# Atlanta Property Inspections, Inc.
# HOME INSPECTION REPORT

**210 Park Ridge Circle, Marietta, GA 30068**
**Inspection prepared for: Steven White & Maria White**
**Date of Inspection: 7/14/2020 Time: 1:00 PM**
**Age of Home: 40 Years Old (1980) Size: 1000 SF**
**Weather: Sunny, Dry Soil, 90 Degrees**

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ATLANTA
PROPERTY INSPECTIONS

# INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".
This building inspection is a LIMITED VISUAL INSPECTION of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm **(Atlanta Property Inspections, Inc.)** assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **Pre-Inspection Agreement** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **Pre-Inspection Agreement**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **Pre-Inspection Agreement**.

# GLOSSARY OF TERMS:

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

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

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

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

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

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

**GOOD NEWS!** 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:** Suggest that the client consider changing or improving an item or function.

# INSPECTION SUMMARY:

| | | |
|---|---|---|
| **INTERIOR:** | | |
| Page 6 | INTERIOR DOORS: | • The master bedroom clothes closet door is out of plumb and is wracked to one side. This condition is an indication of movement at the floor or wall. Further evaluation is recommended to determine repair needs. |
| Page 7 | WINDOWS: | • THE FOLLOWING CONCERNS WERE NOTED AT THE FOUR WINDOWS:<br>1. Moisture and/or foggy residue was observed inside the dual pane glass.<br>This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.<br>2. A defective window balance was found. The windows will not stay in the up position and fall down when opened. Further evaluation and repair is recommended so that the windows operate normally.<br><br>Due to these concerns, further evaluation is recommended by a professional widow repair / replacement contractor to determine the full scope of repair needs and costs. |
| Page 8 | FIREPLACE: | • The following concerns were noted at the fireplace:<br>1. The fireplace flue is dirty and should be cleaned soon. Further evaluation and inspection is recommended by a professional chimney sweep or other fireplace professional.<br>2. The opening in the side panel of the firebox at the gas line penetration is open and unsealed and could allow the passage of hot embers through this opening. It is recommended that this opening be filled with a fire-rated sealant to meet current fireplace safety standards.<br><br>Further evaluation is recommended by a professional fireplace contractor to determine the full extent of repair needs and costs. |
| **KITCHEN:** | | |
| Page 9 | KITCHEN VENTILATION: | • A missing light bulb was found; we are unable to verify proper operation of the light. Further evaluation is suggested. |
| Page 9 | DISPOSAL: | • The kitchen disposal is inoperative; further evaluation is recommended to determine repair or replacement needs. |
| **BATHROOMS / LAUNDRY** | | |
| Page 10 | BATH SINKS: | • A slow drain was noted at the two master bathroom sinks. Further evaluation is recommended by a professional plumber to determine repair needs. |

| | | |
|---|---|---|
| **Page 10** | **BATH TOILETS:** | **• The toilet in the master bathroom is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.**<br><br>**• The following concerns were noted at the half bathroom**<br>**1. The toilet tank continues to fill after the tank should be full. This is an indication of a defective or worn fill valve / flapper and an active leak inside the tank which is wasting water. Further evaluation and repair is recommended.**<br>**2. A defective flush mechanism is present inside the toilet. The toilet will not flush correctly; repair is recommended.** |
| **WATER HEATER:** | | |
| **Page 15** | **WATER HEATER:** | **• The temperature and pressure (T&P) relief drain pipe, which runs upward to the ceiling, does not have the required drain valve to empty the drain pipe after testing the T&P valve. The drain pipe now has standing water inside the pipe that could cause future corrosive action on the interior T&P valve. Correction is recommended by a qualified plumbing contractor so that the drain can be emptied after testing.** |
| **ELECTRICAL SYSTEM:** | | |
| **Page 16** | **MAIN PANEL:** | **• Two incoming circuits into the panel box are not clamped and secured at the panel entry as required by the National Electric Code (NEC). A minor repair is suggested.** |
| **Page 18** | **RECEPTACLES:** | **• The two front outlets at the living room were found to have an open ground. Correction is recommended by a licensed electrician.**<br><br>**• Incorrect Electrical: The master bedroom has a wall switch that is intended to control one or more wall outlets for a lamp; this switch was tested and did not control any of the wall outlets as needed. This condition does not meet the safety requirements of the National Electric Code (NEC). Correction is recommended by a licensed electrician.** |
| **Page 18** | **GFCI / AFCI PROTECTION:** | **• SAFETY CONCERN:**<br>**GFCI protection is missing at the recently replaced kitchen countertop outlets near the sink which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.** |
| **HEATING:** | | |

| | | |
|---|---|---|
| **Page 20** | **HEATING 1:** | **• The blower motor is dirty and has excessive dust and debris. It is recommended that the blower motor be cleaned / serviced by a professional HVAC contractor. In addition, it is recommended that the evaporator coils be checked for cleaning needs as well.** |
| **AIR CONDITIONING:** | | |
| **Page 22** | **AC UNIT 1:** | **• The exterior electrical disconnect is missing the required dead front cover, wires are exposed; this condition is a safety concern, correction is advised.**<br><br>**• AGING EQUIPMENT - BUDGET FOR REPLACEMENT: Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.**<br><br>**Consider these cost saving strategies when replacing HVAC equipment:**<br><br>**1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:**<br>**Carrier Rebates:**<br>**http://www.carrier.com/homecomfort/en/us/rebates-and-financing/**<br>**Lennox Rebates:**<br>**http://m.lennox.com/promotions/national.asp**<br>**Trane Rebates:**<br>**http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html**<br>**York Rebates: http://york.com/residential/promotions-savings/default.aspx**<br><br>**2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment**<br><br>**3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are mot as busy and ask for an off season discount.**<br><br>**4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.** |

# EXTERIOR GROUNDS:

**GRADING / DRAINAGE: Proper grading of the soil and proper drainage around the home's foundation area is one of the most important aspects of the property because of the direct and indirect damage that can be caused by water intrusion issues. Water is one of the home's biggest adversaries and can have a negative impact on concrete surfaces, basements and crawl spaces, deck and porch footings, and other components around the homes exterior grounds.**
**While the performance of lot drainage may appear serviceable at the time of this visual inspection, the inspector can not predict the future performance of the drainage systems as conditions constantly change. The inspection is limited to conditions at the time of this inspection and any obvious signs of past problems.**

## EXTERIOR DRAINAGE:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☐ | ☒ |

**• The exterior portions of the condo / townhome are not within the scope of this inspection because the exterior portions of this community are the responsibility of the Home Owner's Association (HOA). This inspection is limited to the interior portions of the condo / townhome only.**

# 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.**
**We assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair.**
**We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.**

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

## EXTERIOR DOORS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | X |

- **Steel coated entry door;**

- **The exterior door appears 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 |
|---|---|---|---|---|
| X | X | | | |

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

- **The master bedroom clothes closet door is out of plumb and is wracked to one side. This condition is an indication of movement at the floor or wall. Further evaluation is recommended to determine repair needs.**

## WINDOWS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | | | x | |

• The windows are metal window frame type with double pane glass.

• THE FOLLOWING CONCERNS WERE NOTED AT THE FOUR WINDOWS:
1. Moisture and/or foggy residue was observed inside the dual pane glass.
This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.
2. A defective window balance was found. The windows will not stay in the up position and fall down when opened. Further evaluation and repair is recommended so that the windows operate normally.

Due to these concerns, further evaluation is recommended by a professional widow repair / replacement contractor to determine the full scope of repair needs and costs.

## INTERIOR WALLS / CEILINGS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | |

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

## FLOORS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | |

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

## INTERIOR STAIRS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | |

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

## FIREPLACE:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | x | | | |

**• Fireplace Location: Family room Fireplace Type: Pre-fabricated Metal with a gas starter**

**Annual inspections are recommended along with regular cleaning of the chimney flue as needed.**

**• The following concerns were noted at the fireplace:**
**1. The fireplace flue is dirty and should be cleaned soon. Further evaluation and inspection is recommended by a professional chimney sweep or other fireplace professional.**
**2. The opening in the side panel of the firebox at the gas line penetration is open and unsealed and could allow the passage of hot embers through this opening. It is recommended that this opening be filled with a fire-rated sealant to meet current fireplace safety standards.**

**Further evaluation is recommended by a professional fireplace contractor to determine the full extent of repair needs and costs.**

**Opening at gas pipe in firebox**

# KITCHEN:

## KITCHEN CABINETS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

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

## KITCHEN SINK / FAUCET:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

• 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 |
|---|---|---|---|---|
| X | | | | X |

• A gas range / stove is present;

• The stove appears serviceable; the stove was tested and appears to be functioning normally.

**CLIENT RECOMMENDATION:** The kitchen stove does not have the anti-tip bracket installed behind the unit as is now required by all stove manufacturers. See manufacturer's manual regarding the installation instructions for this safety device. This bracket is usually installed on the lower wall behind the stove and is designed to prevent the appliance from tipping over. Correction is recommended to meet the manufacturers installation requirements.

## DISHWASHER:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

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

## KITCHEN VENTILATION:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | X |

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

• The kitchen vent hood fan is functional; no concerns were noted.

• A missing light bulb was found; we are unable to verify proper operation of the light. Further evaluation is suggested.

## DISPOSAL:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | X | | | |

• The kitchen disposal is inoperative; further evaluation is recommended to determine repair or replacement needs.

## REFRIGERATOR:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | | | | X |

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

# BATHROOMS / LAUNDRY

## NUMBER OF BATHROOMS:

**1 and a half baths.**

## BATH SINKS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | X | | | |

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

**• A slow drain was noted at the two master bathroom sinks. Further evaluation is recommended by a professional plumber to determine repair needs.**

## BATH TOILETS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | X | X | | |

**• POSITIVE FEATURE!**
**The toilets are the newer low flow water saving toilets that use only 1.28 / 1.6 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.**

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

**• The following concerns were noted at the half bathroom**
**1. The toilet tank continues to fill after the tank should be full. This is an indication of a defective or worn fill valve / flapper and an active leak inside the tank which is wasting water. Further evaluation and repair is recommended.**
**2. A defective flush mechanism is present inside the toilet. The toilet will not flush correctly; repair is recommended.**

## BATH TUBS / SHOWERS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

**• The bathtub and shower fixture was tested and appears to be serviceable.**

## BATHROOM VENTILATION:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

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

## LAUNDRY:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | x |

**• The laundry room is located near the kitchen.**

**• 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.**

**• CLIENT RECOMMENDATION:**
**The laundry dryer outlet still has the older 3 prong receptacle; it is suggested that client upgrade this outlet to the newer 4 prong outlet with improved grounding (required after 1998).**

# 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, gas piping, 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 or gas 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, underground gas piping, and underground irrigation systems are also not within the scope of this inspection. In addition, overflow drains for tubs and sinks are not flooded or tested during this inspection.**
**It is our strong recommendation that all recommended plumbing or gas piping repairs or further evaluation listed in this report should be conducted by a licensed, professional plumbing contractor prior to closing. All repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.**
**It is suggested that client request written receipts and warranties for all plumbing work completed.**

## PLUMBING SUPPLY:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

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

**• The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the water heater and was found to be normal at 60 PSI.**


**60 PSI normal at water heater**

## PLUMBING DRAINS / SEWAGE:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

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

• The drain piping appears serviceable; no concerns were found.

## GAS SERVICE:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

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

# WATER HEATER:

**WATER HEATER MAINTENANCE RECOMMENDATIONS:**

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

**2. DRAIN THE TANK: The water heater manufacturer recommends draining the water heater at least once per year to flush unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power or gas to the tank, turning off the cold water supply to the tank, attaching a garden hose to the drain valve at the bottom of the tank, and opening the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5-10 gallons needs to be released. Monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on. If your hot water is supplied by a tankless system, the maintenance recommendations are very different from tank systems; please read the owners manual for specific draining and rinsing requirements and maintenance procedures.**

**3. READ THE OWNER'S MANUAL: Read the entire water heater owner's manual for more information concerning tank safety and tank maintenance.**

## WATER HEATER:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | X | | | |

• The water heater is operated by natural gas and is located in the laundry room.

• TANK DESCRIPTION: Rheem, 40 Gallons, 3 years old (2017)

• 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 except as noted below. The gas piping, exhaust venting and combustion air requirements look good.

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

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

• The temperature and pressure (T&P) relief drain pipe, which runs upward to the ceiling, does not have the required drain valve to empty the drain pipe after testing the T&P valve. The drain pipe now has standing water inside the pipe that could cause future corrosive action on the interior T&P valve. Correction is recommended by a qualified plumbing contractor so that the drain can be emptied after testing.

Water heater located in laundry room - 2017


Missing drain valve at T&P drain pipe

# ELECTRICAL SYSTEM:

**ELECTRICAL INSPECTION LIMITATIONS:**

**This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.**

**GFCI PROTECTION - SELF TEST REGULARLY:**
**GFCI protection (Ground Fault Circuit Interrupt) is now required by the National Electric Code (NEC) to protect occupants against electric shock and injury at "wet locations" which includes outlets at all exterior location, all garage outlets, basements, all bathroom outlets, all kitchen countertop outlets, jetted tubs or hot tubs, and any outlet within 6 feet of a sink such as a wet bar or a laundry wash tub. Outlets near or around swimming pools are also included. Exceptions include outlets for washing machines, garage door openers, refrigerators and sump pumps. In older homes, GFCI protection may not be present in each of the required locations but is suggested as an upgrade for improved safety.**
**Client is advised to test all GFCI protected outlets at least once per year to insure they are functioning properly; because there is a high failure rate with older GFCI outlets, many need replacement after just a few years. It is recommended that client purchase a simple GFCI outlet tester at the local hardware store or home center; this type of inexpensive tester ($8) is a good addition to any tool box and will provide a more accurate test.**

## ELECTRICAL SERVICE:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | |

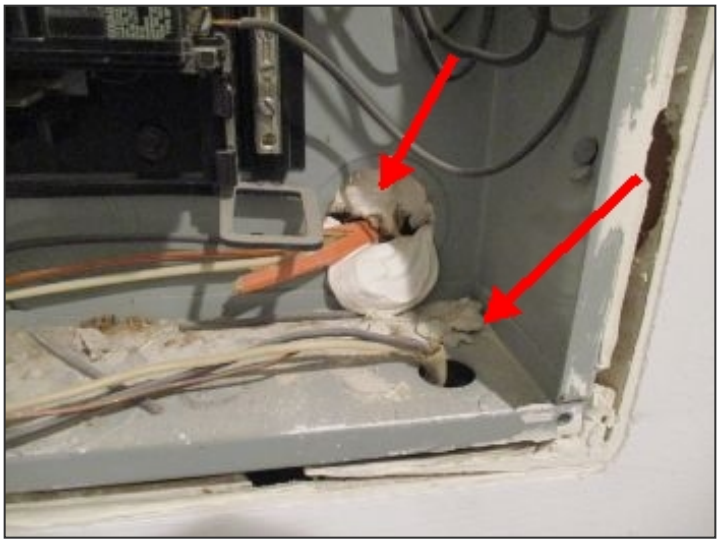
- **The electrical service is underground - 110/220 volt;**
- **The electrical service and grounding appears serviceable; no concerns were noted.**
- **A 100 amp main breaker is present at the exterior meter location; appears serviceable, no concerns were noted.**

## MAIN PANEL:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | x | | | |

- **The main panel is located in the laundry room . Circuit breakers are present. The main panel box appears serviceable during a limited visual inspection inside the panel; no significant concerns were found.**
- **Two incoming circuits into the panel box are not clamped and secured at the panel entry as required by the National Electric Code (NEC). A minor repair is suggested.**

Main electrical panel in laundry room



Missing clamps at incoming wires

## LIGHTS / SWITCHES:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | x |

**• Appears serviceable - a representative number of lights and switches were tested and appear serviceable; no concerns were noted.**

**• LIGHTING UPGRADE SUGGESTED: INSTALL BETTER LIGHT BULBS:**
**Installation of newer LED bulbs or compact fluorescent light bulbs (CFL's) is recommended for reduced energy use and savings. LED and CFL bulbs are slightly more expensive than incandescent bulbs but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power, about one fourth as much energy to produce the same amount of light when compared to an incandescent bulb. This simple change can save up to 75% of the total cost of lighting a home or about $100 - $150 per year.**

**• LIGHTING UPGRADE SUGGESTED - EXTERIOR:**
**Installation of security lighting is recommended as an upgrade. Consider replacing the existing exterior spotlights with a motion activated light instead. This type of inexpensive upgrade can provide additional convenience lighting and security lighting such as illuminating a guest's arrival at the driveway or announcing an intruder's activities on the property. Security lighting is one of the most effective and least expensive security features the homeowner can install.**

## ELECTRICAL WIRING:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | | |

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

## RECEPTACLES:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | X | | | |

**• CLIENT NOTE:**
**One or more wall outlets in the living room is controlled by a light switch at the entry door to the living room. This switch controlled wall outlet is required by the National Electric Code (NEC) when no ceiling light has been installed and is designed to turn on a lamp from the doorway that could be plugged in to the wall outlet.**

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

**• The two front outlets at the living room were found to have an open ground. Correction is recommended by a licensed electrician.**

**• Incorrect Electrical: The master bedroom has a wall switch that is intended to control one or more wall outlets for a lamp; this switch was tested and did not control any of the wall outlets as needed. This condition does not meet the safety requirements of the National Electric Code (NEC). Correction is recommended by a licensed electrician.**

## GFCI / AFCI PROTECTION:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | X | | | |

**• SAFETY CONCERN:**
**GFCI protection is missing at the recently replaced kitchen countertop outlets near the sink which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.**

## FIRE SAFETY:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | X |

**• The smoke detector alarms were tested and all responded to test button operation. It is suggested that client continue to test all smoke detectors regularly and change each 9 volt battery at least once a year.**

**• CLIENT NOTE:**
**A fire hydrant is near the property at the street. The presence of a fire hydrant close to the home may qualify this home for a homeowners insurance discount; contact your insurance agent for more information.**

**• UPGRADE SUGGESTED - FIRE SAFETY:**
**For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.**

## CARBON MONOXIDE DETECTORS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| | | | | X |

**• A plug in type carbon monoxide detector is present at the master bedroom. Because this detector is a plug-in type, it is possible that the homeowner will take this detector with them when they move out of the home.**
**Installation of additional C/O detectors is recommended as a safety upgrade. Local building codes now require a carbon monoxide detector at each floor level of the home. It is recommended that a carbon monoxide detector be located near the master bedroom to alert the adults in the home to a possible C/O problem. Other good carbon monoxide detector locations include the garage, and other areas where gas appliance such as furnaces and water heaters are installed. If a gas water heater or furnace is located in an area such as a hall closet near the bedrooms, a C/O detector is advised in the hallway near this installation.**

# HEATING:

**HVAC INSPECTION LIMITATIONS:**
**1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.**
**2. Client is advised that the condition of the Heat Exchanger is NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.**
**3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.**
**4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.**
**5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.**
**6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.**
**7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.**

## HEATING 1:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | X | | | |

**• Electric Heating:**
**Whole House Zone; Lennox, located in the laundry room, Heat Pump / Heat Strips, 14 years old (2006)**

**• The electric heating system appears serviceable; the heating system was operated in the heat pump cycle as well as the electric strip cycle and was found to be functioning normally during a limited visual inspection, no concerns except as noted below.**

**The heat strips were tested and produced heat at 116 degrees.**
**The heat pump was tested and produced heat at 105 degrees.**
**We recommend that you continue to maintain the system and have it serviced regularly, at least once per year for units over 5 years old.**

**• The blower motor is dirty and has excessive dust and debris. It is recommended that the blower motor be cleaned / serviced by a professional HVAC contractor. In addition, it is recommended that the evaporator coils be checked for cleaning needs as well.**


**Heating system located in laundry room - 2006**

**Dirty blower motor**

**Normal temps at heat pump**

**Normal temps at heat strips**

# AIR CONDITIONING:

## AC UNIT 1:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| x | | | x | |

**• Whole House Zone; Lennox, 1.5 ton, 14 years old (2006)**

**• 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.**

**• The AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 50 degrees and the return air temps were 67 degrees with a return air differential of 17 degrees.**

**• The exterior electrical disconnect is missing the required dead front cover, wires are exposed; this condition is a safety concern, correction is advised.**

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

**Consider these cost saving strategies when replacing HVAC equipment:**

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

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

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

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


**High efficiency A/C unit - 2006**

**Missing deadfront cover at A/C disconnect**


**Normal temps at A/C unit**

# THERMOSTATS / FILTERS / DUCTING:

## THERMOSTATS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | X |

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

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

## HVAC FILTERS:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

**• The filter appears serviceable. No concerns were noted. Client is encouraged to change the filter regularly. Regular filter changing helps to maintain clean HVAC equipment, cleaner air ducts, and reduced dirt and dust inside the home. Consider using good quality filters. Good filter choices include a pleated filter or larger media filter that provides more surface area for improved air cleaning. Look for filters with a higher micro-particle performance rating (800 and up), and a higher MERV rating (Minimum Efficiency Reporting Value - 8 to 10 and up).**

**• Filter Size: 15x20x1.**

## HVAC DUCTING:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| X | | | | |

**• Flexible Round HVAC ducting is present;**

**• Insulated sheet metal ducting is present;**

**• The HVAC ducting appears serviceable, no concerns were noted.**

# RADON / MOLD / ASBESTOS / LEAD PAINT

## RADON:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| ☐ | ☐ | ☐ | ☐ | ☒ |

**RADON TEST RECOMMENDED:**
**According to the Environmental Protection Agency (EPA), this home is located in one of the four (4) Georgia counties that the EPA lists as having a "High Probability" of radon gas. The EPA Georgia county map identifies Gwinnett, Cobb, DeKalb and Fulton counties as red or "High Probability". Because this home may have a higher risk of radon gas entry, further evaluation is recommended. Ask the home seller if there has been any recent radon testing of the home. If no recent radon information is available, then a current radon screening is recommended.**

**Visit www.epa.gov/radon for more information on radon gas, radon testing and a view of the Georgia county map - http://www.epa.gov/radon/zonemap.html .**

**WE CAN HELP! Atlanta Property Inspections, Inc can conduct professional radon screening, for an additional fee. The radon screening consists of placement of a continuous radon monitor, usually in the lowest available living space such as a basement or first floor room. The radon monitor takes hourly radon readings during the 48 hour testing period, and an overall radon average will be calculated. The EPA strongly recommends that steps be taken to reduce indoor radon, with a professionally installed radon mitigation system, when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher. The average cost of a radon mitigation system is usually between $1500 and $2000.**

## MOLD:

| OK | Minor | Moder | Major | Recom |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ | ☐ |

**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 |
|---|---|---|---|---|
| | | | | X |

**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 |
|---|---|---|---|---|
| X | | | | |

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

Glossary

| Term | Definition |
|---|---|
| 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. |
| Expansion Tank | An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion. |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |