

Atlanta Property Inspections, Inc.

HOME INSPECTION REPORT



5892 Gresham Place, Mableton, GA 30126
Inspection prepared for: Ashley Zomalt
Date of Inspection: 3/14/2020 Time: 9:30 AM
Age of Home: 63 Years Old (1957) Size: 1918 SF
Weather: Overcast, Damp Soil, 58 Degrees

Inspector: Gary Cooper

Email: inspectcarycooper@gmail.com

2,100 - 4,100

INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and Code of Ethics of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".

This building inspection is a **LIMITED VISUAL INSPECTION** of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify all deficiencies and repairs needs in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (Atlanta Property Inspections, Inc.) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection.

Client is advised to read and understand the conditions of the Pre-Inspection Agreement which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the Pre-Inspection Agreement, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the Pre-Inspection Agreement.

GLOSSARY OF TERMS:

APPEARS SERVICEABLE: Item inspected is functioning as intended, no repair needs found.

REPAIR RECOMMENDED: Item inspected was found to need repair but does not affect the safety of the homes occupants.

REPAIR ADVISED: Item inspected was found to be deficient and needs repair, the repair is considered a high priority.

FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

CONTINUE TO MONITOR: The item inspected should be monitored for any future changes in condition and may require future repairs.

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

POSITIVE FEATURE! Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than \$300 each item.

MODERATE REPAIRS: The approximate repair value of between \$300 to \$1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of \$1,000 or more, each item.

CLIENT RECOMMENDATION: Suggestion that the client consider changing or improving an item or function.

INSPECTION SUMMARY:

EXTERIOR GROUNDS:		
Page 9	DRIVEWAY / SIDEWALK:	<ul style="list-style-type: none"> • Damaged concrete is visible at the end of the driveway near the street. Although the driveway is functional, future concrete replacement may be needed. Further evaluation is recommended by a concrete contractor to determine the full scope and cost of repairs.
Page 10	DECK / PORCH SUPPORT:	<ul style="list-style-type: none"> • Inadequate vertical support was noted at the front porch 4x4 posts. The posts are attached to the sides of the deck framing instead of supporting the framing underneath as needed. This condition allows the weight of the deck to rely on these lateral connections (screws). Further evaluation by a professional deck contractor is recommended to determine repair needs and costs. • The wood support posts are installed below grade which is no longer allowed; this condition can lead to water damage at the lower post areas. Correction is recommended, eliminate all wood to soil contact.
Page 10	EXTERIOR STAIRS:	<ul style="list-style-type: none"> • No stairway landing is present at the bottom of the rear deck stairs as required (see photo); correction is recommended so that a minimum 3 foot landing is present on the ground. • The wood steps at the rear deck are incorrectly installed in the soil which is not advised. This condition can lead to water damaged wood at the base of the stairway and possible movement / settlement if not corrected. Further evaluation is recommended by a professional deck / stair contractor to determine repair or replacement needs and costs.
EXTERIOR WALLS:		
Page 11	EXTERIOR TRIM:	<ul style="list-style-type: none"> • Damaged wood trim was noted at the lower corners of the rear master bedroom window (see photo). Replacement of the affected wood trim is recommended.
Page 11	FASCIA / SOFFIT:	<ul style="list-style-type: none"> • Damaged wood was observed at the soffit board located at the front right corner car port roof. 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 13	ROOF:	<ul style="list-style-type: none"> • Shingle replacement was observed on the roof at the rear right roof ridge location (see photo). The repairs appear to be adequate, continue to monitor. Additionally, unprofessional caulking repairs were found near this area which may suggest previous leaks. It is suggested that client ask seller for any available disclosure information regarding this repair. • The roof surface is indented and sagging at the rear roof near the abandoned metal exhaust vent (see photo). This condition appears to be from an active or previous leak. Water stains were found at these areas in the attic. Further evaluation by a professional roofing contractor is recommended to determine repair needs and costs. • The roof shingles have normal wear and tear for a roof in this age range, the roof is still adequate at the time of this inspection. Annual inspections are recommended, budget for future replacement in the next few years.
Page 14	ROOF FLASHING:	<ul style="list-style-type: none"> • Improper shingle overlap was noted at the rear center roof plumbing vent flashing. The shingles do not cover the sides of the vent flashing as needed to help reduce risk of leaks. Correction is recommended; the shingles should cover approximately 70% of the flashing leaving the bottom edges exposed.
Page 14	GUTTERS:	<ul style="list-style-type: none"> • A gutter is improperly sloped at the rear left corner and the right side porch roof; these gutters are holding water (see photos). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.

CRAWL SPACE FOUNDATION:

<p>Page 16</p>	<p>CRAWLSPACE:</p>	<ul style="list-style-type: none"> • THE FOLLOWING CONCERNS WERE NOTED IN THE CRAWL SPACE (see photos): <ol style="list-style-type: none"> 1. There is evidence of water entry in the crawl spaces at the left side foundation walls, including the front and rear corners, and at the rear foundation wall and right corner (see photos). Water stains and wet conditions were noted on the concrete blocks and on the soil in the crawl spaces. Further evaluation is recommended by a professional water proofing contractor to determine the source of the moisture and to make necessary repairs. 2. No vapor barrier is present on the exposed soil in the crawl space below a small section of the rear family room. A full soil vapor barrier is recommended to control moisture and humidity. 3. The left side foundation vent is damaged and has openings (see photo). Replacement of the affected foundation vent is recommended to prevent possible rodent and or other wildlife from entering the crawl space. <p>Due to these concerns, further evaluation is recommended to determine the full scope of repair needs and costs.</p>
<p>Page 18</p>	<p>FLOOR SYSTEM:</p>	<ul style="list-style-type: none"> • A framing repair was noted at the front crawl space floor joist where previous moisture and termite damage was found. The floor joist has been repaired by adding another floor joist to the side of the damaged one. The inspector is unable to determine the adequacy of this repair. It is recommended that the client ask the seller for more information regarding this repair. Continue to monitor for any changes; it's possible that future repairs / replacement may be needed.
<p>Page 18</p> <p><i>Termite Bond SAT</i></p>	<p>WOOD DESTROYING INSECTS:</p>	<ul style="list-style-type: none"> • Evidence of previous termite damage was observed at the crawl space floor joists below the front bathroom area and below the front entry door area. Older termite tubes and damaged wood was found at these locations. • 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. • A professional termite inspection is recommended to determine if any termite treatment is needed.
<p>ATTIC:</p>		
<p>Page 20</p>	<p>ATTIC / ROOF FRAMING:</p>	<ul style="list-style-type: none"> • Damaged / missing roof decking was noted at the front roof above the living room area (see photo). Daylight is present at the underside of the visible shingles. This is a leak concern; repair is recommended by a professional contractor.

<p>Page 20</p> <p><i>ASK SOME</i></p>	<p>ATTIC LEAKS:</p>	<ul style="list-style-type: none"> • Evidence of multiple roof leaks were observed in the attic at multiple locations including: <ol style="list-style-type: none"> 1. The rear center plumbing vent, 2. The rear lower roof near the abandoned metal exhaust vent, 3. The rear right side roof ridge above the master bedroom (see photos). <p>Further evaluation is recommended by a professional roofing contractor to determine repair needs and costs.</p>
<p>Page 21</p>	<p>ATTIC INSULATION:</p>	<ul style="list-style-type: none"> • Inadequate insulation was noted in the attic, the insulation depth is less than 12 inches. This condition does not meet current insulation and energy efficiency standards that call for a rating of R-30. Correction is recommended to meet this minimum standard.
<p>Page 22</p>	<p>ATTIC RODENTS:</p>	<ul style="list-style-type: none"> • RODENT ACTIVITY NOTED: There is evidence of rodent activity in the attic: • Rodent droppings were observed in the attic; this condition is unsanitary. It is recommended that all rodent droppings be removed. • Disturbed attic insulation was noted in the attic along with visible rodent trails in the insulation. • Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife or pest control contractor, prior to closing, to perform a full rodent and bat infestation inspection, to determine the full extent of rodent exclusion needs and costs. It is understood that this type of specialized inspection may identify other infestation issues not identified or mentioned in this inspection report. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of service can develop into a major expense depending upon the amount of work needed.
<p>INTERIOR:</p>		
<p>Page 24</p>	<p>INTERIOR DOORS:</p>	<ul style="list-style-type: none"> • An interior door at the rear right corner bedroom entry does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.

Page 24	WINDOWS:	<ul style="list-style-type: none"> • UNABLE TO FULLY INSPECT: Several windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed. • A loose window frame was found at the corner window of the left living room wall (see photo). Further evaluation is recommended by a professional window contractor. • A previous broken window was noted at the side wall of the front crawl space. The window glass has not been professionally repaired. A new piece of glass has been caulked to the framed opening, but other openings are present in the window. Further evaluation and repair is recommended by a professional window contractor.
Page 25	INTERIOR WALLS / CEILINGS:	<ul style="list-style-type: none"> • A sheetrock ceiling repair was noted at multiple rooms. It is suggested that client ask the seller for more information regarding these repairs. • LIMITED INSPECTION: A water stain was observed in the sheetrock at the master bedroom near the bathroom entry (see photo). This is an indication of an active or previous leak. Because this is a limited visual inspection, we are unable to determine if this is an active leak or not. The following is recommended: <ol style="list-style-type: none"> 1. Ask seller for full disclosure information regarding this leak. 2. Further evaluation may be needed to determine repair needs, if any. 3. Continue to monitor, future repairs may be needed.
BATHROOMS / LAUNDRY		
Page 27	BATH SINKS:	<ul style="list-style-type: none"> • A missing faucet aerator screen was noted at all of the bathroom sinks. Water is splashing out of the sink during operation of the faucet. Replacement of the missing aerator screen is recommended. • The hallway bathroom hot water faucet handle does not have a stop and continues to turn in a circle; repair is recommended by a professional plumber.
Page 27	BATH TUBS / SHOWERS:	<ul style="list-style-type: none"> • The shower heads at both bathrooms are actively leaking at the shower head connections. Repair or replacement is recommended.
PLUMBING:		

Page 29	PLUMBING SUPPLY:	<ul style="list-style-type: none"> • WATER PRESSURE TOO HIGH: A water pressure reading was taken at the rear hose bib and was found to be too high at 95 PSI (see photo). A normal water pressure reading is in the 40 - 80 PSI range. This condition could be an indication that the pressure reducer valve is defective. Further evaluation is advised by a professional plumber to determine repair needs and costs. Excessive water pressure can create potential leaks in the plumbing system such as the water heater tank, the water heater T&P valve and the washing machine supply hoses. • The pressure reducer valve could not be located during this inspection. Further evaluation is advised to locate this valve and to make it fully accessible for future repairs and inspections.
Page 30	PLUMBING DRAINS / SEWAGE:	<ul style="list-style-type: none"> • During testing of this home's plumbing system, the inspector noticed that the exposed PVC drain pipe was leaking / spraying water at the elbow connection and the interior toilets were bubbling (see videos). This condition appears to be from a clog or other issue with the piping or septic system and could not be confirmed during this limited visual inspection. Further evaluation by a professional plumber and or septic contractor is advised to determine repair needs and costs. • An exposed drain pipe was noted at the rear foundation wall / yard (see photo). The plumbing drains are not allowed to be exposed to the exterior elements. Further evaluation and correction by a professional contractor is recommended.
WATER HEATER:		
Page 33	WATER HEATER:	<ul style="list-style-type: none"> • The temperature and pressure (T&P) relief drain pipe incorrectly drains onto the crawl space floor which is not advised. Correction is recommended by a qualified plumbing contractor so that the drain terminates outside or into an approved drain.
ELECTRICAL SYSTEM:		
Page 35	ELECTRICAL SERVICE:	<ul style="list-style-type: none"> • The electrical system ground is not visible. Further evaluation is suggested to locate and identify the grounding location.
Page 36	MAIN PANEL:	<ul style="list-style-type: none"> • An open knockout was noted at the top panel cover leaving a portion of the panel cover open. This condition is a violation of the National Electric Code (NEC) and is a potential safety hazard. Correction is advised. • The circuit breakers in the main panel are not fully identified as required. Correction is suggested. • Several incoming circuits into the panel box are not clamped and secured at the panel entry as required by the National Electric Code (NEC). Correction is recommended by a licensed electrician.

Page 36	LIGHTS / SWITCHES:	<ul style="list-style-type: none"> • An inoperative light fixture was found at the front crawlspace. Check bulb or repair as needed.
Page 36	RECEPTACLES:	<ul style="list-style-type: none"> • A majority of the outlets throughout the house were found to have an open ground. While ungrounded outlets are still functional, it is recommended that these locations be upgraded to include newer, fully grounded wiring and newer receptacles, particularly where electronics, office equipment, etc will be used. <p>This condition may require re-wiring these ungrounded circuits and locations; further evaluation is advised by a professionally licensed electrical contractor to determine the full scope of repair needs and costs.</p> <p>A less expensive alternative to fully grounded circuits is to install GFCI protected outlets at these locations to provide some level of grounding protection. Consult with a professionally licensed electrician for more info and a price quote.</p>
Page 37	GFCI / AFCI PROTECTION:	<ul style="list-style-type: none"> • SAFETY CONCERN: GFCI outlets are defective or is incorrectly wired at all of the kitchen countertop locations. The GFCI outlets will not trip off when tested manually or with a GFCI tester due to an open ground condition. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.
HEATING:		
Page 38	HEATING 1:	<ul style="list-style-type: none"> • The electrical wiring to the furnace does not include the protective conduit or cable as required by the National Electric Code (NEC). Correction is recommended by a licensed electrician.
THERMOSTATS / FILTERS / DUCTING:		
Page 40	HVAC FILTERS:	<ul style="list-style-type: none"> • The filter is dirty; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filter be replaced with a new one.

EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

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

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

DRIVEWAY / SIDEWALK:

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

- A concrete driveway is present.
- Damaged concrete is visible at the end of the driveway near the street. Although the driveway is functional, future concrete replacement may be needed. Further evaluation is recommended by a concrete contractor to determine the full scope and cost of repairs.

FENCING / VEGETATION:

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

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

DECK:

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

- A wood deck is present at the rear.
- Wood guard railings are present.
- The rear deck appears to be serviceable, no concerns were noted.

PORCH:

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

- A wood porch is present at the front and right side entry.
- The front porch appears serviceable, no concerns were noted.

DECK / PORCH SUPPORT:

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

- Wood support posts are present - 4x4 and 6x6.
- Inadequate vertical support was noted at the front porch 4x4 posts. The posts are attached to the sides of the deck framing instead of supporting the framing underneath as needed. This condition allows the weight of the deck to rely on these lateral connections (screws). Further evaluation by a professional deck contractor is recommended to determine repair needs and costs.
- The wood support posts are installed below grade which is no longer allowed; this condition can lead to water damage at the lower post areas. Correction is recommended, eliminate all wood to soil contact.



Wood posts below grade at rear deck

EXTERIOR STAIRS:

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

• Wood steps are present at the rear deck

• Wood railings are present at the rear deck steps.

• No stairway landing is present at the bottom of the rear deck stairs as required (see photo); correction is recommended so that a minimum 3 foot landing is present on the ground.

• The wood steps at the rear deck are incorrectly installed in the soil which is not advised. This condition can lead to water damaged wood at the base of the stairway and possible movement / settlement if not corrected. Further evaluation is recommended by a professional deck / stair contractor to determine repair or replacement needs and costs.



No landing and improper support of deck stairs

EXTERIOR WALLS:

EXTERIOR WALLS:

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

This home has brick veneer at the exterior walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.

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

EXTERIOR TRIM:

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

• **Vinyl trim is present; the exterior vinyl trim appears serviceable; no concerns were noted.**

• **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 corners of the rear master bedroom window (see photo). Replacement of the affected wood trim is recommended.**



Damaged wood trim at rear master bedroom window

FASCIA / SOFFIT:

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

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

• **Damaged wood was observed at the soffit board located at the front right corner car port roof. Replacement of the damaged wood is recommended, further evaluation is recommended to determine the source of the water damage and to make necessary repairs.**

PAINTING / CAULKING:

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

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

ROOF, GUTTERS, CHIMNEY:

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

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

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

ROOF DESCRIPTION / ACCESS:

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

• **ROOF DESCRIPTION:** Intersecting gable style roof, Low Pitch, Unknown Age

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

• **ROOF INSPECTION ACCESS:** The inspector walked on the roof during this inspection. Not all inspectors will walk the roof during the home inspection. We make every effort to walk the roof, when possible and safe, to provide our clients with a more detailed roof inspection.



Walked roof during inspection

ROOF:

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

• Shingle replacement was observed on the roof at the rear right roof ridge location (see photo). The repairs appear to be adequate, continue to monitor. Additionally, unprofessional caulking repairs were found near this area which may suggest previous leaks. It is suggested that client ask seller for any available disclosure information regarding this repair.

• The roof surface is indented and sagging at the rear roof near the abandoned metal exhaust vent (see photo). This condition appears to be from an active or previous leak. Water stains were found at these areas in the attic. Further evaluation by a professional roofing contractor is recommended to determine repair needs and costs.

• The roof shingles have normal wear and tear for a roof in this age range, the roof is still adequate at the time of this inspection. Annual inspections are recommended, budget for future replacement in the next few years.



Shingle replacement at rear right roof and caulking repairs noted above



Sagging roof surface at rear



Normal wear and tear at shingle surfaces

ROOF FLASHING:

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

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

• Black vinyl boots are present at the plumbing vent stacks. The visible plumbing vent stack flashings appear serviceable except as noted below:

• Improper shingle overlap was noted at the rear center roof plumbing vent flashing. The shingles do not cover the sides of the vent flashing as needed to help reduce risk of leaks. Correction is recommended; the shingles should cover approximately 70% of the flashing leaving the bottom edges exposed.

GUTTERS:

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

• Plastic gutters and downspouts are present. The gutters appear to be in good condition except as mentioned below; continue to monitor and keep clean as needed.

• A gutter is improperly sloped at the rear left corner and the right side porch roof; these gutters are holding water (see photos). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.



Improper gutter slope at right side porch roof



Rear corner gutter holding water

GARAGE:

GARAGE:

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

• **A one car carport is present.**

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

CRAWL SPACE FOUNDATION:

CRAWLSPACE:

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

• The crawl spaces are accessible and were entered through the openings provided.

• A crawl space is present and is constructed with concrete block.

• **THE FOLLOWING CONCERNS WERE NOTED IN THE CRAWL SPACE (see photos):**

1. There is evidence of water entry in the crawl spaces at the left side foundation walls, including the front and rear corners, and at the rear foundation wall and right corner (see photos). Water stains and wet conditions were noted on the concrete blocks and on the soil in the crawl spaces. Further evaluation is recommended by a professional water proofing contractor to determine the source of the moisture and to make necessary repairs.

2. No vapor barrier is present on the exposed soil in the crawl space below a small section of the rear family room. A full soil vapor barrier is recommended to control moisture and humidity.

3. The left side foundation vent is damaged and has openings (see photo). Replacement of the affected foundation vent is recommended to prevent possible rodent and or other wildlife from entering the crawl space.

Due to these concerns, further evaluation is recommended to determine the full scope of repair needs and costs.



Damaged foundation vent at left side wall



Wet conditions at rear foundation wall in rear crawl space



Evidence of water entry at rear and left corner foundation wall



Missing vapor barrier below rear family room



Evidence of previous water entry at front left foundation corner

FRAMING WALLS:

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

• A wood support post is present at the front crawl space and appear to be serviceable.

• Several steel support poles are present.

• Wood Beams are present in the crawl space. Appears serviceable; no beam concerns were noted.

FLOOR SYSTEM:

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

• A framing repair was noted at the front crawl space floor joist where previous moisture and termite damage was found. The floor joist has been repaired by adding another floor joist to the side of the damaged one. The inspector is unable to determine the adequacy of this repair. It is recommended that the client ask the seller for more information regarding this repair. Continue to monitor for any changes; it's possible that future repairs / replacement may be needed.

FIRESTOPPING / INSULATION:

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

• A NOTE ABOUT FIRESTOPPING:

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

INSULATION:

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

• SUGGESTED UPGRADE - FLOOR INSULATION:

No underfloor insulation is present in the crawl space floor joists as needed to provide a full thermal barrier between the unconditioned crawl space and the heated living space above. As an upgrade, it is suggested that the floor system be fully insulated.



Recommend floor insulation in crawl space

WOOD DESTROYING INSECTS:

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

• Evidence of previous termite damage was observed at the crawl space floor joists below the front bathroom area and below the front entry door area. Older termite tubes and damaged wood was found at these locations.

• 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.

• A professional termite inspection is recommended to determine if any termite treatment is needed.

RODENTS:

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

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

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

ATTIC:

ATTIC ACCESS:

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

• The attic is accessible by a pull down ladder. The attic access appears serviceable; no concerns were noted.

ATTIC / ROOF FRAMING:

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

• 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 except as mentioned below.

• Damaged / missing roof decking was noted at the front roof above the living room area (see photo). Daylight is present at the underside of the visible shingles. This is a leak concern; repair is recommended by a professional contractor.



Missing roof decking with daylight through shingles at front roof

ATTIC LEAKS:

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

• Evidence of multiple roof leaks were observed in the attic at multiple locations including:

1. The rear center plumbing vent,
2. The rear lower roof near the abandoned metal exhaust vent,
3. The rear right side roof ridge above the master bedroom (see photos).

Further evaluation is recommended by a professional roofing contractor to determine repair needs and costs.



Evidence of a leak at center roof plumbing vent



Evidence of a previous leak at right right roof ridge above master



Evidence of roof leaks at rear roof

ATTIC VENTILATION:

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

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

• The roof and attic ventilation appears to be adequate, no concerns were noted.

ATTIC INSULATION:

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

- Fiberglass Blown - Less than 4 inches of insulation depth.

• Inadequate insulation was noted in the attic, the insulation depth is less than 12 inches. This condition does not meet current insulation and energy efficiency standards that call for a rating of R-30. Correction is recommended to meet this minimum standard.



Poor insulation depth in attic

ATTIC FIRE SEPARATION:

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

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

ATTIC RODENTS:

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

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

• Rodent droppings were observed in the attic; this condition is unsanitary. It is recommended that all rodent droppings be removed.

• Disturbed attic insulation was noted in the attic along with visible rodent trails in the insulation.

• Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife or pest control contractor, prior to closing, to perform a full rodent and bat infestation inspection, to determine the full extent of rodent exclusion needs and costs. It is understood that this type of specialized inspection may identify other infestation issues not identified or mentioned in this inspection report. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of service can develop into a major expense depending upon the amount of work needed.

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

- Steel coated entry door with tempered safety glass

- Steel coated entry door with leaded glass

- **The exterior doors appear serviceable and operate normally; no concerns were noted.**

CLIENT RECOMMENDATION:

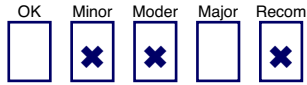
As a standard security measure, it is recommended that client consider installation of new door locks or rekeyed locks after move-in to insure that no one else has a copy of the house keys.

INTERIOR DOORS:

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

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

- **An interior door at the rear right corner bedroom entry does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.**

WINDOWS:

- The windows are wood framed windows with single pane glass.

- **UNABLE TO FULLY INSPECT:** Several windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed.

- A loose window frame was found at the corner window of the left living room wall (see photo). Further evaluation is recommended by a professional window contractor.

- A previous broken window was noted at the side wall of the front crawl space. The window glass has not been professionally repaired. A new piece of glass has been caulked to the framed opening, but other openings are present in the window. Further evaluation and repair is recommended by a professional window contractor.



Unprofessionally repaired window in crawl space



Damaged / loose window frame in front living room

INTERIOR WALLS / CEILINGS:

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

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

• A sheetrock ceiling repair was noted at multiple rooms. It is suggested that client ask the seller for more information regarding these repairs.

• LIMITED INSPECTION:

A water stain was observed in the sheetrock at the master bedroom near the bathroom entry (see photo). This is an indication of an active or previous leak. Because this is a limited visual inspection, we are unable to determine if this is an active leak or not.

The following is recommended:

1. Ask seller for full disclosure information regarding this leak.
2. Further evaluation may be needed to determine repair needs, if any.
3. Continue to monitor, future repairs may be needed.



Water stain at master bedroom ceiling

FLOORS:

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

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

KITCHEN:

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

KITCHEN CABINETS:

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

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

KITCHEN SINK / FAUCET:

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

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

STOVE / OVEN / COOKTOP:

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

• **An electric range / stove is present**

• **Appears serviceable. The cooktop and oven were both tested and appear to be functioning normally.**

DISHWASHER:

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

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

KITCHEN VENTILATION:

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

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

MICROWAVE OVEN:

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

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

BATHROOMS / LAUNDRY

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

NUMBER OF BATHROOMS:

2 full baths.

BATH SINKS:

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

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

• **A missing faucet aerator screen was noted at all of the bathroom sinks. Water is splashing out of the sink during operation of the faucet. Replacement of the missing aerator screen is recommended.**

• **The hallway bathroom hot water faucet handle does not have a stop and continues to turn in a circle; repair is recommended by a professional plumber.**

BATH TOILETS:

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

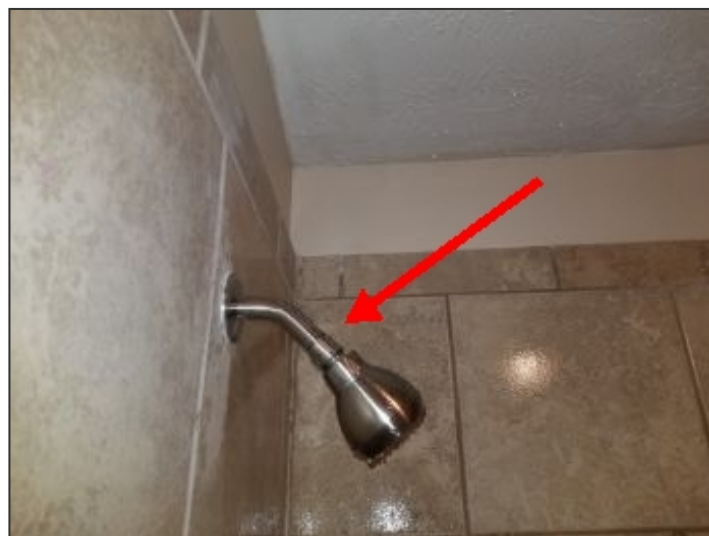
• **The bathroom toilets were operated and tested and all appear to be serviceable.**

BATH TUBS / SHOWERS:

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

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

• **The shower heads at both bathrooms are actively leaking at the shower head connections. Repair or replacement is recommended.**



Active leak at master shower head connection

BATHROOM VENTILATION:

OK	Minor	Moder	Major	Recom
✘				

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

LAUNDRY:

OK	Minor	Moder	Major	Recom
✘				✘

• The laundry room is located at the master bedroom hallway.

• The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present and appears serviceable.

LIMITED INSPECTION:

1. The laundry appliances, if present, were not tested.
 2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.
- The dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.

PLUMBING:

PLUMBING INSPECTION LIMITATIONS:

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

PLUMBING SUPPLY:

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

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

• The main plumbing supply cut-off valve is located in the crawl space (see photo).

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

• WATER PRESSURE TOO HIGH:

A water pressure reading was taken at the rear hose bib and was found to be too high at 95 PSI (see photo). A normal water pressure reading is in the 40 - 80 PSI range. This condition could be an indication that the pressure reducer valve is defective. Further evaluation is advised by a professional plumber to determine repair needs and costs. Excessive water pressure can create potential leaks in the plumbing system such as the water heater tank, the water heater T&P valve and the washing machine supply hoses.

• The pressure reducer valve could not be located during this inspection. Further evaluation is advised to locate this valve and to make it fully accessible for future repairs and inspections.



Main water cut-off handle located in crawl space



Water pressure too high at 95 PSI

PLUMBING DRAINS / SEWAGE:

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

- Plastic drain waste piping is present.

• **FURTHER EVALUATION RECOMMENDED:** A private septic system appears to be present. Because septic systems are below ground, they are not within the scope of this inspection and are not included in this Home Inspection Report.

Client is advised to obtain documentation that fully identifies the size and location of the septic tank as well as the drain field for future reference in case trees, decks, pools or other structures are to be added to the site. If no written service history is available for the last 5 year period, then a full septic inspection is recommended by a professional septic system contractor. It is likely that the tank will need to be pumped and serviced.

• During testing of this home's plumbing system, the inspector noticed that the exposed PVC drain pipe was leaking / spraying water at the elbow connection and the interior toilets were bubbling (see videos). This condition appears to be from a clog or other issue with the piping or septic system and could not be confirmed during this limited visual inspection. Further evaluation by a professional plumber and or septic contractor is advised to determine repair needs and costs.

• An exposed drain pipe was noted at the rear foundation wall / yard (see photo). The plumbing drains are not allowed to be exposed to the exterior elements. Further evaluation and correction by a professional contractor is recommended.



Active leak at plumbing drain clean out cap



Active leak at rear exterior plumbing drain



Toilets bubbling during testing of fixtures

GAS SERVICE:

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

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



Gas meter at right side wall

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

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

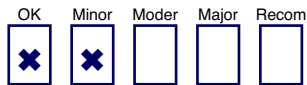
2. DRAIN THE TANK:

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

3. READ THE OWNER'S MANUAL:

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

WATER HEATER:



- The water heater is operated by natural gas and is located in crawl space (see photo).

- **TANK DESCRIPTION:** Rheem, 50 gallons, Unknown Age

- **POSITIVE FEATURE!**

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

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

- **The temperature and pressure (T&P) relief drain pipe incorrectly drains onto the crawl space floor which is not advised. Correction is recommended by a qualified plumbing contractor so that the drain terminates outside or into an approved drain.**



Water heater located in crawl space



Temperature and pressure relief drain terminating into crawl space

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.

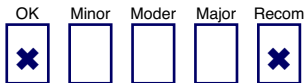
Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost 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.

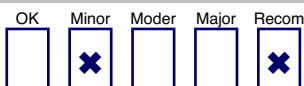
ELECTRICAL SERVICE:



- **The electrical service is overhead - 110/220 volt;**
- **A 150 amp main breaker is present at the main panel.**

• **The electrical system ground is not visible. Further evaluation is suggested to locate and identify the grounding location.**

MAIN PANEL:



- **The main panel is located in the hallway. Circuit breakers are present.**

• **An open knockout was noted at the top panel cover leaving a portion of the panel cover open. This condition is a violation of the National Electric Code (NEC) and is a potential safety hazard. Correction is advised.**

• **The circuit breakers in the main panel are not fully identified as required. Correction is suggested.**

• **Several incoming circuits into the panel box are not clamped and secured at the panel entry as required by the National Electric Code (NEC). Correction is recommended by a licensed electrician.**



View inside main panel box

LIGHTS / SWITCHES:

OK	Minor	Moder	Major	Recom
✘	✘			

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

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

ELECTRICAL WIRING:

OK	Minor	Moder	Major	Recom
✘				

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

RECEPTACLES:

OK	Minor	Moder	Major	Recom
	✘	✘		✘

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

• A majority of the outlets throughout the house were found to have an open ground. While ungrounded outlets are still functional, it is recommended that these locations be upgraded to include newer, fully grounded wiring and newer receptacles, particularly where electronics, office equipment, etc will be used.

This condition may require re-wiring these ungrounded circuits and locations; further evaluation is advised by a professionally licensed electrical contractor to determine the full scope of repair needs and costs.

A less expensive alternative to fully grounded circuits is to install **GFCI** protected outlets at these locations to provide some level of grounding protection. Consult with a professionally licensed electrician for more info and a price quote.

GFCI / AFCI PROTECTION:

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

• **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:**

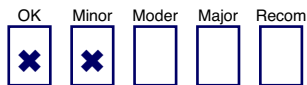
GFCI outlets are defective or is incorrectly wired at all of the kitchen countertop locations. The GFCI outlets will not trip off when tested manually or with a GFCI tester due to an open ground condition. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.

HEATING:

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:



• **Whole House Zone; Trane, located in the crawl space, 75,000 BTU, 6 years old (2014)**

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

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

• **The electrical wiring to the furnace does not include the protective conduit or cable as required by the National Electric Code (NEC). Correction is recommended by a licensed electrician.**



Furnace located in crawl space



Good temps during testing of furnace

AIR CONDITIONING:

AC UNIT 1:

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

• **Whole House Zone; Rheem, 3 ton, 6 years old (2014)**

• **POSITIVE FEATURE!**

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

• **POSITIVE FEATURE!**

This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.

• **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.



AC unit at right side wall

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

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

HVAC FILTERS:

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

• **Filter Size :16x25x1.**

• **The filter is dirty; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filter be replaced with a new one.**

HVAC DUCTING:

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

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

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

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

RADON TEST IN PROGRESS:

Client has chosen to allow Atlanta Property Inspections, Inc conduct an EPA approved radon screening test. A continuous radon monitor has been placed in the home and hourly radon readings will be collected by the monitor. A full radon test report will be available to the client in a few days and will be delivered via email.

MOLD:

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

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

MOLD AND THE INSPECTION:

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

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

No mold samples were collected at this time. The inspection is limited to a visual inspection only.

ASBESTOS:

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

No obvious / visible asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built during a time when asbestos was commonly used, it is possible that some form of asbestos material could be present.

Because this is a limited visual inspection, we are not able to confirm all potential asbestos materials that may be present in this home. Some materials need laboratory analysis to confirm whether asbestos is present.

If client has a concern regarding the presence of asbestos, consider additional testing by a third party contractor. Please visit <http://www.epa.gov/asbestos> for more information concerning asbestos materials.

LEAD BASED PAINT:

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

CLIENT NOTE:

Because this home was constructed prior to 1978, lead based paint (LBP) may be present. Due to health concerns regarding to lead based paint, testing for the presence of LBP is recommended. For more information regarding LBP, call the National Lead Information Clearinghouse at 800.424.LEAD or visit <http://www.epa.gov/lead>.

IMPORTANT NOTE: Recent changes in the regulations regarding lead based paint now require a series of steps that any contractor must comply with to minimize the creation and spread of lead based paint dust during renovations, repairs or painting. Part of the new rule requires contractors who work on pre-1978 homes to take a one day course on safe handling practices for lead. As of April, 2010, it is now unlawful for any renovator or contractor to disturb more than 6 square feet of painted surface in pre-1978 homes unless the contractor can prove he is an EPA approved certified renovator. (The term "disturb" is broadly interpreted to mean any activity that might create dust, including scraping, sanding, and cutting). For more information on the new RRP Rule (Renovate, repair, and paint), please visit <http://www.epa.gov/lead> .

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.