

Atlanta Property Inspections

HOME INSPECTION REPORT



710 Society Street, Alpharetta, GA 30022
Inspection prepared for: Andrea Cueny
Date of Inspection: 7/22/2020 Time: 1:30 PM
Age of Home: 16 Years Old (2004) Size: 5380 SF
Weather: Sunny, Dry Soil, 85 Degrees

Inspector: Cary Cooper

Email: inspectcarycooper@gmail.com

INSPECTION STANDARDS AND LIMITATIONS:

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

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

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

GLOSSARY OF TERMS:

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

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

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

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

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

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

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

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

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

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

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

INSPECTION SUMMARY:

EXTERIOR GROUNDS:		
Page 10	DECK / PORCH SUPPORT:	<ul style="list-style-type: none"> The wood support posts are installed below grade which is no longer allowed; this condition can lead to water damage at the lower post areas. Correction is recommended, eliminate all wood to soil contact. In addition, two of the lower deck stair landing posts were found to have rot at the base of the posts (see photos). Replacement of the posts is recommended by a professional deck contractor.
Page 11	EXTERIOR STAIRS:	<ul style="list-style-type: none"> Damaged wood was found at the lower rear yard facing rail posts (see photos). Replacement of the rail posts is recommended by a professional deck contractor.
ROOF, GUTTERS, CHIMNEY:		
Page 15	CHIMNEY:	<ul style="list-style-type: none"> The fireplace fresh air cover on the lower chimney is damaged and needs replacement to prevent future water entry inside the chimney (see photo).
BASEMENT FOUNDATION:		
Page 17	BASEMENT:	<ul style="list-style-type: none"> The basement floor / wall are not fully visible for inspection due to storage obstructions; unable to fully inspect. Further evaluation is recommended after the storage items have been removed.
ATTIC:		
Page 20	ATTIC INSULATION:	<ul style="list-style-type: none"> Missing insulation was observed over portions of the master bathroom vaulted ceiling (see photo). Bare sheetrock is present which will lead to an excessive amount of heat loss in winter and heat gain in the summer months. Correction is recommended.
INTERIOR:		
Page 21	EXTERIOR DOORS:	<ul style="list-style-type: none"> The deadbolt plate and the door latch plate, on the garage entry door frame, are missing and do not allow the door to fully seal against the weather stripping. Correction is recommended.
Page 21	INTERIOR DOORS:	<ul style="list-style-type: none"> An interior door at the master closet closest to the sink does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.

<p>Page 22</p>	<p>WINDOWS:</p>	<ul style="list-style-type: none"> • Moisture and/or foggy residue was observed inside the dual pane glass at the following locations: <ol style="list-style-type: none"> 1. The right rear corner window in the sunroom; 2. The second floor shared bath water closet window; 3. The right window in the room above the kitchen; <p>A total of 3 windows are affected.</p> <p>This condition indicates a defective thermal seal inside the dual pane glass and is most often corrected by replacement of the glass panel or the full window. This condition can become a major expense when multiple windows are affected or when larger windows are involved. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.</p> <p>NOTE: We can not always identify all windows with a defective thermal seal due to weather, furniture obstructions, and other conditions that may affect our access to the window or our visibility of the glass. It is possible that other defective windows may be present as well that were not identified in this report. For this reason, we recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.</p>
<p>Page 23</p>	<p>INTERIOR WALLS / CEILINGS:</p>	<ul style="list-style-type: none"> • A minor sheetrock crack was noted in the master bedroom above the door frame. These types of cracks do not appear to be structurally significant. Continue to monitor for any changes in crack size; repair as necessary. • LIMITED INSPECTION: Water stains were observed in the sheetrock ceiling at the garage and the eat in kitchen below the shared bathroom (see photos). These are an indication of active or previous leaks. Because this is a limited visual inspection, we are unable to determine if these are an active leak or not. The following is recommended: <ol style="list-style-type: none"> 1. Ask seller for full disclosure information regarding this leak. 2. Further evaluation may be needed to determine repair needs, if any. 3. Continue to monitor, future repairs may be needed.

Page 23	FLOORS:	<ul style="list-style-type: none"> Evidence of a leak was noted in the main floor half bathroom based on warped hardwood flooring and swollen baseboard trim (see photos). No active leaks were noted at this time. <p>Due to this concern, further evaluation is advised by a professional hardwood flooring contractor to determine the full extent of repair needs and costs - some or all of the flooring may need to be sanded and refinished which could develop into a major expense. In addition, the source of the moisture should be evaluated and corrected if any.</p>
KITCHEN:		
Page 25	KITCHEN SINK / FAUCET:	<ul style="list-style-type: none"> There is evidence of a previous leak below the kitchen sink. Water stains were noted on the basement ceiling below the sink location (see photo). No active leaks were noted during testing of the sink, faucet and drain. <p>Continue to monitor.</p>
BATHROOMS / LAUNDRY		
Page 27	BATH SINKS:	<ul style="list-style-type: none"> Defective sink drain stoppers are present at the master bathroom sinks and the left shared bathroom sink. The stoppers do not stay in the closed position and allow water to drain during use. Repair or replacement is recommended.
Page 28	LAUNDRY:	<ul style="list-style-type: none"> The dryer exhaust vent cover has lint debris that does not allow the vent cover to fully close. Cleaning is recommended, continue to monitor and clean as needed.
PLUMBING:		
Page 29	PLUMBING SUPPLY:	<ul style="list-style-type: none"> The rear hose bib handle leaks at the valve stem when the water is turned on (see photo). This condition is an indication of a worn washer inside the hose bib. Repair / replacement of the affected hose bib is recommended.
ELECTRICAL SYSTEM:		
Page 33	MAIN PANEL:	<ul style="list-style-type: none"> Due to the number of circuit breakers in this box (43-44), there is a concern that this panel box is overloaded. Due to this concern, a full evaluation of the electrical panel and system is strongly advised, prior to closing, by a licensed electrician to insure that this panel meets the code requirements and the minimum safety standards of the National Electric Code (NEC).
Page 34	LIGHTS / SWITCHES:	<ul style="list-style-type: none"> An inoperative light fixture was found at the kitchen above the vent hood. Check bulb or repair as needed.
Page 34	RECEPTACLES:	<ul style="list-style-type: none"> A floor outlet has been installed inside the kitchen cabinet below the sink which is not recommended (see photo). This condition can allow water to enter the outlet if a leak occurs at the sink or drain, creating an unsafe condition. It is recommended that the outlet be relocated to the side wall of the cabinet instead and should be GFCI protected. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code.

Page 36

FIRE SAFETY:**• SAFETY CONCERN:**

The smoke detectors appear to be hard wired but are not activating together when tested. This condition is a potential safety hazard. All detectors should be activated together when tested. A licensed electrician is advised for further evaluation and correction so that all smoke detectors activate together when tested.

• UPGRADE SUGGESTED - FIRE SAFETY:

Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use.

HEATING:

Page 38

HEATING 1:

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 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 not 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.

<p>Page 39</p>	<p>HEATING 2:</p>	<p>• BUDGET FOR REPLACEMENT: Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.</p> <p>HEAT EXCHANGER INSPECTION ADVISED: Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.</p>
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AIR CONDITIONING:

<p>Page 41</p>	<p>AC UNIT 1:</p>	<p>• 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.</p> <p>Consider these cost saving strategies when replacing HVAC equipment:</p> <p>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</p> <p>2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</p> <p>3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</p> <p>4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.</p>
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<p>Page 43</p>	<p>AC UNIT 2:</p>	<p>• 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.</p> <p>Consider these cost saving strategies when replacing HVAC equipment:</p> <p>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</p> <p>2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</p> <p>3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</p> <p>4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.</p>
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THERMOSTATS / FILTERS / DUCTING:

<p>Page 45</p>	<p>HVAC FILTERS:</p>	<p>• The filters are dirty at both HVAC systems; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filters be replaced with new ones.</p>
<p>Page 45</p>	<p>HVAC DUCTING:</p>	<p>• The interior of HVAC ducts are dirty when viewed from the return vents (see photo); professional duct cleaning is recommended.</p>

EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

OK Minor Moder Major Recom

- The overall slope of the yard is moderate;
- The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.
- **POSITIVE FEATURE!**
Several downspouts have been extended into underground drain pipes for improved drainage around the perimeter of the foundation (see photo). Continue to monitor these drain pipes and clean as needed.



Underground downspouts present for improved drainage

DRIVEWAY / SIDEWALK:

OK Minor Moder Major Recom

- A concrete driveway is present.
- A brick sidewalk is present at the front.
- The overall condition of the exterior driveway and walkways appear to be adequately maintained. No concerns were observed.

FENCING / VEGETATION:

OK Minor Moder Major Recom

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

DECK:

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

- A wood deck is present at the rear.
- The rear deck appears to be serviceable, no concerns were noted.
- The deck ledger flashings appears serviceable, no concerns were noted.



Good flashing and bolting at rear deck

PORCH:

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

- A stone porch is present at the front entry.
- The front porch appears serviceable, no concerns were noted.

DECK / PORCH SUPPORT:

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

- Wood support posts are present - 6X6.
- The deck support structure appears to be serviceable and is functioning as intended; no concerns were noted except as listed below:
 - The wood support posts are installed below grade which is no longer allowed; this condition can lead to water damage at the lower post areas. Correction is recommended, eliminate all wood to soil contact. In addition, two of the lower deck stair landing posts were found to have rot at the base of the posts (see photos). Replacement of the posts is recommended by a professional deck contractor.



Wood posts below grade at rear deck



Post rot at deck stair landing



Post rot at deck stair landing

EXTERIOR STAIRS:

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

- Wood steps are present at the rear deck
- **The overall condition of the exterior steps and the stairway handrailings appear to be serviceable except as noted below:**
- **Damaged wood was found at the lower rear yard facing rail posts (see photos). Replacement of the rail posts is recommended by a professional deck contactor.**



Damaged wood at rear deck stair rail posts



Damaged wood at rear deck stair rail posts

EXTERIOR WALLS:

EXTERIOR WALLS:

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

POSITIVE FEATURES:

1. This home has brick veneer at the some of the exterior walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.
2. Cement fiber siding is also present at some exterior wall locations; this type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (50 years for HardiPlank brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance / painting as wood siding products.

• **The exterior brick and siding appears serviceable; no concerns were noted.**

EXTERIOR TRIM:

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

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

FASCIA / SOFFIT:

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

• **Cement fiber soffit and wood fascia are present. The exterior soffit / fascia appears serviceable; no concerns were noted.**

PAINTING / CAULKING:

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

• **The exterior painting and caulking is in very good condition and the exterior is well sealed. Continue to maintain as needed.**

ROOF, GUTTERS, CHIMNEY:

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

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

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

ROOF DESCRIPTION / ACCESS:

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

• **ROOF DESCRIPTION:** Gable / Hip style roof, Steep pitch, Recently replaced

• **POSITIVE FEATURE!**

This roof has architectural or profile shingles; this attractive and slightly more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-35 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.

• **ROOF INSPECTION ACCESS:** The roof was viewed and inspected from the ground with binoculars.

• **LIMITED INSPECTION:**

We are unable to fully access or view the entire roof surfaces due to height/lot restrictions.

ROOF:

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

• **The roof appears serviceable and within its normal useful life. No concerns were noted with shingles, flashings and valley's. Continue to monitor the roof for any changes. Annual inspections are suggested, particularly after heavy storms and high winds.**

ROOF FLASHING:

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

• **Metal roof flashing is present; the visible roof flashings appear serviceable; no concerns were noted.**

• **Black vinyl boots are present at the plumbing vent stacks. The visible roof flashings appear serviceable; no concerns were noted.**

• **Good flashing details were noted at the intersecting walls (see photo).**



Good flashing practices at intersecting walls

GUTTERS:

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

- **Aluminum gutters and downspouts are present. The gutters appear to be in good working condition; continue to monitor and clean as needed.**

CHIMNEY:

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

- **A wood frame chimney is present with fiber cement siding. The chimney appears serviceable; no concerns were observed except as mentioned below.**

- **The fireplace fresh air cover on the lower chimney is damaged and needs replacement to prevent future water entry inside the chimney (see photo).**



Damaged fresh air vent cover

GARAGE:

GARAGE:

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

- **An attached two car garage is present.**
- **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**
- **Typical cracks were noted at the garage floor. None appear to be structurally significant. Continue to monitor for any changes in crack length or width.**

GARAGE DOOR:

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

Two metal overhead doors are present. The garage doors appear serviceable; no concerns were noted.

OVERHEAD DOOR OPENER:

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

The overhead door openers were tested and was found to be operating normally. The auto safety reverse feature of the door openers were also successfully tested.

GARAGE FIRE SEPARATION:

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

The garage fire separation looks good - the garage walls, ceilings, and the entry door appear to meet current fire safety separation standards.

BASEMENT FOUNDATION:

BASEMENT:

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

• **A basement is present and has been constructed with poured concrete walls. The basement is unfinished.**

• **The basement floor / wall are not fully visible for inspection due to storage obstructions; unable to fully inspect. Further evaluation is recommended after the storage items have been removed.**

FRAMING WALLS:

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

• **Stud Walls are present - 2X6 studs spaced 16" on center.**

• **The basement framing (stud walls, beams and doorway and window headers) appears serviceable, no concerns were noted.**

FLOOR SYSTEM:

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

• **POSITIVE FEATURE!**

Prefabricated engineered floor trusses are in use for the floor system. The floor trusses appear to be serviceable; no concerns were noted.

The benefits of engineered floor trusses include stiffer floors with less squeaks, the ability to span greater distances than real lumber, creating opportunities for larger room sizes, and the option of passing utilities (piping, ducting, etc.) through the webbing of the truss joist so that the ceiling below the floor can be finished with a flat surface.

FIRESTOPPING / INSULATION:

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

• **Fire stopping of basement walls and floors appears to be adequate.**

A NOTE ABOUT FIRESTOPPING:

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

INSULATION:

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

• **Fiberglass insulation batts are present at the exterior wood framed walls and appears serviceable.**

WOOD DESTROYING INSECTS:

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

• **Client is recommended to check whether this property is covered by an existing termite protection bond that is transferable to the buyer. A termite bond can help to reduce risk of future termite damage and provides frequent or annual termite inspections.**

RODENTS:

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

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

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

ATTIC:

ATTIC ACCESS:

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

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

ATTIC / ROOF FRAMING:

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

• The roof is framed with engineered trusses in the attic and includes oriented strand board (OSB) roof decking.

• An engineered roof truss has been cracked, broken or damaged near the attic pull down ladder (see photo). The truss has been braced and the repair appears to be adequate.



Adequately repaired roof truss in attic near pull down ladder

ATTIC LEAKS:

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

• No evidence of roof leaks were observed during this limited attic inspection.

ATTIC VENTILATION:

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

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

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

ATTIC INSULATION:

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

• **Cellulose** - Blown - 8.5 inches of depth or R-30.

• Missing insulation was observed over portions of the master bathroom vaulted ceiling (see photo). Bare sheetrock is present which will lead to an excessive amount of heat loss in winter and heat gain in the summer months. Correction is recommended.



Missing insulation above master bathroom

ATTIC FIRE SEPARATION:

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

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

ATTIC RODENTS:

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

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

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

As a precaution, we strongly advise that client schedule a professional termite inspection that includes an inspection of the attic spaces to determine the presence of rodent, animal, or bat activity in the attic.

INTERIOR:

INSPECTION LIMITATIONS - FLOORS:

The flooring inspection is limited to a visual inspection only. The inspector does not lift or remove floor coverings such as carpeting or vinyl flooring to evaluate the floor. No furniture, cabinets, storage items, or rugs are moved to evaluate floorings. This inspection is limited to visible and accessible areas of the floor system. The inspector does not report on cosmetic defects with the floors such as carpet stains, carpet damage, carpet stretching needs, hardwood floor scratches or hardwood floor stain / color fading.

INSPECTION LIMITATIONS -WINDOWS:

During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections.

However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection.

Because this inspection is limited, we assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair.

We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.

INSPECTION LIMITATIONS - CEILINGS:

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

EXTERIOR DOORS:

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

• Steel coated entry door;

• The exterior doors appear serviceable except as noted below:

• The deadbolt plate and the door latch plate, on the garage entry door frame, are missing and do not allow the door to fully seal against the weather stripping. Correction is recommended.

INTERIOR DOORS:

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

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

• An interior door at the master closet closest to the sink does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.

WINDOWS:

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

- The windows are wood framed windows with double pane glass.
- **The overall condition of the windows is OK except as noted below:**
- Moisture and/or foggy residue was observed inside the dual pane glass at the following locations:
 1. The right rear corner window in the sunroom;
 2. The second floor shared bath water closet window;
 3. The right window in the room above the kitchen;

A total of 3 windows are affected.

This condition indicates a defective thermal seal inside the dual pane glass and is most often corrected by replacement of the glass panel or the full window. This condition can become a major expense when multiple windows are affected or when larger windows are involved. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

NOTE: We can not always identify all windows with a defective thermal seal due to weather, furniture obstructions, and other conditions that may affect our access to the window or our visibility of the glass. It is possible that other defective windows may be present as well that were not identified in this report. For this reason, we recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.

INTERIOR WALLS / CEILINGS:

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

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

- A minor sheetrock crack was noted in the master bedroom above the door frame. These types of cracks do not appear to be structurally significant. Continue to monitor for any changes in crack size; repair as necessary.

- **LIMITED INSPECTION:**
Water stains were observed in the sheetrock ceiling at the garage and the eat in kitchen below the shared bathroom (see photos). These are an indication of active or previous leaks. Because this is a limited visual inspection, we are unable to determine if these are an active leak or not.

The following is recommended:

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



Water stains at eat in kitchen ceiling



Water stains at garage ceiling

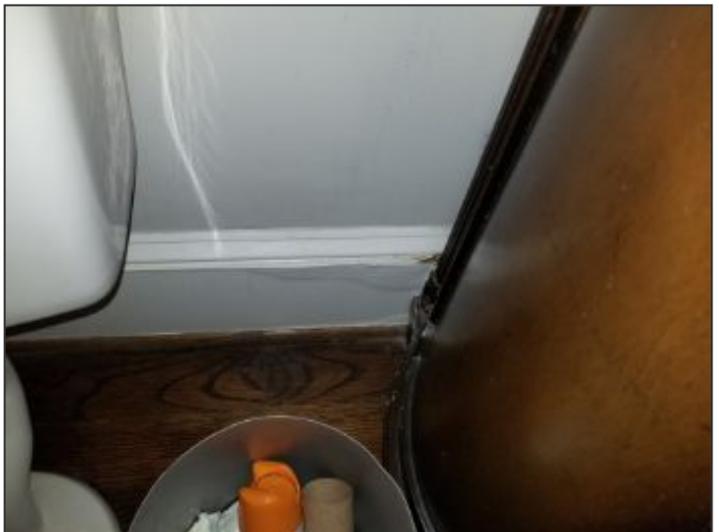
FLOORS:

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

• Evidence of a leak was noted in the main floor half bathroom based on warped hardwood flooring and swollen baseboard trim (see photos). No active leaks were noted at this time. Due to this concern, further evaluation is advised by a professional hardwood flooring contractor to determine the full extent of repair needs and costs - some or all of the flooring may need to be sanded and refinished which could develop into a major expense. In addition, the source of the moisture should be evaluated and corrected if any.



Moisture damaged flooring in half bathroom



Evidence of a leak at half bathroom

INTERIOR STAIRS:

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

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

FIREPLACE:

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

• **Fireplace Location:** Family room **Fireplace Type:** Prefabricated Metal with gas logs
The fireplace appears serviceable; no concerns were observed. Annual inspections are recommended along with regular cleaning of the chimney flue as needed.

KITCHEN:

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

KITCHEN CABINETS:

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

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

KITCHEN SINK / FAUCET:

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

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

• **There is evidence of a previous leak below the kitchen sink. Water stains were noted on the basement ceiling below the sink location (see photo). No active leaks were noted during testing of the sink, faucet and drain. Continue to monitor.**



Evidence of a leak below kitchen sink - water stain on basement ceiling below

STOVE / OVEN / COOKTOP:

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

• **A gas cooktop is present;**

• **Two electric ovens are present.**

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

DISHWASHER:

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

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

KITCHEN VENTILATION:

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

• **The kitchen vent hood is functional and is ducted to the exterior.**

MICROWAVE OVEN:

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

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

CLIENT NOTE: This type of drawer microwave oven uses a motor to open and close the door. The door is opened and closed with a push button. The door should never be pulled open or pushed closed in order to avoid damage to the motor.

BATHROOMS / LAUNDRY

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

NUMBER OF BATHROOMS:

5 and a half baths.

BATH SINKS:

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

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

• Defective sink drain stoppers are present at the master bathroom sinks and the left shared bathroom sink. The stoppers do not stay in the closed position and allow water to drain during use. Repair or replacement is recommended.

BATH TOILETS:

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

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

POSITIVE FEATURE!

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

BATH TUBS / SHOWERS:

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

• **The bathtub and shower fixtures were tested and appear to be serviceable.**

BATHROOM VENTILATION:

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

• **A window and vent fan are both present; the bathroom ventilation appears serviceable, no concerns were observed.**

LAUNDRY:

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

- **The laundry room is located at the second floor.**
- **The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK and a gas connection is present and is capped. A dryer duct is present and appears serviceable except as mentioned below.**

LIMITED INSPECTION:

- 1. The laundry appliances, if present, were not tested.**
- 2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.**

- **The dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.**
- **A drain pan is present below the washing machine; the pan was not tested for leakage.**
- **The dryer exhaust vent cover has lint debris that does not allow the vent cover to fully close. Cleaning is recommended, continue to monitor and clean as needed.**

PLUMBING:

PLUMBING INSPECTION LIMITATIONS:

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

PLUMBING SUPPLY:

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

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

• The main plumbing supply cut-off valve is located in the basement behind the water heaters.

• 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 except as mentioned below. A water pressure reading was taken at the rear hose bib and was found to be normal at 52 PSI (see photo).

• The rear hose bib handle leaks at the valve stem when the water is turned on (see photo). This condition is an indication of a worn washer inside the hose bib. Repair / replacement of the affected hose bib is recommended.



Water pressure normal at 52 PSI



Active leak at rear hose bib handle



Main water cut-off handle located in basement

PLUMBING DRAINS / SEWAGE:

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

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

• The gas meter is located at the left 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).

• The underground gas piping includes a metal tracer wire so that the location of the underground gas piping can be identified when needed with a metal detector. Do not remove this tracer wire.



Gas meter located at left side wall

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

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

2. DRAIN THE TANK:

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

3. READ THE OWNER'S MANUAL:

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

WATER HEATER:

OK	Minor	Moder	Major	Recom
X				

• A Navien tankless water heater is present - 199,900 BTU; 6 Years Old (2014)

CLIENT NOTE: Most tankless water heaters have different maintenance requirements than traditional tank systems and may require a professional plumber. Typical maintenance procedures include:

1. Checking the inline water supply filter for debris and cleaning as needed;
2. Flushing the heater coils with a vinegar solution or similar low-grade acid (CLR) to prevent mineral and sediment buildup in the system; this is typically done once per year but could vary depending upon the manufacturer. Client should never use harmful chemicals since this is a potable water system.

Client is advised to read the owners manual and warranty coverage for a better understanding of the maintenance needs for this type of water heater.

NOTE: Identifying proper gas pipe sizing is not within the scope of this limited visual inspection.

• **The gas water heater appears serviceable, no concerns were noted. The gas piping, exhaust venting and combustion air requirements all look good.**



Tankless water heater located in basement

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

- **The electrical service is underground - 110/220 volt;**

- **The electrical grounding consists of a single ground rod near the electrical meter. The electrical service and grounding appears serviceable; no concerns were noted.**

MAIN PANEL:

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

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

- **Due to the number of circuit breakers in this box (43-44), there is a concern that this panel box is overloaded. Due to this concern, a full evaluation of the electrical panel and system is strongly advised, prior to closing, by a licensed electrician to insure that this panel meets the code requirements and the minimum safety standards of the National Electric Code (NEC).**



View inside main panel box

LIGHTS / SWITCHES:

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

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

• An inoperative light fixture was found at the kitchen above the vent hood. Check bulb or repair as needed.

ELECTRICAL WIRING:

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

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

RECEPTACLES:

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

• A floor outlet has been installed inside the kitchen cabinet below the sink which is not recommended (see photo). This condition can allow water to enter the outlet if a leak occurs at the sink or drain, creating an unsafe condition. It is recommended that the outlet be relocated to the side wall of the cabinet instead and should be **GFCI** protected. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code.



Floored outlet below kitchen sink

GFCI / AFCI PROTECTION:

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

• **GFCI protection is present at all required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly.**

Client is advised to test these locations at least once per year to insure the GFCI protection is fully functional. An inexpensive GFCI outlet tester can be purchased for around \$10.

• **AFCI (Arc Fault Circuit Interrupter) circuit breakers are present for the bedroom circuits as required at the time of this home's construction; the breakers were tested successfully, no concerns were noted.**

This type of breaker, required by the National Electric Code since January 1, 2001, protects the bedroom outlets from an arc fault which is sometimes the source of an electrical fire. These circuit breakers will automatically trip off in case of an arc fault caused by cracked, broken or damaged electrical wiring / insulation, and shuts off power to the circuit before the arcing can lead to a fire, protecting the occupants while they are sleeping. Client is advised to test these breakers annually to insure proper operation.

FIRE SAFETY:

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

• **SAFETY CONCERN:**

The smoke detectors appear to be hard wired but are not activating together when tested. This condition is a potential safety hazard. All detectors should be activated together when tested. A licensed electrician is advised for further evaluation and correction so that all smoke detectors activate together when tested.

• **UPGRADE SUGGESTED - FIRE SAFETY:**

Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use.

CARBON MONOXIDE DETECTORS:

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

• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:

Installation of a carbon monoxide detector is recommended as a safety upgrade. Current building codes have recently changed (Jan. 1, 2009) to require carbon monoxide detectors in new home construction. Because of this newer safety standard, the installation of C/O detectors is recommended as a safety upgrade.

Carbon monoxide detectors are recommended on each floor level of the home and at least one carbon monoxide detector should be located in 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 appliances are located such as furnaces, fireplaces, and water heaters. If a gas water heater or furnace is located in an area such as a hallway closet near the bedrooms, a C/O detector is strongly advised in the hallway near the gas appliance but not closer than 5 feet from the appliance.

Since many C/O detectors are manufactured to the UL Standard 2034 which allows for C/O levels of 70 PPM (parts per million) for 3.5 hours before alarming, it is suggested that client install low level C/O detectors that have a visible digital readout to provide an increased awareness of possible changing conditions.

HEATING:

INSPECTION LIMITATIONS:

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

HEATING 1:

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

• **First Floor Zone: WeatherKing, located in the basement, 75,000 BTU, 16 years old (2004)**

- **80% Efficiency: This is the most common efficiency rating.**
- **The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.**

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 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 not 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.



Main floor furnace located in basement



Good temps during testing of main floor furnace

HEATING 2:

OK	Minor	Moder	Major	Recom
X			X	

• **Second Floor Zone: WeatherKing, located in the attic, 75,000 BTU, 16 years old (2004)**

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

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

• **BUDGET FOR REPLACEMENT:**

Due to the advanced age of this heating system, client should budget for replacement of this furnace soon which is expected to be a major expense. Based on industry standards, the furnace appears to be at the end of its normal expected lifespan of 15 - 20 years.

HEAT EXCHANGER INSPECTION ADVISED:

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.



Second floor furnace located in attic



Good temps during testing of second floor furnace

AIR CONDITIONING:

AC UNIT 1:

OK	Minor	Moder	Major	Recom
X			X	

• **First Floor Zone: WeatherKing, 2.5 ton, 16 years old (2004)**

• **The AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 50 degrees and the return air temps were 64 degrees with a return air differential of 14 degrees.**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **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 not 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.



Main floor AC unit



Good temps during testing of main floor AC unit

AC UNIT 2:

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

• **Second Floor Zone: WeatherKing, 3 ton, 16 years old (2004)**

• **The AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 58 degrees and the return air temps were 73 degrees with a return air differential of 15 degrees.**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **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 not 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.



Second floor AC unit



Good temps during testing of second floor AC unit

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

• The thermostats appear to be functional and working normally during testing of the HVAC systems.

• **POSITIVE FEATURE - SMART THERMOSTATS:** The thermostats in this home are "Smart" thermostats that can help save money on HVAC bills. This type of thermostat has many additional features, including Blue Tooth connectivity, that allows the homeowner to operate the systems remotely from their cell phone or other portable devices. In addition, some smart thermostats can "learn" the homeowners habits and program temperature settings automatically for energy savings. Client is suggested to find out more about this thermostat and verify whether this thermostat will stay with the home.

HVAC FILTERS:

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

• **Filter Sizes:** :16x25x1 at both systems.

• **CLIENT RECOMMENDATION:**

An unsealed filter access was found at the attic space HVAC system. The existing filter cover does not fully seal against attic space air infiltration. Unconditioned and hot attic space air is entering the HVAC system which can negatively affect performance and efficiency. Correction is recommended to fully seal the filter access and to make it airtight. Client should consider sealing the filter access with duct tape for a more efficient seal.

• The filters are dirty at both HVAC systems; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filters be replaced with new ones.

HVAC DUCTING:

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

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

• The interior of HVAC ducts are dirty when viewed from the return vents (see photo); professional duct cleaning is recommended.



Dirty ducts - view of second floor return vent

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

OK
 Minor
 Moder
 Major
 Recom

RADON TEST IN PROGRESS:

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

MOLD:

OK
 Minor
 Moder
 Major
 Recom

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

No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present.

Please visit <http://www.epa.gov/asbestos> for more information on asbestos materials.

LEAD BASED PAINT:

OK
 Minor
 Moder
 Major
 Recom

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
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CU	Copper (wiring)
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.