



Inspection Report

Michael Childs

Property Address:

360 Mystic Ridge Lane #4542
Sandy Springs GA 30342



AllPro Inspections, LLC

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Date: 4/3/2020	Time: 09:00 AM	Report ID: 360mystic
Property: 360 Mystic Ridge Lane #4542 Sandy Springs GA 30342	Customer: Michael Childs	Real Estate Professional: Shawn Davis Atlanta Fine Homes Sotheby's

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.

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

In Attendance:

Vacant (inspector only)

Type of building:

Townhome

Approximate age of building:

12 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Method used to observe Crawlspace:

No crawlspace

Method used to observe attic:

Walked

Foundation:

Poured concrete

Foundation Piers:

Slab N/A

Columns:

None

Floor Structure:

Wood joists

Slab

Wall Structure:

Wood

Roof Structure:

2 X 6 Rafters

Ceilings:

Standard Dimensional Lumber

Items

1.0 Foundation

Comments: Inspected

1.1 Sill Plate

Comments: Not Inspected

Not visible

1.2 Beams

Comments: Not Inspected

Not visible

1.3 Floors (Structural)

Comments: Inspected

1.4 Sub-Floor

Comments: Not Inspected

Not visible

1.5 Walls (Structural)

Comments: Repair or Replace

The right side exterior wall is fire rated as is required between units. The roof line is at the same elevation as the neighboring unit on this side so the first four feet of roof decking (closest to the wall) must maintain the same fire rating as the wall. Some of the plywood along this area is fire rated and some is not. Recommend a qualified professional further evaluate and correct as necessary in order to maintain proper fire separation between units.



1.5 Item 1(Picture) right side wall

1.6 Columns / Piers

Comments: Inspected

1.7 Roof Structure / Sheathing

Comments: Inspected

1.8 Pest Evidence

Comments: Inspected

1.9 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

The exterior basement walls were scanned with a thermal imager and spot checked with a moisture meter. No elevated moisture was found.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Wall Cladding Material:

- Cedar
- Shingles
- Brick

Exterior Entry Doors:

- Wood
- Steel
- Fiberglass

Driveway:

- Concrete

Fascia:

- Wood

Soffit:

- Wood

Patio:

- Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

Some of the siding shingles under the triple window at the back deck are water damaged and loose. Recommend repairing/maintaining the shingles as necessary.



2.0 Item 1(Picture) triple window main floor

2.1 Doors (Exterior)

Comments: Repair or Replace

The bottom of the left side garage door jamb is water damaged. Also, the caulk along the top of the garage door frame has worn/cracked. Recommend maintaining these areas on the garage door frame.



2.1 Item 1(Picture) garage door jamb



2.1 Item 2(Picture) worn caulk at top of garage door frame



2.1 Item 3(Picture) worn caulk at top of garage door frame

2.2 Windows

Comments: Repair or Replace

The bottom of the jamb, sash, and sill on the picture window over the garage are water damaged. The wood at the bottom corner of this window sash is no longer solid on the interior side. Recommend repair/replacing this window assembly as necessary.



2.2 Item 1(Picture) picture window over garage



2.2 Item 2(Picture) picture window over garage



2.2 Item 3(Picture) inside of picture window over garage

2.3 Fascia/Soffit

Comments: Inspected

2.4 Decking

Comments: Inspected

(1) A railing post cap is missing and some trim pieces are missing from other railing posts. While these issues will not affect the safety or function of the deck, you may wish to repair/replace these items for esthetic purposes.



2.4 Item 1(Picture) post caps

(2) The deck ledger attachment to the house is not visible due to a ceiling cover for the patio. Therefore the condition of the ledger, fasteners, and existence of ledger flashing can not be verified. The posts and railings are in good condition.



2.4 Item 2(Picture) deck ledger attachment not visible



2.4 Item 3(Picture) posts are in good shape

2.5 Porches / Steps

Comments: Repair or Replace

The front porch is damaged where a railing post is mounted. Recommend a qualified professional repair as necessary.



2.5 Item 1(Picture) front porch

2.6 Walkways

Comments: Inspected

2.7 Driveways

Comments: Inspected

2.8 Patios / Balconies

Comments: Inspected

2.9 Lot Grading

Comments: Inspected

2.10 Vegetation

Comments: Inspected

2.11 Retaining Walls

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Drone

Roof Covering:

Architectural

Asphalt/Fiberglass

Items

3.0 Roof Coverings

Comments: Inspected

The roof shingles appear to be in overall good condition with no excessive wear or grit loss.



3.0 Item 1(Picture)

3.1 Gutters / Downspouts

Comments: Inspected

FYI - The rear gutter has hooded leaf protection installed.



3.1 Item 1(Picture) back gutter

3.2 Chimney / Flashings

Comments: Not Present

3.3 Plumbing Vent Boots

Comments: Inspected

The rubber plumbing vent boot appears to be in good condition and water tight.



3.3 Item 1(Picture)

3.4 Electric Service Mast

Comments: Not Present

3.5 Skylight

Comments: Not Present

3.6 Signs of leaks or abnormal condensation on building components

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<p>Plumbing Water Supply (into home): Not visible</p> <p>Water Heater Power Source: Gas (quick recovery)</p> <p>Fuel Storage / Location: Natural Gas (Metered)</p>	<p>Plumbing Water Distribution (inside home): Copper</p> <p>Water Heater Capacity: 50 Gallon</p> <p>Main Water Shut off Location: Utility Room Garage</p>	<p>Plumbing Waste / Traps / Vents: PVC</p> <p>Water Heater Location: Utility Room Garage</p>
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Items

4.0 Ejector Pump

Comments: Not Present

4.1 Plumbing Venting

Comments: Inspected

4.2 Water heater

Comments: Inspected

The gas water heater burner fired quickly and burned clean.



4.2 Item 1(Picture) water heater burner

4.3 Service Entrance Plumbing

Comments: Inspected

FYI - The main water shut off valve is located next to the water heater in the garage utility closet.



4.3 Item 1(Picture) main shut off

4.4 House Supply Plumbing

Comments: Inspected

4.5 Waste Plumbing

Comments: Inspected

4.6 Functional Water Flow

Comments: Inspected

The house water supply pressure is 40 psi on the top floor which is within the normal/safe range. The flow rate was not measured but remained strong with multiple taps open.



4.6 Item 1(Picture) water pressure 40psi

4.7 Well Pump

Comments: Not Present

4.8 Exterior Spigots

Comments: Inspected

4.9 Bathroom Sinks / Faucets

Comments: Inspected

4.10 Bathtubs / Faucets

Comments: Inspected

4.11 Toilets

Comments: Repair or Replace

The water supply for the toilet in the upstairs guest bathroom has been shut off. Therefore this fixture was not tested. Often, when the supply to a fixture has been shut off, it is due to a problem with that fixture or associated piping. Recommend further investigation.



4.11 Item 1(Picture) upstairs guest shut off

4.12 Showers

Comments: Inspected

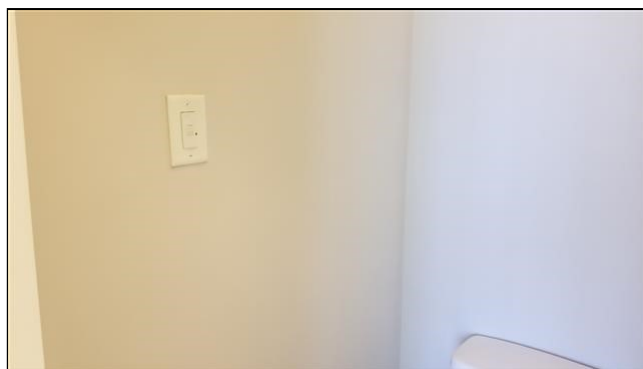
4.13 Whirlpool Tubs / Faucets

Comments: Repair or Replace

(1) The whirlpool tub worked well when tested. The reset for the motor's GFI protected circuit is located on the wall in the toilet closet.



4.13 Item 1(Picture) whirlpool tub



4.13 Item 2(Picture) GFI reset

(2) Water leaks from both of the whirlpool tub fixture handles. Recommend a qualified professional repair/replace this fixture as necessary.



4.13 Item 3(Picture) whirlpool tub handles

4.14 Kitchen Sink / Faucet

Comments: Inspected

4.15 Laundry Basin

Comments: Not Present

4.16 Washing Maching Hose Bibs**Comments:** Inspected**4.17 Bar Sink****Comments:** Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Location of Main Panel:

Rear Exterior

Location of Distribution Panel:

Garage

Items

5.0 Service Entrance Conductors

Comments: Inspected

5.1 Main / Distribution Panels

Comments: Repair or Replace

The meter and main shut off switch are located on the right exterior of the building among 4 others. The meters and switches are not labeled for unit identification. Recommend labeling the meter that belongs to this unit so that the power can be easily shut down.



5.1 Item 1(Picture) right side of building

5.2 Outlets

Comments: Inspected

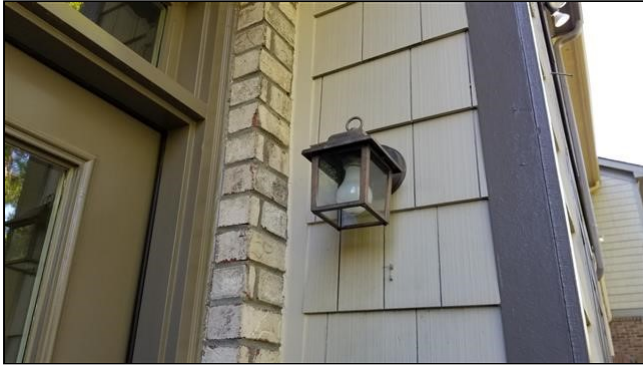
5.3 Switches

Comments: Inspected

5.4 Lights

Comments: Repair or Replace

The light at the back deck did not come on when triggered by nearby switches. Recommend replacing the bulb and retesting.



5.4 Item 1(Picture) back deck

5.5 Ceiling Fans

Comments: Inspected

5.6 Distribution Wiring

Comments: Inspected

5.7 Breakers / Fuses

Comments: Inspected

5.8 Grounding Equipment

Comments: Inspected

There is a centralized grounding system on the right side of the building.

5.9 Smoke Detectors

Comments: Inspected

The smoke/CO detectors worked at the time of the inspection.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Fiberglass

Insulated

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

Items

6.0 Garage Walls (including Firewall Separation)

Comments: Inspected

See section 8.0

6.1 Garage Floor

Comments: Repair or Replace

There is a crack at the front left corner of the garage slab that is offset about 1/8 inch. There is another crack along the right side of the garage slab that is also offset about 1/8 inch. The grade beams (footings) that run adjacent to these cracks have not cracked or settled. Recommend sealing the cracks in the slab and monitoring for additional movement.



6.1 Item 1(Picture) front left offset 1/8



6.1 Item 2(Picture) right side

6.2 Garage Door (s)

Comments: Inspected

6.3 Occupant Door (from garage to inside of home)

Comments: Inspected

6.4 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<p>Heat Type: Heat Pump Forced Air (also provides cool air) Forced Air</p>	<p>Energy Source: Electric Natural gas</p>	<p>Number of Heat Systems (excluding wood): Two</p>
<p>Ductwork: Insulated</p>	<p>Filter Type: Disposable</p>	<p>Types of Fireplaces: Non-vented gas logs</p>
<p>Operable Fireplaces: Two</p>	<p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Air conditioner unit</p>	<p>Cooling Equipment Energy Source: Electricity</p>

Number of AC Only Units:
One

Items

7.0 Presence of Installed Heat Source in Each Room

Comments: Inspected

7.1 Heat Functionality

Comments: Inspected

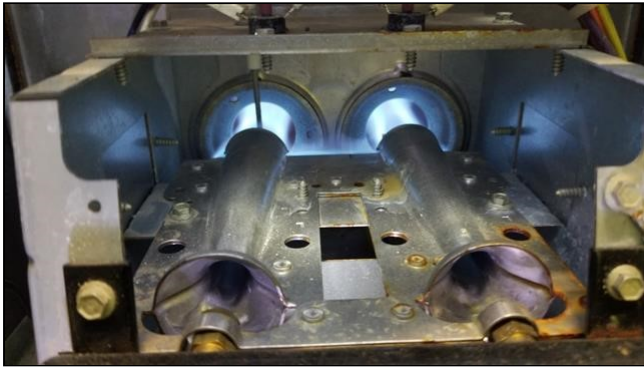
The gas furnace fired quickly and burned clean. No rust or corrosion was noted in or around the burner area. The heat pump produced a temperature rise in both "heat mode" and "emergency mode" that was within the normal range.



7.1 Item 1(Picture) furnace data plate



7.1 Item 2(Picture) furnace burner cabinet



7.1 Item 3(Picture) gas burners

7.2 Cooling Functionality

Comments: Inspected

Both the air conditioner and the heat pump produced a temperature drop that was within the normal range.



7.2 Item 1(Picture) AC data plate

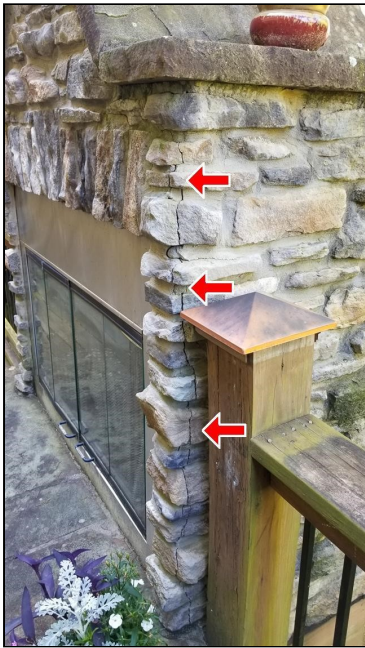


7.2 Item 2(Picture) heat pump data plate

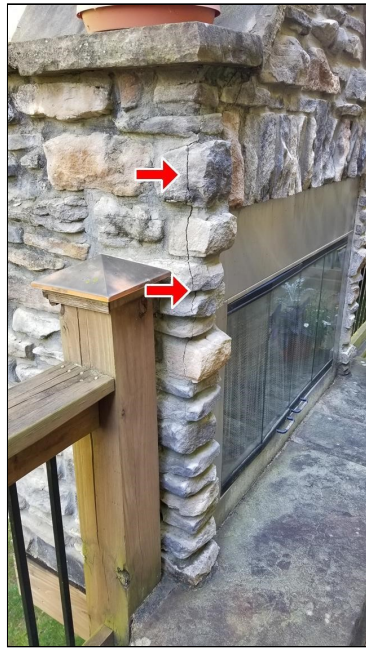
7.3 Gas/LP Firelogs and Fireplaces

Comments: Inspected

(1) There are vertical cracks along the two front corners of the outdoor stone fireplace. These type cracks are typically due to ground settlement, or in this case, flex in the cantilevered joists supporting the fireplace. The joists are doubled and appear to be adequate to support the load of the fireplace. The joist connections to the house band are not visible. Therefore verification of support to resist additional upload force from the fireplace could not be verified. The fireplace appears to be overall adequately supported. I lit the gas logs using the controls and igniter located in the compartment below the firebox. I was not able to make the gas logs turn on completely (may require a remote control) Recommend asking the seller to demonstrate this unit.



7.3 Item 1(Picture) right side crack



7.3 Item 2(Picture) left side crack



7.3 Item 3(Picture) controls under fireplace



7.3 Item 4(Picture) doubled cantilevered joists



7.3 Item 5(Picture) joist connection to house band not visible

(2) The indoor gas logs lit easily using the controls located inside the firebox.



7.3 Item 6(Picture) indoor fireplace

7.4 Vent Damper

Comments: Inspected

7.5 Gas Piping

Comments: Inspected

7.6 Oil Tank

Comments: Not Present

7.7 Heat Vent / Flue

Comments: Inspected

7.8 Combustion Air

Comments: Inspected

FYI - The metal pipe that protrudes through the attic floor and terminates in the attic is supplying combustion air to the gas furnace and water heater in the basement utility closet.



7.8 Item 1(Picture) pipe open to attic

7.9 Thermostat

Comments: Inspected

7.10 Filter

Comments: Repair or Replace

The filter in the attic HVAC unit is oversized and prevents installing a cover. This filter is also overdue to be replaced. Recommend installing a correctly sized filter along with a cover to prevent air from the attic from entering the system.



7.10 Item 1(Picture) attic unit



7.10 Item 2(Picture) clogged filter

7.11 Ductwork

Comments: Inspected

7.12 Refrigerant Lines

Comments: Inspected

7.13 Outdoor Coil

Comments: Inspected

7.14 Indoor Coil

Comments: Not Inspected

Visual inspection of the evaporator coil requires disassembly.

7.15 Service Disconnect

Comments: Inspected

7.16 Condensate Drain

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Wood

Window Types:

Thermal/Insulated
Double-hung

Items

8.0 Ceilings

Comments: Repair or Replace

The ceiling drywall has been removed from the utility closet in the garage. Drywall has also been removed from a wall in this closet as well as a wall in the garage storage area. Recommend replacing all of the missing drywall in order to complete the fire block between levels as well as the fire/fume barrier between the garage and living space. Also recommend asking the seller why the drywall was removed in these three places in order to disclose any past issues that may have been remedied.



8.0 Item 1(Picture) utility closet in garage



8.0 Item 2(Picture) inside of garage storage area



8.0 Item 3(Picture) utility closet in garage

8.1 Walls

Comments: Inspected

8.2 Floors**Comments:** Inspected**8.3 Steps, Stairways, Balconies and Railings****Comments:** Inspected**8.4 Counters and Cabinets (representative number)****Comments:** Repair or Replace

The cabinet base under the kitchen sink is water damaged. There is a stain on the base that resembles biological growth. There does not appear to be an active leak as the stained area tested dry with a moisture meter. Recommend replacing the cabinet base and monitoring for moisture in the future.



8.4 Item 1(Picture) kitchen sink cabinet base



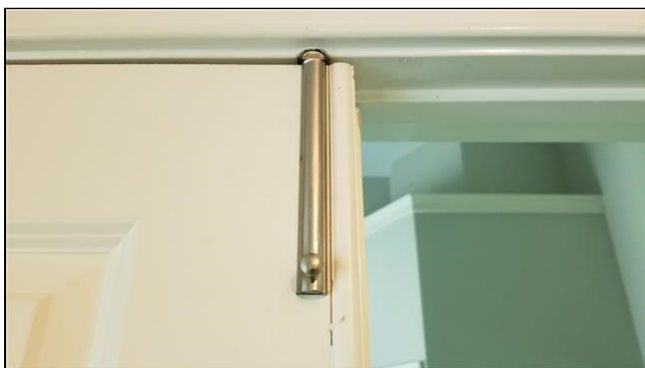
8.4 Item 2(Picture) growth on cabinet base



8.4 Item 3(Picture) dry

8.5 Doors (representative number)**Comments:** Repair or Replace

The master bedroom french door lock (pictured) is very difficult to slide open and closed. Recommend repair/replacing this lock as necessary.



8.5 Item 1(Picture) master bathroom

8.6 Windows (representative number)**Comments:** Inspected

8.7 Exterior Doors**Comments:** Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Floor System Insulation:

Slab N/A

Items

9.0 Insulation in Attic

Comments: Inspected

9.1 Insulation Under Floor System

Comments: Not Inspected

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

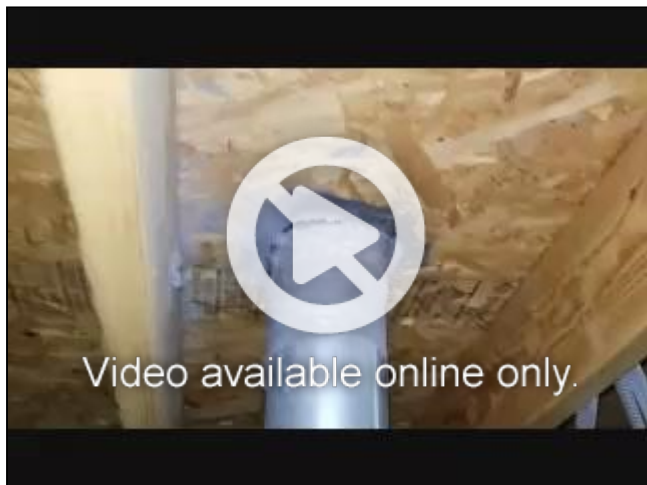
9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Repair or Replace

The dryer vent pipe does not penetrate the roof decking (it has slid downward) and the dryer has been venting into the attic. Recommend re-positioning and supporting the dryer vent pipe.



9.4 Item 1(Video) laundry vent

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

9.6 Wall Insulation

Comments: Not Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

KENMORE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

VENTED

KITCHEN AIDE

Range/Oven:

KENMORE

Built in Microwave:

KENMORE

Items

10.0 Dishwasher
Comments: Inspected

10.1 Ranges/Ovens/Cooktops
Comments: Inspected

10.2 Range Hood (s)
Comments: Inspected

10.3 Food Waste Disposer
Comments: Inspected

10.4 Microwave Cooking Equipment
Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



AllPro Inspections, LLC

**6050 Peachtree Pkwy Ste 240-353
Peachtree Corners GA 30092
770-710-1856**

Customer
Michael Childs

Address
360 Mystic Ridge Lane #4542
Sandy Springs GA 30342

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 interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

1. Structural Components

1.5 Walls (Structural)

Repair or Replace

The right side exterior wall is fire rated as is required between units. The roof line is at the same elevation as the neighboring unit on this side so the first four feet of roof decking (closest to the wall) must maintain the same fire rating as the wall. Some of the plywood along this area is fire rated and some is not. Recommend a qualified professional further evaluate and correct as necessary in order to maintain proper fire separation between units.

2. Exterior



2.1 Doors (Exterior)

Repair or Replace

The bottom of the left side garage door jamb is water damaged. Also, the caulk along the top of the garage door frame has worn/cracked. Recommend maintaining these areas on the garage door frame.

2.2 Windows

Repair or Replace

The bottom of the jamb, sash, and sill on the picture window over the garage are water damaged. The wood at the bottom corner of this window sash is no longer solid on the interior side. Recommend repair/replacing this window assembly as necessary.

2.5 Porches / Steps

Repair or Replace

The front porch is damaged where a railing post is mounted. Recommend a qualified professional repair as necessary.

4. Plumbing System

4.11 Toilets

Repair or Replace

The water supply for the toilet in the upstairs guest bathroom has been shut off. Therefore this fixture was not tested. Often, when the supply to a fixture has been shut off, it is due to a problem with that fixture or associated piping. Recommend further investigation.

4.13 Whirlpool Tubs / Faucets

Repair or Replace

(1) The whirlpool tub worked well when tested. The reset for the motor's GFI protected circuit is located on the wall in the toilet closet.

(2) Water leaks from both of the whirlpool tub fixture handles. Recommend a qualified professional repair/replace this fixture as necessary.

5. Electrical System

5.1 Main / Distribution Panels

Repair or Replace

The meter and main shut off switch are located on the right exterior of the building among 4 others. The meters and switches are not labeled for unit identification. Recommend labeling the meter that belongs to this unit so that the power can be easily shut down.

5.4 Lights

Repair or Replace

The light at the back deck did not come on when triggered by nearby switches. Recommend replacing the bulb and retesting.

6. Garage

6.1 Garage Floor

Repair or Replace

There is a crack at the front left corner of the garage slab that is offset about 1/8 inch. There is another crack along the right side of the garage slab that is also offset about 1/8 inch. The grade beams (footings) that run adjacent to these cracks have not cracked or settled. Recommend sealing the cracks in the slab and monitoring for additional movement.

7. Heating / Central Air Conditioning

7.10 Filter

Repair or Replace

The filter in the attic HVAC unit is oversized and prevents installing a cover. This filter is also overdue to be replaced. Recommend installing a correctly sized filter along with a cover to prevent air from the attic from entering the system.

8. Interiors

8.0 Ceilings

Repair or Replace

The ceiling drywall has been removed from the utility closet in the garage. Drywall has also been removed from a wall in this closet as well as a wall in the garage storage area. Recommend replacing all of the missing drywall in order to complete the fire block between levels as well as the fire/fume barrier between the garage and living space. Also recommend asking the seller why the drywall was removed in these three places in order to disclose any past issues that may have been remedied.

8.4 Counters and Cabinets (representative number)

Repair or Replace

The cabinet base under the kitchen sink is water damaged. There is a stain on the base that resembles biological growth. There does not appear to be an active leak as the stained area tested dry with a moisture meter. Recommend replacing the cabinet base and monitoring for moisture in the future.

8.5 Doors (representative number)

Repair or Replace

The master bedroom french door lock (pictured) is very difficult to slide open and closed. Recommend repair/ replacing this lock as necessary.

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

The dryer vent pipe does not penetrate the roof decking (it has slid downward) and the dryer has been venting into the attic. Recommend re-positioning and supporting the dryer vent pipe.

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.

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INVOICE

AllPro Inspections, LLC
 6050 Peachtree Pkwy Ste 240-353
 Peachtree Corners GA 30092
 770-710-1856
 Inspected By: John Kroening SCRBI 48459

Inspection Date: 4/3/2020
 Report ID: 360mystic

Customer Info:	Inspection Property:
Michael Childs Customer's Real Estate Professional: Shawn Davis Atlanta Fine Homes Sotheby's	360 Mystic Ridge Lane #4542 Sandy Springs GA 30342

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,200 Townhouse	365.00	1	365.00
			Tax \$0.00
			Total Price \$365.00

Payment Method:**Payment Status:****Note:**