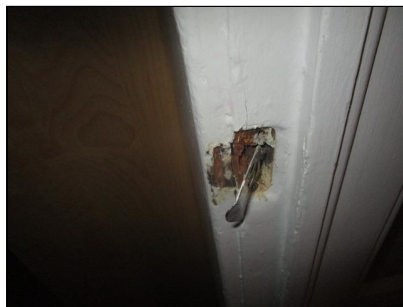
Add missing cover in the attic.



Add switch plate, properly install wiring for the condensate pump in the attic.



Replace missing cover.



Add cover plate where wiring coming out of the wall on the main level



Add missing cover plates on the main level

- ❌ 35. **SAFETY / HEALTH:** Loose wall receptacles should be securely mounted in the wall where found. Recommend a licensed electrician to evaluate the condition and correct for compliance. **LOCATION: Dryer receptacle**



The dryer receptacle is loose from the wall.

Fixtures

- ❌ 36. **SERVICE / REPAIR:** Recessed lighting found in attic required to have a minimum of 3 inches of clearance from insulation due to fire hazard. Correct as required for safety where found in attic area.

Action Items

Electrical



Add baffles around all recessed fixtures.

- ❌ 37. **SERVICE / REPAIR:** Replace the batteries in the remote control for the light / fan so the unit can be operated properly



Replace batteries and test the fan / light in the upper level

Comments

- ❌ 38. **SERVICE / REPAIR:** The lights in the laundry room were inoperable. The lights, receptacles and fans on the rear porch were not functional. Have an electrician evaluate and repair as needed.



No power to the exterior receptacle on the rear porch



Fan and light not functional.



Rear lights not functional.

Heating and Cooling

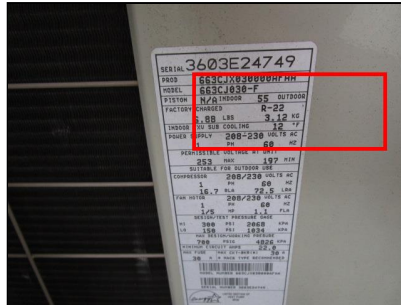
Air Conditioner

- ❌ 39. **GENERAL NOTE:** The upper level A/C unit in this home operates on R-22 refrigerant. R-22 refrigerant has been phased out of production or importation into the United States as of January 1, 2020. The buyer should expect the cost for R-22 refrigerant to increase significantly to the point where charging the system, if needed, will become prohibitively expensive. The buyer should discuss the scope of any repairs with the A/C technician prior to authorizing repairs to determine the cost if refrigerant is needed. If refrigerant needs to be added, there is a leak in

Action Items

Heating and Cooling

the system that should be identified and repaired. Replacement of the system may be a more cost effective option if repairs and refrigerant are necessary.



R-22 refrigerant in the upper level system

- ❌ 40. **SERVICE / REPAIR:** A/C compressors have an average life expectancy of 12 -15 years. The upper level compressor is 17 years old and the main level unit is 13 years old. Advise to budget for future replacement or recommend that warranty program be set up. Recommend that the units be serviced, cleaned and returned to a warrantable condition or replaced if necessary prior to closing.
- ❌ 41. **SERVICE / REPAIR:** Freon refrigerant line insulation is damaged / missing. Replace and repair to prevent condensation and energy loss during operation.



Add insulation where missing



Add insulation in the attic where missing



Add insulation and seal to the coil housing.

- ❌ 42. **SERVICE / REPAIR:** The condensate drain line is not properly secured to the pump. Have a new hose installed and properly secured to the pump.



Drain line not properly connected to the pump.

Heating System

- ❌ 43. **SERVICE / REPAIR:** The upper level heat pump is more than 17 years old where the average life expectancy is 17 to 22 years. Because of the age of the equipment, a HVAC service technician should evaluate the unit prior to closing and advise condition (which may include replacing). Consider budgeting for replacement or have warranty

Action Items

Heating and Cooling

program established. Also have CO detector installed in sleeping areas where older system serves for added safety.



Emergency heat tested and functional.



Regular heat tested and functional.



Emergency heat tested and functional.

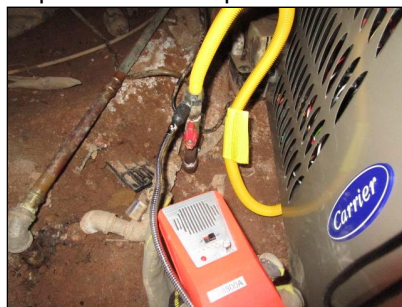
Fuel / Controls

- ❌ 44. **SAFETY / HEALTH:** The flexible gas connector passes through the cabinet of the heating appliance. This is a safety hazard due to the possibility to damage to the line from the furnace wall. Replace the flex gas connector with solid piping or install a rubber grommet to prevent rubbing on furnace wall. ALSO No sediment trap (also referred to as drip leg) is present before the gas line enters heating appliance. A tee fitting should be provided before the gas line enters the heating appliance to allow for dirt, debris, or moisture to accumulate rather than enter the appliance. Install for proper operation.



Flex line not permitted through furnace wall, sediment trap missing.

- ❌ 45. **SAFETY / HEALTH:** Gas leak measured with TIFF 8800 at unit. Have leak verified and repaired for safety. Recommend a licensed plumber or HVAC professional inspect further and repair as necessary.



Gas leak detected at the junction at the crawlspace furnace.

Venting / Make Up Air

- ❌ 46. **MAJOR DEFECT:** Rust present on the vent for the main level furnace on the exterior and in the crawlspace. Have the vent evaluated and repaired or replaced by a licensed HVAC professional.

Action Items

Heating and Cooling



Flue rusting through on the exterior of the house.



Flue rusting through in the crawlspace.

Distribution System

- ✘ 47. **SERVICE / REPAIR:** Areas of ductwork found without insulation. All supply and return air ductwork installed in uninsulated spaces are required to be insulated to prevent energy loss and prevent condensation in and on system. There are ducts on the ground in several places and one damaged return duct. Have all ducts repaired and removed from ground contact. Have damaged and missing insulation replaced. Recommend insulation be installed where missing.



Add insulation to all register boots.



Add insulation to all ducts where damaged or missing



Add insulation to all ducts where damaged or missing



Add insulation to all ducts where damaged or missing



Add insulation where missing



Repair damaged return duct, add insulation

Action Items

Heating and Cooling



Add insulation to all ducts where damaged or missing



Add insulation to all ducts where damaged or missing



Add insulation to all ducts where damaged or missing



Remove ducts from ground contact.

Attic

Attic Framing / Construction

- 48. **SERVICE / REPAIR:** Purlins are permitted to be installed to reduce the span of rafters. Purlins shall be sized no less than the required size of the rafters that they support. They shall be continuous. They shall be supported at a minimum by struts (braces)installed to load bearing walls at a slope not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet apart and the unbraced length of braces shall not exceed 8 feet. (over 8 feet requires a second member nailed to the first at 90 degrees to prevent deflection of the strut (T braced) . Have a general contractor evaluate and repair as required.



Add a purlin and brace system to prevent sagging of the roof.



Add a purlin and brace system to prevent sagging of the roof.



Add a purlin and brace system to prevent sagging of the roof.

Interiors

Floors

- 49. **MAJOR DEFECT:** Damaged areas of flooring observed. Have a professional flooring contractor evaluate and repair or replace the flooring as needed.

Action Items

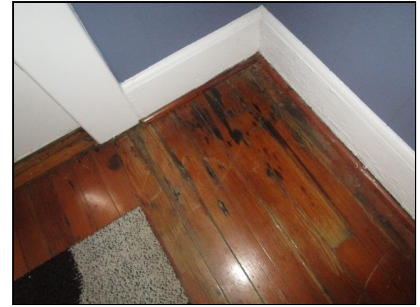
Interiors



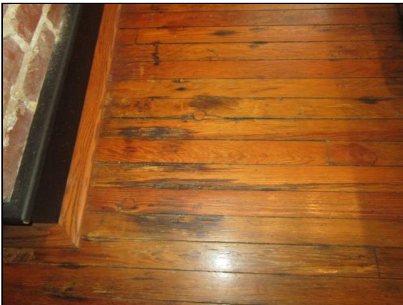
Carpet damaged, replace runner up the stairs.



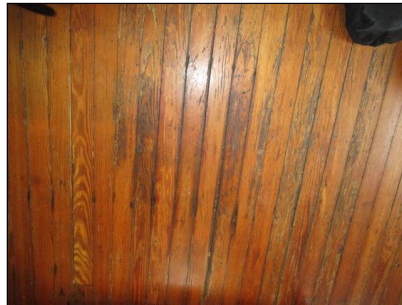
Damaged flooring in the rear closet.



Stained / damaged flooring noted in several places.



Damaged flooring in the kitchen



Damaged flooring in the kitchen.



Tiles at the laundry entry door are cracked and loose.

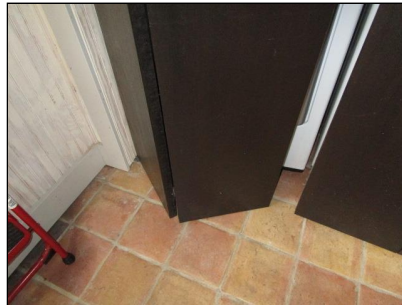
Doors

- ☒ 50. **SERVICE / REPAIR:** The doors stick when tested. Evaluate and correct all doors for proper operation. Verify latching when after corrected. Possibly a result in improper installation, settling or misaligned hardware.

LOCATION: Bifold laundry doors, main level bedroom door



Laundry doors do not track properly



Laundry doors rub on the floor.

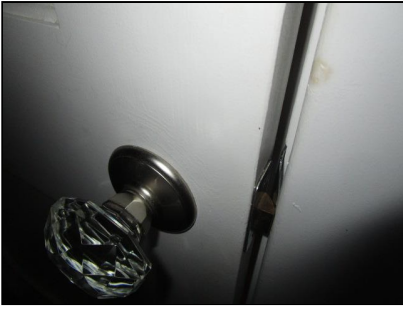


Doors stick in the frame, do not close and latch properly

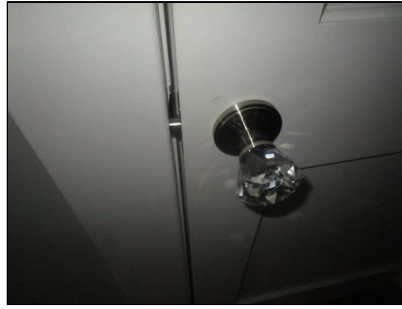
- ☒ 51. **SERVICE / REPAIR:** Modify or adjust door to latch when closed. Recommend correcting to latch as intended.
LOCATION: Office door doesn't latch, main room closet doors

Action Items

Interiors



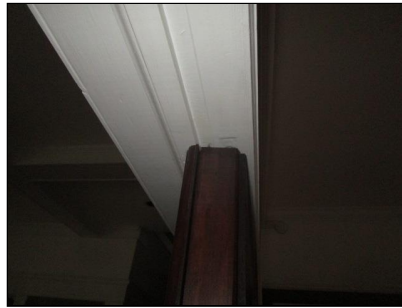
Adjust all doors to latch properly



Adjust all doors to latch properly



Adjust all doors to latch properly



Add missing latching hardware so office doors can be secured.

Windows

- ❌ 52. **SERVICE / REPAIR:** Condensation and / or hazing was noted between insulated window panes. - Location: upper level small windows - The thermopane insulated glass has lost its vacuum seal and may eventually completely cloud over. Broken seals also reduce the original insulation value of the window. (Dirty windows should be cleaned to assure that conditions do not exist in other units and were not obvious at time of inspection.) Recommend replacement of all damaged windows listed plus any others throughout house that may be identified by glass service.

Action Items

Interiors



Failed windows in the upper master sitting area.



Failed windows in the upper master sitting area



Failed windows in the upper master sitting area



Failed windows in the upper master sitting area

- ❌ 53. **SERVICE / REPAIR:** Paint causes many windows to stick and they should be modified to open normally for the average person. At least one window in each sleeping room must be operable as a means of emergency egress.



Many windows painted shut.

- ❌ 54. **SERVICE / REPAIR:** Cracked window observed. Inspect all windows and replace the affected glass as needed.
LOCATION: Several window panes throughout the house.

Action Items

Interiors



Replace cracked upper level window



Replace cracked and damaged window panes.



Replace all cracked window panes.



Replace all cracked window panes.

- ❌ 55. **SERVICE / REPAIR:** Windows found pinned for security with special tool available for removal. These locking devices are prohibited from use in bedrooms for secondary emergency egress. Recommend having eliminated and insure that latches are adequate.



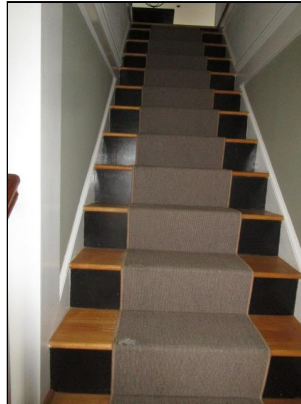
All main level windows were pinned shut.

Stairways

- ❌ 56. **SAFETY / HEALTH:** A handrail is necessary on all steps throughout the length of the stairway for safety. Install as required for safety and code compliance. Railings should be securely mounted for users safety.

Action Items

Interiors



Add missing handrail at the stairs to the upper level

Fireplace

57. **MAJOR DEFECT:** The NFPA (National Fire Protection Association) recommends a Level II examination of a chimney flue whenever a real estate property changes ownership. This examination includes a complete review of all accessible portions of the fireplace and chimney from the top to the bottom, including both the interior and exterior portions. Video scanning equipment or other means shall be used as necessary to observe these areas. There are no dampers on the fireplaces. Have dampers installed. Some fireplaces are currently only decorative and may need extensive repairs to make functional. Some fireplaces will probably only be able to have gas logs installed.



Some fireplaces blocked off.



Have chimney swept and inspected, repaired as needed.



Add dampers where missing



Have chimneys swept.



Fireplace too shallow for anything but gas logs

Kitchen

Range / Oven / Cooktop

Action Items

Kitchen

- ❌ 58. **SERVICE / REPAIR:** Cooktop gas burner on the middle and right front fails to light through ignition source provided (will light manually). Possibly just dirty. But if unable to clear to function properly, recommend that appliance repair technician review and repair to function as designed.



Burners did not light, were lit by hand.

Bathrooms

Counters / Cabinets

- ❌ 59. **SERVICE / REPAIR:** Master bathroom cabinet drawers found to be rough in operation with guides damaged or failing. Recommend reviewing conditions and have corrected or replaced to provide normal access to storage items.



Repair drawers in the master bathroom

Sinks

- ❌ 60. **SERVICE / REPAIR:** Pop up drain stopper device is missing at the master bathroom vanity sink and should be replaced to function as designed.



Replace the missing pop up drain.

Tub / Shower walls and surround

- ❌ 61. **SERVICE / REPAIR:** Mildew in caulking found at bathing area of the guest bathroom. Recommend having affected caulking removed and replaced.

Action Items

Bathrooms



Remove and replace mildewed caulk in the guest bathroom

Laundry

Dryer

- ❌ 62. **SERVICE / REPAIR:** Unused gas line to clothes dryer should have open end capped for added safety even with in line valve off.



Cap the gas line at the dryer if not used.

Consideration Items

Client Advice

Comments

63. **SAFETY/HEALTH:** Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

MAJOR DEFECT: A list of items that if corrected could likely have estimated repair costs over \$500.

Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less.

All defects should be repaired.

SERVICE/REPAIR: Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

64. Charles Turner: Cell 404.680.0961, Office: 800.285.3001,

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Certified In: ICC # 5262063-R5, ASHI #246713

65. **GENERAL NOTE:** The buyer is responsible for managing to their satisfaction the minor touch up of cosmetic surface issues. They are beyond the scope of a standard ASHI inspection. The inspection does not address unpainted, scuffed, or otherwise imperfect conditions of doors, windows, walls, floors, ceilings, trim, or minor holes, etc. Also included is maintenance for normal wear and tear. Highly recommend that the buyer do a pre-walk before closing to identify any surface issues that may be hidden during the inspection due to storage of possessions and personal items of seller.

66. **GENERAL NOTE:** We recommend that a home warranty be acquired on all home appliances and equipment due to their age, condition or unique circumstances. This is a good investment for homes over five years of age. Equipment must be in good working order on date of warranty contract. Many warranty companies require that HVAC systems be evaluated and serviced by a professional service technician prior to closing to gather a baseline status. You may be able to acquire a home warranty as a condition of sale.

67. **GENERAL NOTE:** RADON: (chemical symbol Rn) is a naturally occurring radioactive gas found in soils, rock, and water throughout the U.S. It has numerous different isotopes, but radon-220, and -222 are the most common. Radon causes lung cancer, and is a threat to health because it tends to collect in homes, sometimes to very high concentrations. As a result, radon is the largest source of exposure to naturally occurring radiation.

Radon-222 is the radioactive decay product, which is found at low concentrations in almost all rock and soil. Radon is generated in rock and soil, and it creeps up to the outside air. Although outdoor concentrations of radon are typically low, about 0.4 picocuries per liter (pCi/l) of air, it can seep into buildings through foundation cracks or openings and build up to much higher concentrations indoors.

Consideration Items

Client Advice

The average indoor radon concentration is about 1.3 pCi/l of air. It is not uncommon, though, for indoor radon levels to be found in the range of 5 - 50 pCi/l, and they have been found as high as 2,000 pCi/l.

The EPA recommends reducing levels of radon in homes where radon concentrations exceed the EPA radon action level of 4 picocuries per liter.

A second test by electronic means is recommended if the first results exceed the threshold level of 4.0 before committing funds to remediation.

The concentration of radon measured in a house depends on many factors, including the design of the house, local geology and soil conditions, and the weather. Radon's decay products are all metallic solids, and when radon decay occurs in air, the decay products can cling to aerosols and dust, which makes them available for inhalation into the lungs.

Radon easily dissolves in water. In areas of the country that have high radium content in soils and rocks, local ground water may contain high concentrations of radon. For example, underlying rock such as granite, or phosphate rock, typically have increased uranium and radium, and therefore radon. While radon easily dissolves into water, it also easily escapes from water when exposed to the atmosphere, especially if it is stirred or agitated. Consequently, radon concentrations are very low in rivers and lakes, but could still be high in water pumped from the ground.

Cobb, Dekalb, Fulton and Gwinnett counties have a higher probability of excessive levels.

Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies per liter) (red zones)

Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (orange zones)

Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L (yellow zones)

Important: Consult the EPA Map of Radon Zones document (EPA-402-R-93-071) before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area. This and other indoor air quality publications can be ordered through the IAQ INFO Clearinghouse.

IAQ INFO

P.O. Box 37133, Washington, DC 20013-7133

1-800-438-4318/703-356-4020

(fax) 703-356-5386

iaqinfo@aol.com < mailto:iaqinfo@aol.com >


- ⏏ 68. **GENERAL NOTE:** This is not a pest or termite inspection. Buyer is responsible to hire a licensed and reputable company to conduct a termite and pest inspection prior to closing. Ample time must be allowed for complete discovery and quantification of all issues. All items in report should be understood, damages noted, repairs priced out, and preparations made for further negotiations of corrections before or at closing.
- ⏏ 69. **GENERAL NOTE:** When a HVAC [roofer, plumber, electrician, etc.] professional is called in to evaluate and repair any issue, always request a 100% evaluation of the system. Most companies will provide this service for free. HVAC professionals are better equipped to evaluate the entire system for deficiencies than a general home inspector. Take advantage of this opportunity.

Heating and Cooling

Air Conditioner

Consideration Items

Heating and Cooling

-  70. **GENERAL NOTE:** Manufacturers do not recommend operating air conditioners when the temperature has been under sixty-five degrees within the previous twenty-four hours. For this reason the air conditioner was not operated. Verification of working condition should be made by the seller.

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| | | | |
|---------------|--|---|--|
| Legend | <input type="checkbox"/> X No Action Items Found | <input checked="" type="checkbox"/> Action Item | <input checked="" type="checkbox"/> Consideration Item |
|---------------|--|---|--|

| | | | |
|----------------------|---|---|---|
| Client Advice | | | |
| 1.0 | Comments | | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| Structure | | | |
| 2.0 | Foundation Walls | X | |
| 2.1 | Post / Pier / Column | | <input checked="" type="checkbox"/> |
| 2.2 | Beams | X | |
| 2.3 | Floor / Subfloor | X | |
| 2.4 | Walls | X | |
| 2.5 | Insulation | X | |
| 2.6 | Comments | X | |
| 2.11 | Crawlspace - Access | X | |
| 2.12 | Crawlspace - Ventilation / Insulation / Vapor Barrier | | <input checked="" type="checkbox"/> |
| 2.13 | Crawlspace - Moisture Intrusion | | <input checked="" type="checkbox"/> |
| 2.14 | Crawlspace - Comments | | <input checked="" type="checkbox"/> |
| Exterior | | | |
| 3.0 | Grading | X | |
| 3.1 | Driveways / Walkways | X | |
| 3.2 | Steps | | <input checked="" type="checkbox"/> |
| 3.3 | Porch | X | |
| 3.4 | Cladding | | <input checked="" type="checkbox"/> |
| 3.5 | Windows | X | |
| 3.6 | Doors | | <input checked="" type="checkbox"/> |
| 3.7 | Trim / Soffit / Fascia | | <input checked="" type="checkbox"/> |
| 3.8 | Brick | | <input checked="" type="checkbox"/> |
| 3.9 | Cement board siding (Hardie) | X | |
| 3.12 | Fences | | <input checked="" type="checkbox"/> |
| 3.14 | Retaining walls | | <input checked="" type="checkbox"/> |
| 3.15 | Deck Material / Framing | | <input checked="" type="checkbox"/> |
| 3.16 | Deck Support Post / Footer | X | |
| 3.17 | Deck Railing | X | |
| 3.18 | Deck Stairs | X | |
| 3.19 | Deck Attachment To House | X | |
| 3.20 | Chimney | X | |
| 3.21 | Building Envelope | | <input checked="" type="checkbox"/> |
| 3.22 | Comments | X | |
| Roofing | | | |
| 4.0 | Roof Coverings | | <input checked="" type="checkbox"/> |
| 4.1 | Flashing | X | |
| 4.2 | Valleys | X | |
| 4.3 | Plumbing Vents | X | |
| 4.4 | Furnace / Water Heater Vents | | <input checked="" type="checkbox"/> |

| | | | |
|----------------------------|------------------------------------|---|---|
| 4.5 | Attic Vents | X | |
| 4.6 | Gutters / Downspouts / Drain Lines | X | |
| 4.8 | Comments | X | |
| Plumbing | | | |
| 5.0 | Service Entrance | X | |
| 5.1 | Supply Piping | | <input checked="" type="checkbox"/> |
| 5.2 | Exterior Hose Faucets | | <input checked="" type="checkbox"/> |
| 5.3 | Waste Piping | X | |
| 5.4 | Fuel Piping - General | X | |
| 5.5 | Water Heater - Condition | | <input checked="" type="checkbox"/> |
| 5.6 | Water Heater - Safety | X | |
| 5.7 | Water Heater - Fuel / Flue | | <input checked="" type="checkbox"/> |
| Electrical | | | |
| 6.0 | Service Entrance | X | |
| 6.1 | Grounding | X | |
| 6.2 | Panel / Disconnect | X | |
| 6.3 | Panel Interior | | <input checked="" type="checkbox"/> |
| 6.4 | Wiring | | <input checked="" type="checkbox"/> |
| 6.5 | GFCI / AFCI Devices | | <input checked="" type="checkbox"/> |
| 6.6 | Receptacles | | <input checked="" type="checkbox"/> |
| 6.7 | Switches | X | |
| 6.8 | Fixtures | | <input checked="" type="checkbox"/> |
| 6.9 | Comments | | <input checked="" type="checkbox"/> |
| Heating and Cooling | | | |
| 7.0 | Air Conditioner | | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> |
| 7.1 | Heating System | | <input checked="" type="checkbox"/> |
| 7.2 | Fuel / Controls | | <input checked="" type="checkbox"/> |
| 7.3 | Venting / Make Up Air | | <input checked="" type="checkbox"/> |
| 7.4 | Filter / Accessories | X | |
| 7.5 | Distribution System | | <input checked="" type="checkbox"/> |
| 7.6 | Thermostat | X | |
| Attic | | | |
| 8.0 | Attic Access | X | |
| 8.1 | Attic Insulation | X | |
| 8.2 | Attic Ventilation | X | |
| 8.3 | Attic Framing / Construction | | <input checked="" type="checkbox"/> |
| Interiors | | | |
| 10.0 | Walls / Ceilings | X | |
| 10.1 | Floors | | <input checked="" type="checkbox"/> |
| 10.2 | Doors | | <input checked="" type="checkbox"/> |
| 10.3 | Windows | | <input checked="" type="checkbox"/> |

Legend No Action Items Found Action Item Consideration Item

| | | | | |
|----------------|-------------------------------|---|-------------------------------------|--|
| 10.4 | Smoke Detectors / Safety | X | | |
| 10.5 | Stairways | | <input checked="" type="checkbox"/> | |
| 10.6 | Ceiling Fan / Whole House Fan | X | | |
| 10.7 | Fireplace | | <input checked="" type="checkbox"/> | |
| 10.8 | Comments | X | | |
| Kitchen | | | | |
| 11.0 | Counters / Cabinets | X | | |
| 11.1 | Sink | X | | |
| 11.2 | Food Waste Disposer | X | | |
| 11.3 | Dishwasher | X | | |
| 11.4 | Range / Oven / Cooktop | | <input checked="" type="checkbox"/> | |
| 11.5 | Vent Fans | X | | |
| 11.7 | Comments | X | | |

| | | | | |
|------------------|---------------------------------|---|-------------------------------------|--|
| Bathrooms | | | | |
| 12.0 | Counters / Cabinets | | <input checked="" type="checkbox"/> | |
| 12.1 | Toilets | X | | |
| 12.2 | Sinks | | <input checked="" type="checkbox"/> | |
| 12.3 | Bathtubs | X | | |
| 12.4 | Shower | X | | |
| 12.5 | Tub / Shower walls and surround | | <input checked="" type="checkbox"/> | |
| 12.6 | Vent Fans | X | | |
| 12.8 | Comments | X | | |
| Laundry | | | | |
| 13.0 | Washer | X | | |
| 13.1 | Dryer | | <input checked="" type="checkbox"/> | |