



# Inspection Report

**Jie Su**

**Property Address:**  
760 Cambridge Crest Ln  
Alpharetta GA 30005



**Champia Real Estate Inspections, LLC**

**Johnny M Wahl ASHI # 265306**  
4015 Wetherburn Way  
Bldg A, Suite 200  
Peachtree Corners, GA 30092  
Cell - 678-462-5651

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<b>Date:</b> 3/6/2020	<b>Time:</b>	<b>Report ID:</b> 40888
<b>Property:</b> 760 Cambridge Crest Ln Alpharetta GA 30005	<b>Customer:</b> Jie Su	<b>Real Estate Professional:</b>

All completed Champia Real Estate Inspections come with the following **FREE** services:

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#### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Attention required (AR)** = The item, component or unit is not functioning as intended, missing or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

## General Summary



Champia Real Estate Inspections, LLC

4015 Wetherburn Way  
Bldg A, Suite 200  
Peachtree Corners, GA 30092  
Cell - 678-462-5651

**Customer**

Jie Su

**Address**

760 Cambridge Crest Ln  
Alpharetta GA 30005

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Grounds

#### 1.0 STOOPS, STEPS, AREAWAYS, PORCHES

**Attention required**

(1) Loose newel post noted at Front steps. Handrails should be able to handle 200 lbs of lateral movement for safety. Secure post(s) as necessary by a qualified stair contractor.

(2) Handrail not graspable at rear deck stairs and open risers where note. This is a fall hazard and child safety hazard. NOTE: Handrails should be graspable. Install as necessary.

#### 1.1 DECKS, SUN ROOM

**Attention required**

Ground contact noted at rear deck stair posts. All posts should be clear of all contact to the footer (concrete) on which it sits. NOTE: Infestation of wood destroying organisms and decay is possible. Recommend to use ground-contact rated materials and review by a licensed deck contractor if decay is more severe underneath

#### 1.3 DRIVEWAY, WALKWAYS, PATIOS

**Attention required**

Common cracks noted at front driveway and patio. Seal these to prevent water intrusion and potential settlement/erosion. Repair as necessary.

#### 1.4 GRADING, DRAINING (with respect to their effect on the condition of the building)

##### Attention required

Erosion noted at front (both left and right of driveway) of the property. Install erosion control measures (i.e. dry bed, drainage) to avoid further erosion and allow the driveway to crack/settle over time.

## 2. Exterior

### 2.0 WALL CLADDING

##### Attention required

- (1) Cracks noted and/or missing mortar at front brick veneer over garage. Seal as necessary to avoid moisture entry.
- (2) All Lintels over windows/garage doors at the front of home, show rust and need to be painted. Lintels support the brick veneer weight above it. Over time they will fail if not kept up in maintenance. Repair as needed.
- (3) Scrap and paint over concrete to prevent moisture entry (rear of home along foundation wall. Repair as needed.
- (4) The siding around the home appears to be a Wood Composite Hardboard Lap Siding. This siding will allow water to penetrate the boards causing swelling and rot. We recommend keeping this siding well caulk and painted especially at the bottom, butt joints, exposed nails and where the siding meets the cornerboards of the home since they all are the main points where moisture will be absorbed. Any soft or damaged areas of this siding should be repaired or replaced as needed. Though this siding is more on the high maintenance side of siding, if well maintained wood composite siding can last for many, many years.
- (5) Siding swelling noted at rear of home and damaged at the right side of home near satellite dish. Recommend review with owner on reason and/or have a qualified siding contractor to review.

## 3. Attic / Roof

### 3.2 INSULATION IN ATTIC

##### Attention required

Thin insulation noted in the attic - low in some areas, good at most areas in the attic. NOTE: 9" of blown-in cellulose are recommended (can vary by manufacturer) to achieve R30 ceiling insulation. Recommend to amend as necessary to improve thermal envelope.

### 3.7 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### Attention required

Rear roof and Chimney not visible due to sloping downward landscape in the rear of home. Recommend review by a qualified roofer.

## 4. Garage / Carport

### 4.1 GARAGE WALLS

Inspected

### 4.2 GARAGE FLOOR

##### Attention required

Cracks noted at the garage floor. Monitor and repair as necessary.

### 4.3 GARAGE DOORS

##### Attention required

(1) Damaged panel noted at The left hand garage door. Repair as needed. Recommend to consult with a qualified garage door contractor for further evaluation..

(2) Both garage doors bottom seal show light through which will allow storm water to enter the garage. Repair as needed.

#### 4.4 GARAGE DOOR OPERATION (report whether or not doors will reverse when met with resistance)

##### Attention required

(1) All areas below were tested at time of inspection. The garage door is generally the largest moving object in a home. An improperly adjusted garage door opener can exert strong and deadly forces and might not reverse the garage door in an emergency. The manufacturer's instructions provide guidance to the user on the proper adjustment and maintenance of the opener. Garage door openers manufactured since 1982 are also required to reverse the garage door if it strikes a solid object. Under U.S. federal law the garage door openers manufactured for the U.S. since 1993 must include a secondary safety reversing system, such as photoelectric eyes or sensors, mounted near the floor. Other examples of safety reversing systems, allowed within the guideline of UL 325, include electric safety edges, which reverse with approximately 15 pounds of downward pressure, and a garage door and opener system without photo eyes, tested together, which reverses upon approximately 15 pounds of pressure.

(2) The garage door did reverse when tested for downward force. The door shall auto reverse when no more than 15 pounds of downward force is resisted. This is for child safety. Though the door worked properly it took more than 15 pounds to trigger the reversal (Left garage door). Adjustment can be made at the lift motor (see manufacturers guidelines) and if concerns, recommend review by a qualified garage door contractor.

## 5. Interiors

#### 5.4 DOORS (representative number)

##### Attention required

One or more doors within the home binds at the frame (master bathroom). Adjust as necessary by a qualified handyman.

#### 5.5 WINDOWS (representative number)

##### Attention required

(1) Failing thermal seal noted at master bedroom right window. NOTE: Thermal conditions and humidity can influence appearance of thermal seals. Recommend review by a licensed contractor.

(2) Almost all the interior windows inside the home appeared to be painted shut (1st and 2nd floor). This is a common issue. However, all rooms should have proper egress in case of a fire. It is suggested to ensure all windows function properly and are not sealed shut. Quick repair is highly recommended for safety before closing. If a window is broken and not just painted recommend review by a licensed window contractor.

#### 5.6 FIREPLACES (heating devices, flues, vents)

##### Attention required

The Living room fireplace did not ignite (pilot was not lit). Recommend review with owner on how to use or have service by a qualified fireplace contractor.

## 6. Kitchen

#### 6.0 DISHWASHER

##### Attention required

Missing air break and/or high loop noted at dishwasher drain. NOTE: An high loop/air break should be installed to protect the potable water supply from cross-connection back into the dishwasher. Install and refer to manufacturers guidelines for installation requirements.

#### 6.4 FOOD WASTE DISPOSAL

##### Inspected

## 7. Plumbing System

### 7.2 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

#### Attention required

(1) The front exterior faucets was not operational at the time of inspection. Recommend to check with owners to see if it was shut off (winterized) and ensure it does function before closing on the home. If it is not working, recommend review by a licensed plumber.

(2) Excessive water pressure noted. (90 PSI) NOTE: Water pressure should not exceed 80 psi (between 40 and 80 psi). Adjust/replace pressure reduction valve and/or replace as necessary by a licensed plumber to reduce water pressure below 80 psi to protect plumbing system.

(3) Missing bonding wire from hot to cold water pipes and at water entrance around the PRV and main water shutoff. All metal components in the house must be bonded to the system so they do not become energized in a lightning strike. The insulated water heater breaks the continuity of the bond. Recommend review by a licensed plumber and/or electrician.

### 7.5 LAUNDRY

#### Attention required

Loose laundry sink in basement noted. Secure sink as necessary to prevent accidental snapping of the water line. Repair as needed.

### 7.6 BATHROOMS

#### Inspected

Spa ran and motor checked while running for leakage. No leaks - functions properly

## 8. Electrical System

### 8.1 SERVICE AND GROUNDING EQUIPMENT, PANELS, BREAKERS

#### Attention required

(1) It is common for the main circuit breaker for the home to be located outside (Right side of home). This panel should be locked to prevent unwanted disconnect of power to the home. If locked, have the key/combo located easily to find inside home in case of emergency.

(2) Neutral wires are doubled or bundled together on neutral buss bar. Current installation practices no longer allows this wiring method, however it was common when the home was built. Recommend review by a licensed electrician.

### 8.3 CONNECTED DEVICES AND FIXTURES (observed from a representative number of ceiling fans, lighting fixtures and switches)

#### Attention required

One or more Interior light fixtures were inoperable at the time of inspection (Under microwave, Upper area rear basement room and Basement bath). This may be due to a bad bulb or possible a faulty switch. Suggest replacing bulbs. If replacing the bulb does not fix the issue. Consult a licensed electrician to review & repair as needed. See photo(s) for location(s).

### 8.7 SMOKE DETECTORS

#### Attention required

Smoke detectors are an important item for home safety. Periodic testing is suggested to ensure proper working order. Smoke detectors have a life span of 7-9 years and should be replaced as needed. All smoke detectors that are yellowish in color, indicates that they are 9+ years of age and should be replaced

## 9. Heating / Air Conditioning

### 9.4 COOLING AND AIR HANDLER EQUIPMENT

#### Attention required

Cooling systems not tested. When overnight temperatures are below 60 F, 24 hours prior to the inspection the cooling/air conditioning systems are not tested to avoid damage to the AC condenser. Recommend to consult with a licensed HVAC contractor for evaluation and establish a regular maintenance schedule.

## 10. Foundation

### 10.2 WALLS

Inspected

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Home inspectors are not required to report on the following: Life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; The suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not observed; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. **Home inspectors are not required to:** Offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to: mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including but not limited to failure of components. Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Johnny M Wahl



**1. Grounds**

Orientation: Description of exterior locations from facing front.

**Styles & Materials**

**Attached features:**

- Deck with steps
- Covered porch

**Driveway:**

Concrete

**Walkways:**

Concrete

**Patios:**

- Concrete
- Wood

		IN	NI	NP	AR
1.0	STOOPS, STEPS, AREAWAYS, PORCHES				•
1.1	DECKS, SUN ROOM				•
1.2	VEGETATION (with respect to their effect on the condition of the building)	•			
1.3	DRIVEWAY, WALKWAYS, PATIOS				•
1.4	GRADING, DRAINING (with respect to their effect on the condition of the building)				•
1.5	RETAINING WALLS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

**IN NI NP AR**

**Comments:**

**1.0** (1) Loose newel post noted at Front steps. Handrails should be able to handle 200 lbs of lateral movement for safety. Secure post(s) as necessary by a qualified stair contractor.



1.0 Handrail newel post is not attached properly.

1.0 (2) Handrail not graspable at rear deck stairs and open risers where note. This is a fall hazard and child safety hazard.

NOTE: Handrails should be graspable. Install as necessary.



1.0 Rear stairs

1.1 Ground contact noted at rear deck stair posts. All posts should be clear of all contact to the footer (concrete) on which it sits. NOTE: Infestation of wood destroying organisms and decay is possible. Recommend to use ground-contact rated materials and review by a licensed deck contractor if decay is more severe underneath



1.1 rear deck stair posts

1.3 Common cracks noted at front driveway and patio. Seal these to prevent water intrusion and potential settlement/erosion. Repair as necessary.



1.3 Front driveway

1.3 Rear patio

1.4 Erosion noted at front (both left and right of driveway) of the property. Install erosion control measures (i.e. dry bed, drainage) to avoid further erosion and allow the driveway to crack/settle over time.



1.4 Left side driveway

1.4 Right side driveway

**GROUNDS**

**The inspector shall inspect:** Attached and adjacent decks, balconies, stoops, steps, porches, and their associated flashings and railings. Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Adjacent and entryway walkways, patios and driveways. **The inspector is NOT required to inspect:** Fences, boundary walls, and similar structures. Geological and soil conditions. Recreational facilities. Seawalls, break-walls, and docks. Erosion control and earth stabilization measures.

**2. Exterior**

Orientation: Description of exterior locations from facing front.

**Styles & Materials**

**Siding material:**

Brick veneer  
Hardboard (presumably)

**Exterior entry doors:**

Steel

**Trim soffit fascia:**

Wood

		IN	NI	NP	AR
2.0	WALL CLADDING				•
2.1	FLASHING AND TRIM	•			
2.2	SOFFITS AND FASCIAS	•			

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**IN NI NP AR**

**Comments:**

2.0 (1) Cracks noted and/or missing mortar at front brick veneer over garage. Seal as necessary to avoid moisture entry.



2.0 Front of home - over garage

2.0 (2) All Lintels over windows/garage doors at the front of home, show rust and need to be painted. Lintels support the brick veneer weight above it. Over time they will fail if not kept up in maintenance. Repair as needed.



2.0 Front of home windows/garage doors

2.0 (3) Scrap and paint over concrete to prevent moisture entry (rear of home along foundation wall. Repair as needed).

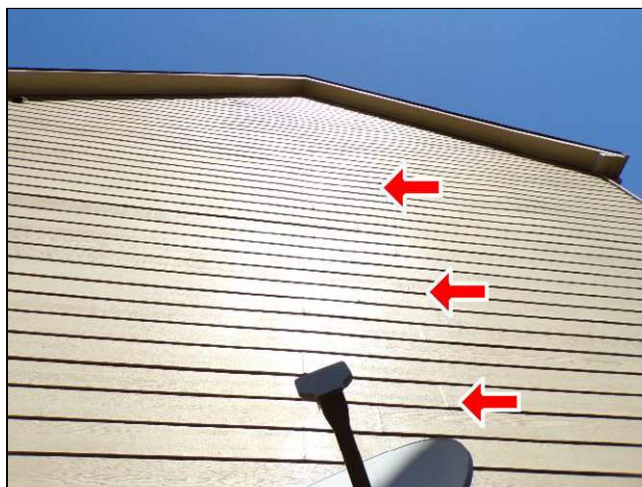


2.0 Rear of home foundation wall



2.0

2.0 (4) The siding around the home appears to be a Wood Composite Hardboard Lap Siding. This siding will allow water to penetrate the boards causing swelling and rot. We recommend keeping this siding well caulk and painted especially at the bottom, butt joints, exposed nails and where the siding meets the cornerboards of the home since they all are the main points where moisture will be absorbed. Any soft or damaged areas of this siding should be repaired or replaced as needed. Though this siding is more on the high maintenance side of siding, if well maintained wood composite siding can last for many, many years.



2.0

2.0 Seal all butt joints around home

2.0 (5) Siding swelling noted at rear of home and damaged at the right side of home near satellite dish. Recommend review with owner on reason and/or have a qualified siding contractor to review.



2.0 Siding swelling

2.0 Right side of home

EXTERIOR

**The inspector shall inspect:** Wall coverings, flashing, and trim, exterior doors, eaves, soffits, and fascias where accessible from the ground level. **The inspector shall describe:** Wall coverings. **The inspector is NOT required to inspect:** Screening, shutters, awnings, and similar seasonal accessories. Outbuildings other than garages and carports.

**3. Attic / Roof**

Orientation: Description of roof locations from facing front.

**Styles & Materials**

**Method used to observe attic:**

Walked

**Attic info:**

Pull-down stairs

**Roof covering:**

Architectural  
Metal

**Roof structure:**

Stick-built  
Rafters

**Roof decking:**

OSB sheathing

**Viewed roof covering from:**

Ground  
Binoculars

**Chimney (exterior):**

Hardboard (presumably)

		IN	NI	NP	AR
3.0	ATTIC ACCESS	•			
3.1	ROOF STRUCTURE AND ATTIC	•			
3.2	INSULATION IN ATTIC				•
3.3	VENTILATION OF ATTIC	•			
3.4	ANIMAL AND INSECT ACTIVITY IN THE ATTIC	•			
3.5	ROOF COVERINGS	•			
3.6	FLASHINGS	•			
3.7	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•
3.8	ROOF DRAINAGE SYSTEMS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

**IN NI NP AR**

**Comments:**

3.2 Thin insulation noted in the attic - low in some areas, good at most areas in the attic. NOTE: 9" of blown-in cellulose are recommended (can vary by manufacturer) to achieve R30 ceiling insulation. Recommend to amend as necessary to improve thermal envelope.



3.2

3.7 Rear roof and Chimney not visible due to sloping downward landscape in the rear of home. Recommend review by a qualified roofer.

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#### ROOF / ATTIC

**The inspector shall inspect:** Roofing materials, roof drainage systems. Flashing, skylights, chimneys and roof penetrations. Insulation and ventilation of attics. **The inspector shall describe:** Methods used to inspect the roofing. Roofing materials, insulation and vapor retarders in unfinished spaces. Absence of insulation in unfinished spaces at conditioned surfaces. **The inspector is NOT required to disturb insulation. The inspector is NOT required to inspect:** Antennae, interiors of vent systems. Flues and chimneys that are not readily accessible. Other installed accessories. **The inspector is NOT required to traverse:** Attic load-bearing components that are concealed by insulation or by other materials.



**4. Garage / Carport**

Orientation: Description of garage locations from facing garage entry.

**Styles & Materials**

**Garage door type:**

Two automatic

		IN	NI	NP	AR
4.0	GARAGE CEILINGS	•			
4.1	GARAGE WALLS	•			
4.2	GARAGE FLOOR				•
4.3	GARAGE DOORS				•
4.4	GARAGE DOOR OPERATION (report whether or not doors will reverse when met with resistance)				•
4.5	FIRE SAFETY	•			
4.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			

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IN NI NP AR

**Comments:**

4.2 Cracks noted at the garage floor. Monitor and repair as necessary.



4.2

**4.3 (1)** Damaged panel noted at The left hand garage door. Repair as needed. Recommend to consult with a qualified garage door contractor for further evaluation..



4.3

**4.3 (2)** Both garage doors bottom seal show light through which will allow storm water to enter the garage. Repair as needed.



4.3

**4.4 (1)** All areas below were tested at time of inspection. The garage door is generally the largest moving object in a home. An improperly adjusted garage door opener can exert strong and deadly forces and might not reverse the garage door in an emergency. The manufacturer's instructions provide guidance to the user on the proper adjustment and maintenance of the opener. Garage door openers manufactured since 1982 are also required to reverse the garage door if it strikes a solid object. Under U.S. federal law the garage door openers manufactured for the U.S. since 1993 must include a secondary safety reversing system, such as photoelectric eyes or sensors, mounted near the floor. Other examples of safety reversing systems, allowed within the guideline of UL 325, include electric safety edges, which reverse with approximately 15 pounds of downward pressure, and a garage door and opener system without photo eyes, tested together, which reverses upon approximately 15 pounds of pressure.

**4.4 (2)** The garage door did reverse when tested for downward force. The door shall auto reverse when no more than 15 pounds of downward force is resisted. This is for child safety. Though the door worked properly it took more than 15 pounds to trigger the reversal (Left garage door). Adjustment can be made at the lift motor (see manufacturers guidelines) and if concerns, recommend review by a qualified garage door contractor.

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#### GARAGE

The inspector shall inspect: Garage vehicle doors and garage vehicle door operators.

**5. Interiors**

Orientation: Description of interior locations from facing entry from front or specific room entry.

**Styles & Materials**

**Ceiling materials:**

Gypsum Board

**Wall material:**

Gypsum Board

**Floor covering(s):**

Carpet

Hardwood T&G

Tile

**Window types:**

Wood

**Types of fireplaces:**

Solid Fuel

Gas/LP Log starter

**Operable fireplaces:**

One

		IN	NI	NP	AR
5.0	CEILINGS	•			
5.1	WALLS	•			
5.2	FLOORS	•			
5.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
5.4	DOORS (representative number)				•
5.5	WINDOWS (representative number)				•
5.6	FIREPLACES (heating devices, flues, vents)				•

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**IN NI NP AR**

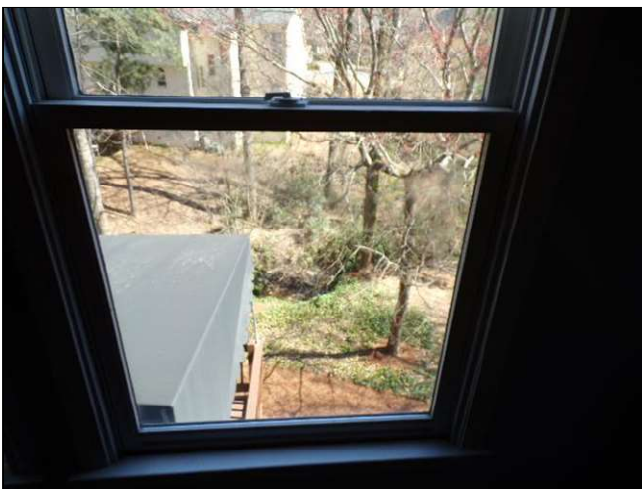
**Comments:**

5.4 One or more doors within the home binds at the frame (master bathroom). Adjust as necessary by a qualified handyman.



5.4 Master bathroom

5.5 (1) Failing thermal seal noted at master bedroom right window. NOTE: Thermal conditions and humidity can influence appearance of thermal seals. Recommend review by a licensed contractor.



5.5 Master bedroom right window

5.5 (2) Almost all the interior windows inside the home appeared to be painted shut (1st and 2nd floor). This is a common issue. However, all rooms should have proper egress in case of a fire. It is suggested to ensure all windows function properly and are not sealed shut. Quick repair is highly recommended for safety before closing. If a window is broken and not just painted recommend review by a licensed window contractor.



5.5



5.5



5.5



5.5 Most windows in the home



5.5



5.5



5.5



5.5



5.5

5.6 The Living room fireplace did not ignite (pilot was not lit). Recommend review with owner on how to use or have service by a qualified fireplace contractor.



5.6 Living room

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**INTERIORS**

**The inspector shall inspect:** Walls, ceilings, and floors, steps, stairways, and railings. A representative number of installed cabinets, a representative number of doors and windows. Fuel-burning fireplaces, stoves, and fireplace inserts, fuel-burning accessories installed in fireplaces, chimneys and vent systems. **The inspector is NOT required to describe:** Systems and components of fuel-burning fireplaces. **The inspector is NOT required to inspect:** Paint, wallpaper, and other finish treatments, floor coverings, window treatments, coatings. Hermetic seals between panes of window glass, central vacuum systems, recreational facilities. Inspect interiors of fireplace vent systems, flues, and chimneys that are not readily accessible, fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion air components and to determine their adequacy. Heat distribution assists (gravity fed and fan assisted), fuel-burning fireplaces and appliances located outside the inspected structures. **The inspector is NOT required to determine:** Draft characteristics of fireplaces. **The inspector is NOT required to move:** Furniture, appliances, fireplace inserts, stoves or firebox contents.

**6. Kitchen**

Orientation: Description of kitchen locations from facing front or particular appliance/feature.

**Styles & Materials**

**Cabinetry:**

Wood

**Countertops:**

Granite

		IN	NI	NP	AR
6.0	DISHWASHER				•
6.1	FAUCETS, DRAINS	•			
6.2	RANGES, OVENS, COOKTOPS	•			
6.3	VENTILATION	•			
6.4	FOOD WASTE DISPOSAL	•			
6.5	MICROWAVE COOKING EQUIPMENT	•			
6.6	CABINETS	•			
6.7	COUNTER TOPS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

**IN NI NP AR**

**Comments:**

**6.0** Missing air break and/or high loop noted at dishwasher drain. NOTE: An high loop/air break should be installed to protect the potable water supply from cross-connection back into the dishwasher . Install and refer to manufacturers guidelines for installation requirements.



6.0 Under kitchen sink

**KITCHEN**

**The inspector shall inspect:** Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. Kitchen exhaust systems. **The inspector is NOT required to inspect:** Installed and free-standing kitchen appliances not listed previously. Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. **The inspector is NOT required to operate, or confirm the operation:** Of every control and feature of an inspected appliance.



**7. Plumbing System**

Orientation: Description of interior locations from facing front or specific room entry; as practical.

**Styles & Materials**

<p><b>Main water shut-off location:</b> Basement, front</p>	<p><b>Plumbing water supply (into home):</b> Copper</p>	<p><b>Plumbing water distribution (inside home):</b> Copper</p>
<p><b>Plumbing waste drain materials:</b> PVC</p>	<p><b>Water heater power source:</b> Gas (quick recovery)</p>	<p><b>Water heater capacity:</b> 50 gallon</p>
<p><b>Water heater brand:</b> WHIRLPOOL</p>	<p><b>Water heater location:</b> Basement Utility Room</p>	<p><b>Water heater age:</b> 10 years</p>

**Natural gas shut-off location:**  
Left

		IN	NI	NP	AR
7.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
7.1	EJECTOR / SUMP PUMPS	•			
7.2	PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES				•
7.3	FUEL DISTRIBUTION SYSTEM	•			
7.4	HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS	•			
7.5	LAUNDRY				•
7.6	BATHROOMS	•			
7.7	BATHROOM VENTS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

**IN NI NP AR**

**Comments:**

7.1 Functions properly - basement



7.1

7.2 (1) The front exterior faucets was not operational at the time of inspection. Recommend to check with owners to see if it was shut off (winterized) and ensure it does function before closing on the home. If it is not working, recommend review by a licensed plumber.



7.2 Front faucet

7.2 (2) Excessive water pressure noted. (90 PSI) NOTE: Water pressure should not exceed 80 psi (between 40 and 80 psi). Adjust/replace pressure reduction valve and/or replace as necessary by a licensed plumber to reduce water pressure below 80 psi to protect plumbing system.



7.2 90 - PSI



7.2 PRV - Pressure reducing valve

7.2 (3) Missing bonding wire from hot to cold water pipes and at water entrance around the PRV and main water shutoff. All metal components in the house must be bonded to the system so they do not become energized in a lightning strike. The insulated water heater breaks the continuity of the bond. Recommend review by a licensed plumber and/or electrician.



7.2 Missing bonding wire - water heater



7.2 Missing bonding wire - main shut off

7.4 Located in basement utility room - data plate



7.4 2010 - 50 Gallons

7.4 Whirlpool

7.5 Loose laundry sink in basement noted. Secure sink as necessary to prevent accidental snapping of the water line. Repair as needed.



7.5

7.6 Spa ran and motor checked while running for leakage. No leaks - functions properly



7.6



7.6

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**PLUMBING**

**The inspector shall inspect:** Interior water supply and distribution systems including fixtures and faucets. Interior drain, waste, and vent systems including fixtures, water heating equipment and hot water supply systems, vent systems, flues, and chimneys. Fuel storage and fuel distribution systems. Sewage ejectors, sump pumps, and related piping. Clothes dryer, laundry, bathroom and similar exhaust systems. **The inspector shall describe:** Interior water supply. Drain, waste, and vent piping materials. Water heating equipment, including energy source(s). Location of main water and fuel shut-off valves. **The inspector is NOT required to inspect:** Clothes washing machine connections. Interiors of vent systems, flues, and chimneys that are not readily accessible. Wells, well pumps, and water storage related equipment, water conditioning systems. Solar, geothermal, and other renewable energy water heating systems. Manual and automatic fire extinguishing and sprinkler systems. Landscape irrigation systems. Septic and other sewage disposal systems. **The inspector is NOT required to determine:** Whether water supply and sewage disposal are public or private. Water quality. The adequacy of combustion air components. Measure water supply flow and pressure, well water quantity. Fill shower pans and fixtures to test for leaks.

**8. Electrical System**

Orientation: Description of electrical components from front or facing from room entrance; as applicable.

**Styles & Materials**

**Electrical service conductors:** Below ground  
**Location of main disconnect:** At meter  
**Location panel (main and sub-panels):** Garage  
**Panel capacity:** 200 AMP  
**Branch wire 15 and 20 AMP:** Copper  
**Wiring methods:** Romex

		IN	NI	NP	AR
8.0	SERVICE ENTRANCE CONDUCTORS	•			
8.1	SERVICE AND GROUNDING EQUIPMENT, PANELS, BREAKERS				•
8.2	BRANCH WIRING	•			
8.3	CONNECTED DEVICES AND FIXTURES (observed from a representative number of ceiling fans, lighting fixtures and switches)				•
8.4	RECEPTACLES (observed from a representative number of receptacles)	•			
8.5	GFCI (Ground Fault Circuit Interrupters)	•			
8.6	AFCI (Arc Fault Circuit Interrupters)	•			
8.7	SMOKE DETECTORS				•
8.8	CARBON MONOXIDE DETECTORS	•			

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IN NI NP AR

**Comments:**

8.1 (1) It is common for the main circuit breaker for the home to be located outside (Right side of home). This panel should be locked to prevent unwanted disconnect of power to the home. If locked, have the key/combo located easily to find inside home in case of emergency.



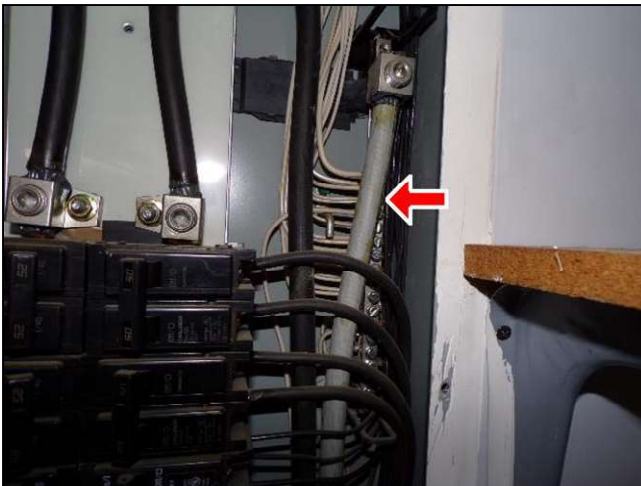
8.1 Right side of home

8.1 (2) Neutral wires are doubled or bundled together on neutral buss bar. Current installation practices no longer allows this wiring method, however it was common when the home was built. Recommend review by a licensed electrician.



8.1

8.1



8.1 Double neutrals



8.3 One or more Interior light fixtures were inoperable at the time of inspection (Under microwave, Upper area rear basement room and Basement bath). This may be due to a bad bulb or possible a faulty switch. Suggest replacing bulbs. If replacing the bulb does not fix the issue. Consult a licensed electrician to review & repair as needed. See photo(s) for location(s).



8.3 Under microwave



8.3 Upper area rear basement room



8.3 Basement bath

**8.7** Smoke detectors are an important item for home safety. Periodic testing is suggested to ensure proper working order. Smoke detectors have a life span of 7-9 years and should be replaced as needed. All smoke detectors that are yellowish in color, indicates that they are 9+ years of age and should be replaced



8.7 All detectors are yellow

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#### ELECTRICAL

**The inspector shall inspect:** Service drop, service entrance conductors, cables, and raceways. Service equipment and main disconnects. Service grounding. Interior components of service panels and subpanels. Conductors, overcurrent protection devices. A representative number of installed lighting fixtures, switches and receptacles. Ground fault circuit interrupters and arc fault circuit interrupters. **The inspector shall describe:** Amperage rating of the service. Location of main disconnect(s) and subpanels. Presence or absence of smoke alarms and carbon monoxide alarms. The predominant branch circuit wiring method. **The inspector is NOT required to inspect:** Remote control devices, test smoke and carbon monoxide alarms, security systems, other signaling and warning devices. Low voltage wiring systems and components. Ancillary wiring systems and components not a part of the primary electrical power distribution system. Solar, geothermal, wind and other renewable energy systems. **The inspector is NOT required to measure:** amperage, voltage and impedance. **The inspector is NOT required to determine:** Age and type of smoke alarms and carbon monoxide alarms.

**9. Heating / Air Conditioning**

Orientation: Description of applicancies at specific locations or serving specific locations; as applicable.

**Styles & Materials**

<p><b>1st floor heat system brand:</b> GOODMAN Approximate date of manufacture : 2011</p>	<p><b>1st floor type / tonnage / BTU/hr.:</b> Gas 3 ton 66,000 BTU/hr.</p>	<p><b>2nd floor heat system brand:</b> GOODMAN Approximate date of manufacture : 2011</p>
<p><b>2nd floor type / tonnage / BTU/hr.:</b> Gas 3 ton 66,000 BTU/hr.</p>	<p><b>1st floor air conditioner brand:</b> GOODMAN Approximate date of manufacture : 2011</p>	<p><b>1st floor type / tonnage:</b> Gas 3 ton</p>
<p><b>2nd floor air conditioner brand:</b> GOODMAN Approximate date of manufacture : 2011</p>	<p><b>2nd floor type / tonnage:</b> Gas 3 ton</p>	

		IN	NI	NP	AR
9.0	HEATING EQUIPMENT	•			
9.1	NORMAL OPERATING CONTROLS	•			
9.2	AUTOMATIC SAFETY CONTROLS	•			
9.3	DISTRIBUTION SYSTEMS (fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
9.4	COOLING AND AIR HANDLER EQUIPMENT				•

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**IN NI NP AR**

**Comments:**

9.0 Furnace interior - filter size - basement filter needs to be replaced - damaged - data plates



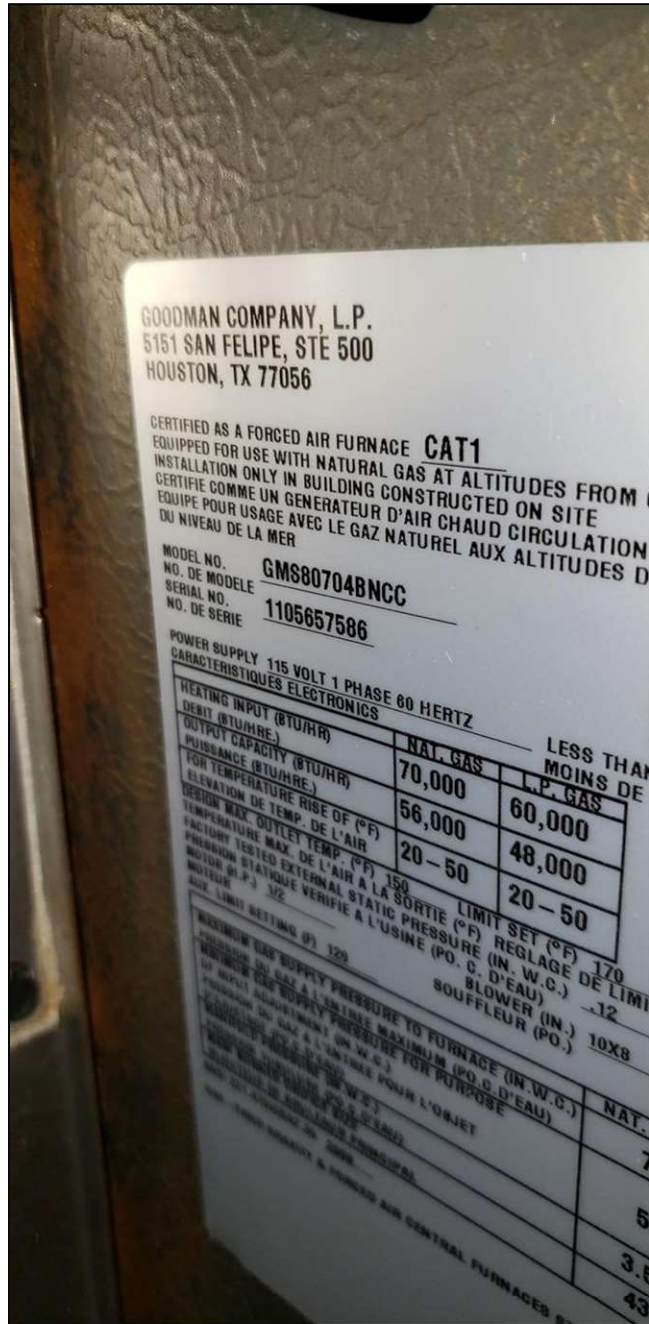
9.0 Attic unit - Goodman



9.0 Interior furnace



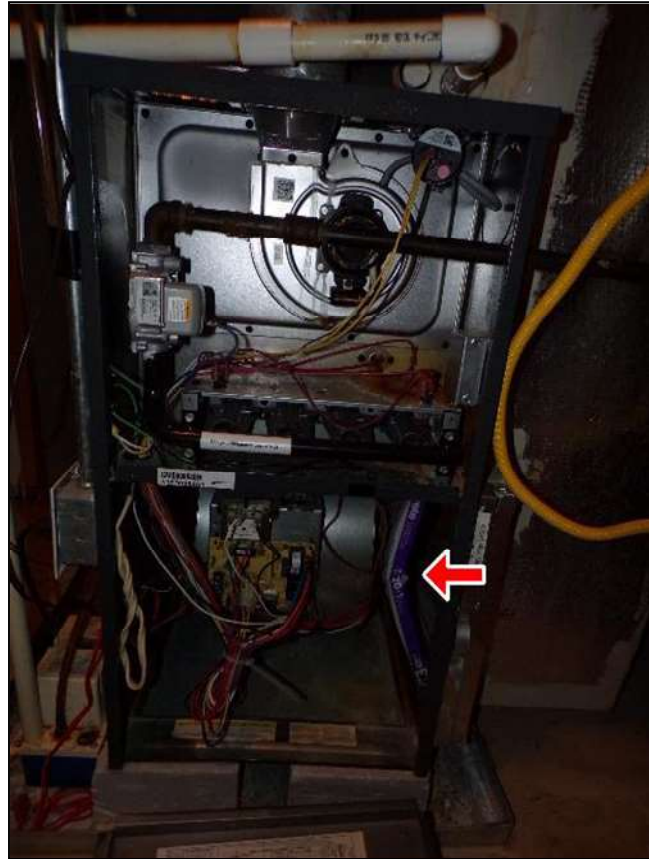
9.0 16 x 20 x 1 for both units



9.0 2011



9.0 Basement unit - Goodman



9.0 Interior - damaged filter



9.0 2011

9.4 Cooling systems not tested. When overnight temperatures are below 60 F, 24 hours prior to the inspection the cooling/air conditioning systems are not tested to avoid damage to the AC condenser. Recommend to consult with a licensed HVAC contractor for evaluation and establish a regular maintenance schedule.



9.4 Left unit - Goodman - 2011 - 3 ton

9.4



9.4 Right unit - Goodman - 2011 - 3 ton

**HEATING / COOLING**

**The inspector shall open:** readily openable access panels. **The inspector shall inspect:** Installed heating equipment. Central and permanently installed cooling equipment, vent systems, flues, and chimneys, distribution systems. **The inspector shall describe:** Heating systems, cooling systems and their energy source(s). **The inspector is NOT required to inspect:** Interiors of vent systems, flues, and chimneys that are not readily accessible. Heat exchangers, humidifiers and dehumidifiers, electric air cleaning and sanitizing devices, heating systems using ground-source. Inspect heating and cooling units that are not permanently installed or that are installed in windows. Water-source, solar, and renewable energy technologies. Heat-recovery and similar whole-house mechanical ventilation systems. **The inspector is NOT required to determine:** Heat and cooling supply adequacy and distribution balance. The adequacy of combustion air components.



**10. Foundation**

Orientation: Description of locations from facing front.

**Styles & Materials**

**Foundation:**

Poured concrete  
Not visible  
Slab

**Floor structure:**

Slab

**Wall structure:**

Wood

**Ceiling structure:**

Wood joists

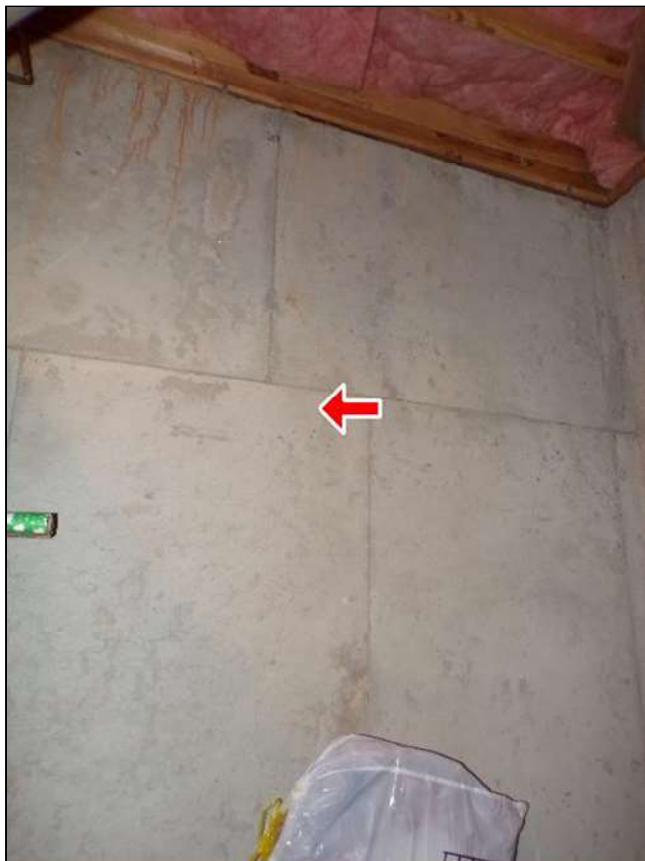
		IN	NI	NP	AR
10.0	FOUNDATIONS GENERAL	•			
10.1	FOUNDATIONS	•			
10.2	WALLS	•			
10.3	FLOORS	•			
10.4	CEILINGS	•			
10.5	ANIMAL AND INSECT ACTIVITY	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

**IN NI NP AR**

**Comments:**

**10.1** Cracking noted at basement wall. These are common and not a cause for structural concern but should be sealed for maintenance and to prevent possible water penetration. If any cracks grows larger than 1/4" in nature, consult a qualified foundation contractor.



10.1 Basement wall

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#### FOUNDATION

**The inspector shall inspect:** Structural components, including the foundation and framing. Insulation and vapor retarders in unfinished spaces, ventilation of foundation areas. **The inspector shall describe:** The foundation, the floor structure, the wall structure, the ceiling structure. Insulation and vapor retarders in unfinished spaces. Absence of insulation in unfinished spaces at conditioned surfaces. Methods used to inspect under-floor crawlspaces. **The inspector is NOT required to disturb insulation. The inspector is NOT required to provide:** Engineering or architectural services or analysis. **The inspector is NOT required to offer:** An opinion about the adequacy of structural systems and components. **The inspector is NOT required to enter:** Under-floor crawlspace areas that have less than 24 inches of vertical clearance between component and the ground or that have an access opening smaller than 16 inches by 24 inches.



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