



Inspection Report

Bethany Wolfe

Property Address:
330 Lockwood PI
Alpharetta GA 30004



Dana Inspection Services

Don O'Shields
don@danahi.com
404-277-1670

Date: 7/25/2020	Time: 09:00:00 AM	Report ID: 072520DO1
Property: 330 Lockwood Pl Alpharetta GA 30004	Customer: Bethany Wolfe	Real Estate Professional: Michael Hermance

Comment Key or Definitions

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

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

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

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

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

Monitor (M) = No repairs are presently needed but future repairs are possible.

Improvement (IMP) = Something that is generally considered a good thing to do but may not have been required at the time the house was built.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

General Summary of Repairs



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The following items indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

1. Roofing

1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Repair or Replace

It is recommended that all downspouts have downspout extensions.

2. Exterior

2.0 SIDING & EXTERIOR TRIM

Repair or Replace

(1) Algae growing on siding. This can damage or shorten the life expectancy of the paint and/or the siding. Recommend having this area cleaned.

(2) All but joints of fiber seem exciting should be sealed with a caulk. Recommend a qualified painter repair.

(3) Damage to fiber cement siding. Recommend qualifying siding contractor repair.

(4) Wood trim and siding and direct contact with soil. Is required to be a 2 to 4-in gap between siding/trim and soil. This is to prevent water damage and/or wood boring insect damage.

(5) Loose trim by front door.

2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

All vegetation in contact with the house or roof should be cut back or removed.

2.4 DOORS (Exterior)**Repair or Replace**

Holes around the bottom of the back door for the deck. These holes need to be sealed with a silicone based product. This will prevent water intrusion into the wall structure.

2.7 VENTS/VENT HOODS**Repair or Replace**

(1) The laundry vent hood at the exterior right is dirty and causing the damper to no longer close.

(2) Wasp nest are preventing the vent from opening.

3. Decks

3.1 STEPS/STAIRCASE/RAILINGS**Repair or Replace**

(1) Loose stairs. Have repaired by qualified deck contractor .Please see video

(2) Loose handrail.

4. Garage

4.3 GARAGE DOOR (S)**Repair or Replace**

Wood framing that holds the garage door components to the wall is extremely loose and in danger of giving way. Recommend overhead door contractor repair.

5. Interiors

5.2 FLOORS**Repair or Replace**

Carpet needs to be stretched in a master bedroom.

6. Structural Components (where visible)

6.5 ROOF STRUCTURE AND ATTIC**Repair or Replace**

Evidence of a leak around the exhaust flue for the HVAC. Recommend a roofer evaluate and repair.

7. Plumbing System

7.7 WATER PRESSURE**Repair or Replace**

The water pressure for the whole house was tested at the exterior hose and found to be approximately 130psi, which is well above the maximum 80psi allowed for residential use. This can cause supply lines to burst and other plumbing problems and usually indicates the pressure reducing valve (PRV) has gone bad. Have further evaluated and repaired by a qualified plumber.

9. Heating / Central Air Conditioning/ Fireplaces

9.0 HEATING EQUIPMENT

Repair or Replace

Sweating and rust to the furnace in the attic at the coil entrance. Recommend having a qualified HVAC contractor evaluate.

9.2 CONDENSATE DISPOSAL

Repair or Replace

Sleeve insulation is needed on the condensate drain line trap in the attic to prevent the pipe from sweating in the summer.

9.7 GAS FIRELOGS AND FIREPLACES

Repair or Replace

I was unable to light the fireplace using normal controls. Recommend current homeowner prove functionality.

By receiving this report the buyer/client acknowledges acceptance of the Inspection Agreement that was emailed prior to the inspection.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Don O'Shields

Items to Monitor



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These are items that do not appear to be having a negative impact on the dwelling, and may never. Future repairs may be needed.

2. Exterior

2.2 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS

Monitor

Common settling or curing cracks were observed on the rear patio concrete.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Don O'Shields

1. Roofing

Styles & Materials

Roof Covering:

3-Tab Asphalt

Viewed roof covering from:

Ground
Binoculars
Drone

Chimney (exterior):

Metal

Approximate Roof Age:

8 years

Roof Style:

Gable

Roof Pitch:

Steep

Flashing:

Metal

Items

1.0 ROOF COVERINGS/DECKING

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Comments: Repair or Replace

It is recommended that all downspouts have downspout extensions.



2. Exterior

Styles & Materials

Siding Material:

Brick veneer
Fiber-cement (e.g., Hardiplank)

Appurtenance:

Deck
Patio

Driveway:

Concrete

Items

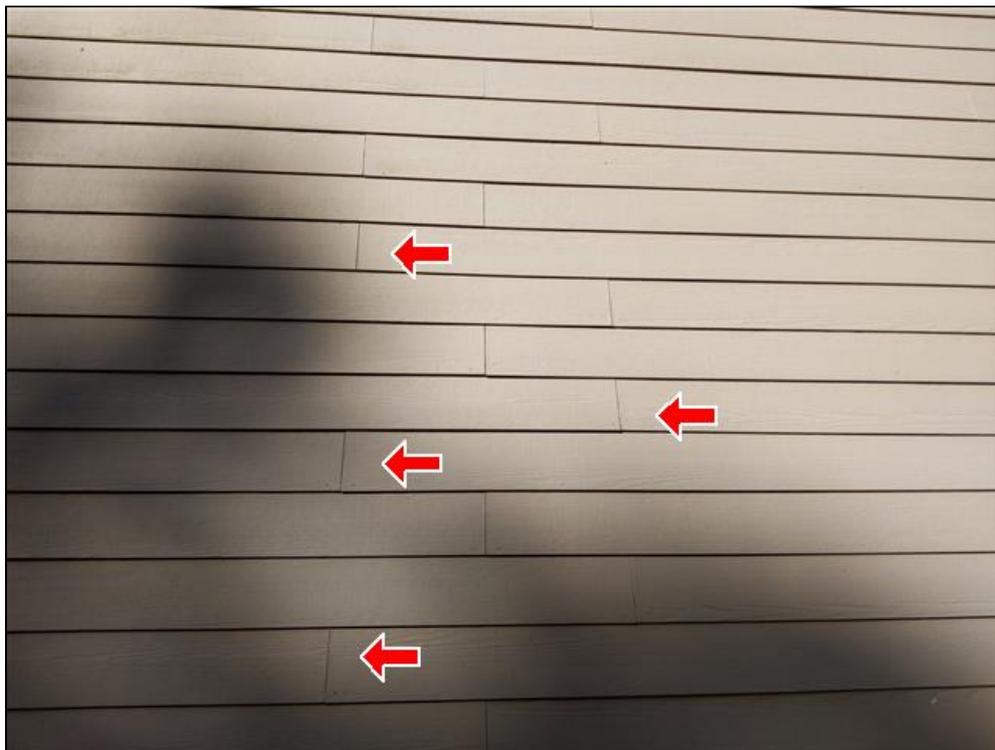
2.0 SIDING & EXTERIOR TRIM

Comments: Repair or Replace

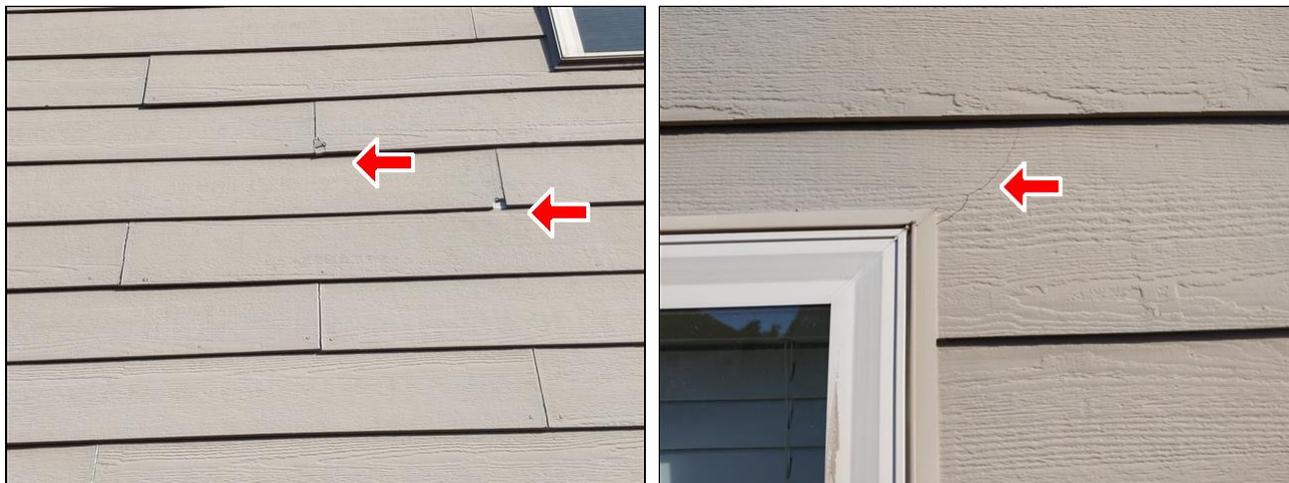
(1) Algae growing on siding. This can damage or shorten the life expectancy of the paint and/or the siding. Recommend having this area cleaned.



(2) All but joints of fiber seem exciting should be sealed with a caulk. Recommend a qualified painter repair.



(3) Damage to fiber cement siding. Recommend qualifying siding contractor repair.



(4) Wood trim and siding and direct contact with soil. Is required to be a 2 to 4-in gap between siding/trim and soil. This is to prevent water damage and/or wood boring insect damage.



(5) Loose trim by front door.



**2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

Comments: Repair or Replace

All vegetation in contact with the house or roof should be cut back or removed.



2.2 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS

Comments: Monitor

Common settling or curing cracks were observed on the rear patio concrete.



2.3 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.4 DOORS (Exterior)

Comments: Repair or Replace

Holes around the bottom of the back door for the deck. These holes need to be sealed with a silicone based product. This will prevent water intrusion into the wall structure.



2.5 WATER METER

Comments: Inspected

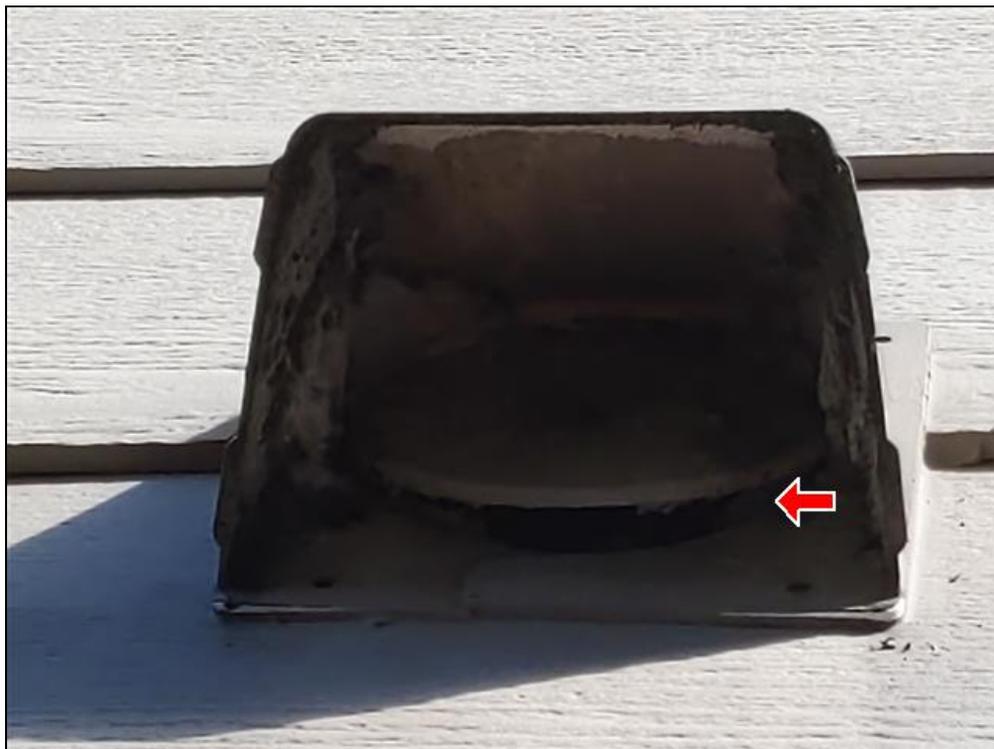
2.6 WINDOWS

Comments: Inspected

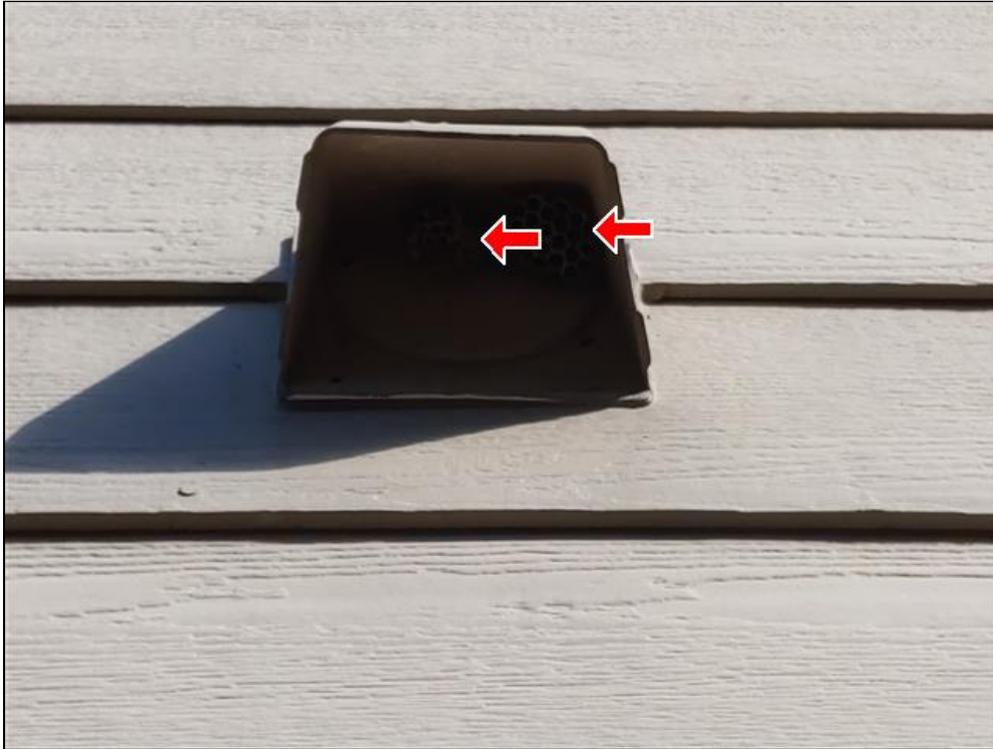
2.7 VENTS/VENT HOODS

Comments: Repair or Replace

(1) The laundry vent hood at the exterior right is dirty and causing the damper to no longer close.



(2) Wasp nest are preventing the vent from opening.



2.8 FOUNDATION DRAINS

Comments: Inspected

3. Decks

Styles & Materials

Deck Flooring Material:

Wood

Items

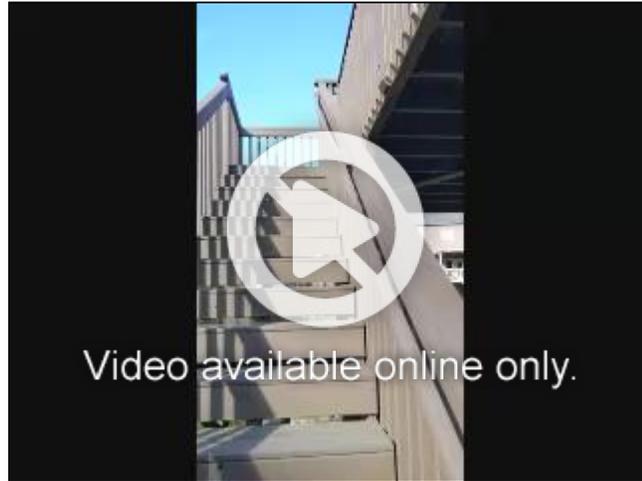
3.0 FLASHING

Comments: Inspected

3.1 STEPS/STAIRCASE/RAILINGS

Comments: Repair or Replace

(1) Loose stairs. Have repaired by qualified deck contractor .Please see video



(2) Loose handrail.



3.2 FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS

Comments: Inspected

3.3 ATTACHEMENT TO HOUSE

Comments: Inspected

3.4 POSTS/FOOTINGS

Comments: Inspected

It should be noted that design and installation standards for decks have evolved greatly over the years. What was once commonplace and acceptable would no longer be allowable under present codes. The inspection is not designed to bring decks up to code but rather look for evidence of visible defects or safety concerns.

4. Garage

Styles & Materials

Garage Door Type:

One automatic

Items

4.0 GARAGE CEILINGS

Comments: Inspected

4.1 GARAGE WALLS

Comments: Inspected

4.2 GARAGE FLOOR

Comments: Inspected

4.3 GARAGE DOOR (S)

Comments: Repair or Replace

Wood framing that holds the garage door components to the wall is extremely loose and in danger of giving way. Recommend overhead door contractor repair.



4.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

5. Interiors

Styles & Materials

Window Types:

Thermal/Insulated
Single-hung

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Items

5.0 CEILINGS

Comments: Inspected

5.1 WALLS

Comments: Inspected

5.2 FLOORS

Comments: Repair or Replace

Carpet needs to be stretched in a master bedroom.



5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4 COUNTERS/CABINETS/CLOSETS

Comments: Inspected

5.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

6. Structural Components (where visible)

Styles & Materials

Foundation:

Poured concrete

Wall Structure:

Wood

Roof Structure:

Engineered wood trusses

Items

6.0 FOUNDATIONS & BASEMENTS

Comments: Inspected

6.1 WALLS (Structural)

Comments: Inspected

6.2 COLUMNS/PIERS/POSTS

Comments: Inspected

6.3 FLOORS (Structural)

Comments: Inspected

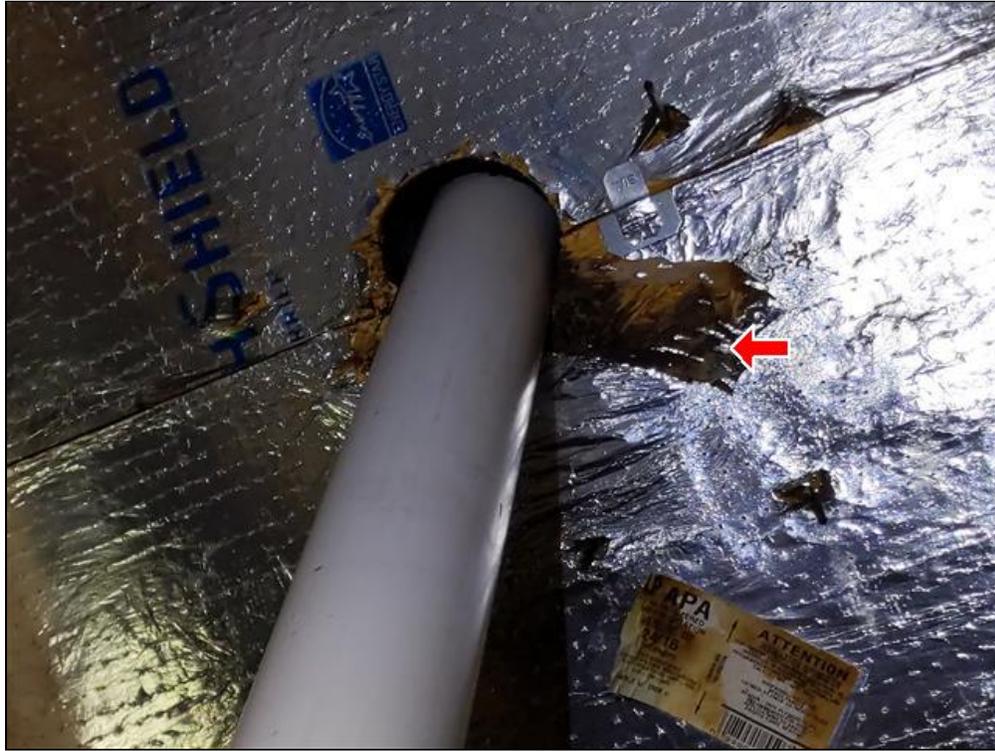
6.4 CEILINGS (structural)

Comments: Inspected

6.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

Evidence of a leak around the exhaust flue for the HVAC. Recommend a roofer evaluate and repair.



7. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Pex	Plumbing Water Distribution (inside home): PEX
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon
Water heater brand: RHEEM	Water Heat Age: 8 years	Number of water heaters: 1

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.1 DWV FITTINGS VS. PRESSURE FITTINGS

Comments: Inspected

7.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

A irrigation system control panel was observed by the air conditioner but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.



7.3 HOT WATER SYSTEMS & CONTROLS

Comments: Inspected

7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Located in basement



7.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.6 MAIN FUEL SHUT OFF (Describe Location)

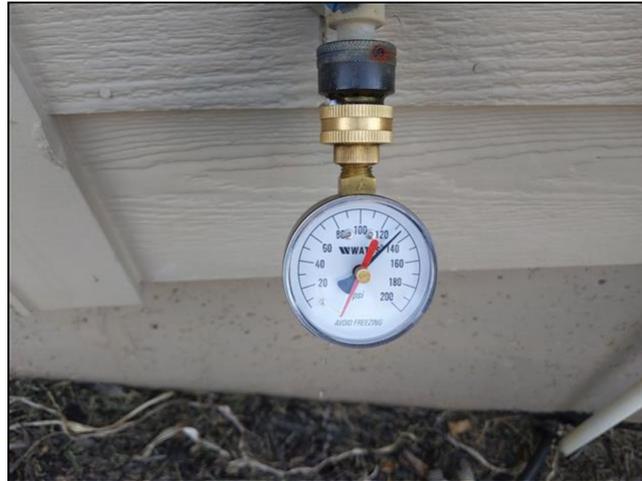
Comments: Inspected

The main fuel shut off is at the gas meter outside.

7.7 WATER PRESSURE

Comments: Repair or Replace

The water pressure for the whole house was tested at the exterior hose and found to be approximately 130psi, which is well above the maximum 80psi allowed for residential use. This can cause supply lines to burst and other plumbing problems and usually indicates the pressure reducing valve (PRV) has gone bad. Have further evaluated and repaired by a qualified plumber.



7.8 FLEXIBLE APPLIANCE CONNECTORS (FACs) & CSST

Comments: Inspected

7.9 BONDING OF CSST GAS PIPING (IFGS, GA AMENDMENT, 310.1.1)

Comments: Inspected

8. Electrical System

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex (Non-Metallic Sheathing)

Electrical Grounding Location:

Outside at grounding bar

GFCI Locations:

Bathroom(s)

Kitchen

Exterior

Items

8.0 BREAKER AND PANEL BRAND MATCH

Comments: Inspected

8.1 SERVICE ENTRANCE CONDUCTORS/SIZES

Comments: Inspected

8.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

8.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

8.4 CONNECTED DEVICES AND FIXTURES

Comments: Inspected

8.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE AND AT THE EXTERIOR

Comments: Inspected

8.6 OPERATION OF ARC FAULT BREAKERS

Comments: Inspected

8.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

8.8 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Located left hand side of house. The panels in the garage.



8.9 SMOKE & CARBON MONOXIDE PROTECTION

Comments: Inspected

9. Heating / Central Air Conditioning/ Fireplaces

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heating System Brand:

GOODMAN

Heat System Age:

8 years

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Cooling Equipment Type:

Condensing Unit

Cooling System Age:

8 years

Central Air Brand:

GOODMAN

Number of Cooling Systems:

One

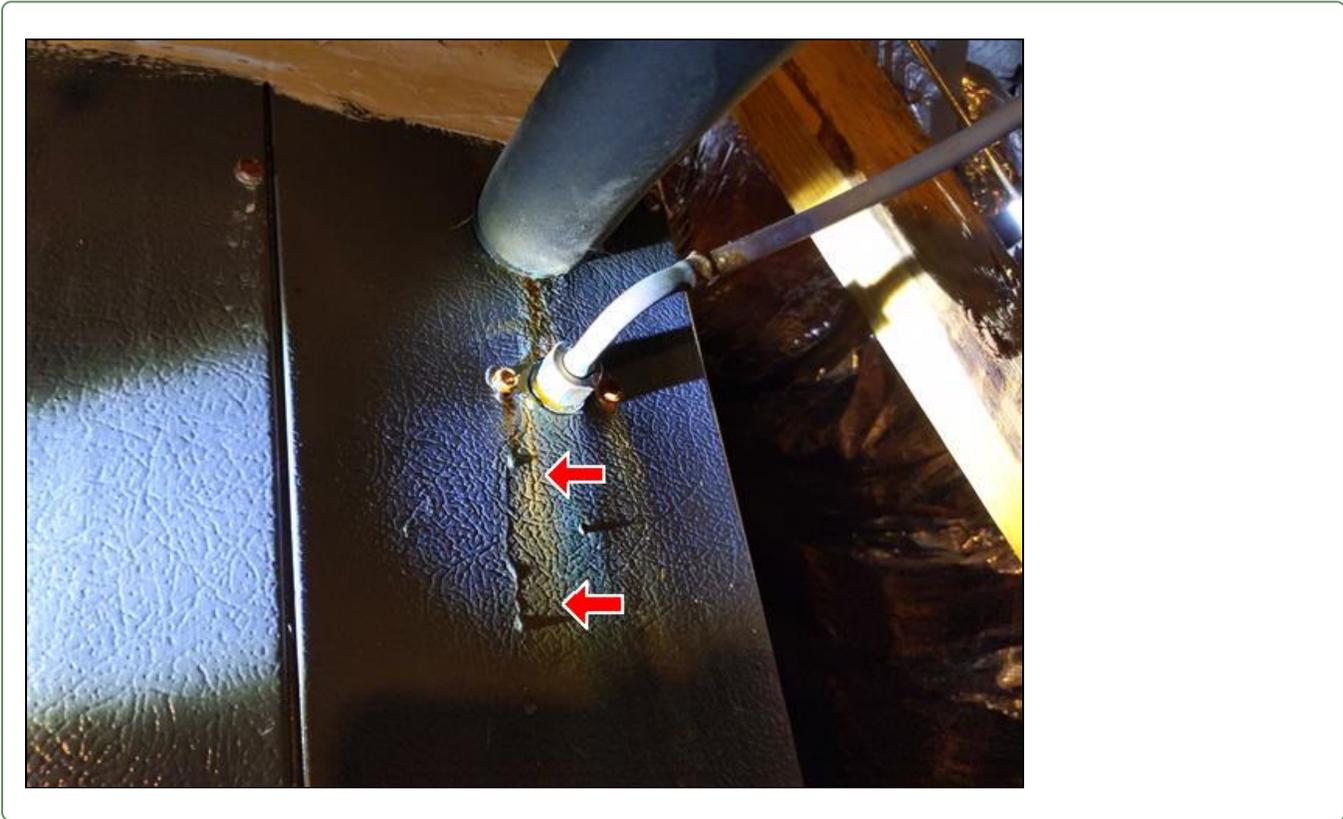
Items

9.0 HEATING EQUIPMENT

Comments: Repair or Replace

Sweating and rust to the furnace in the attic at the coil entrance. Recommend having a qualified HVAC contractor evaluate.

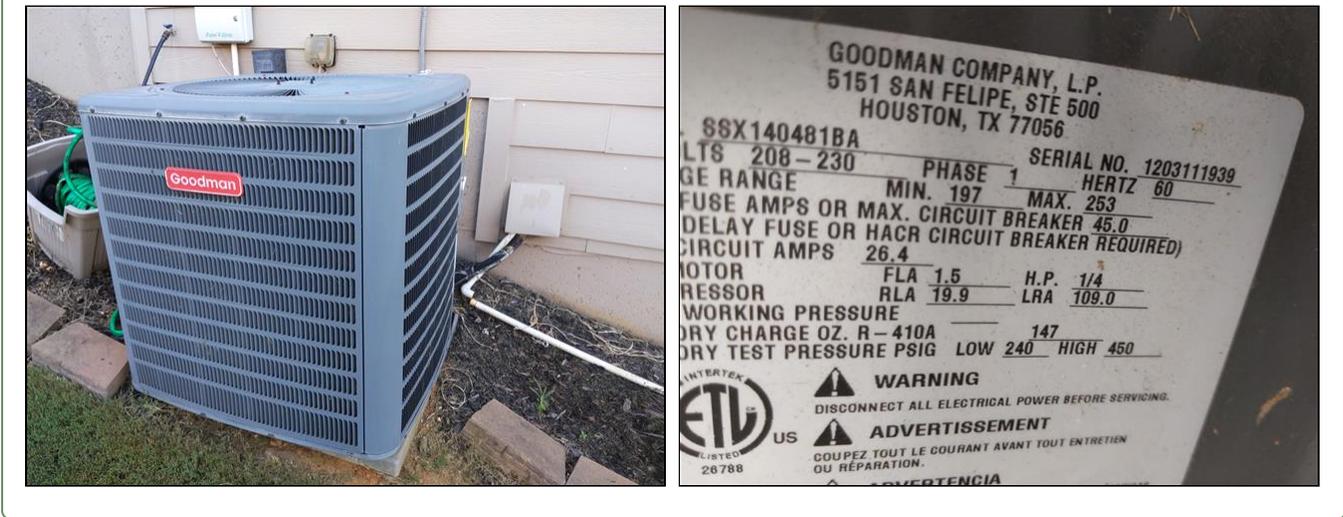




9.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

Located right hand side of house.



9.2 CONDENSATE DISPOSAL

Comments: Repair or Replace

Sleeve insulation is needed on the condensate drain line trap in the attic to prevent the pipe from sweating in the summer.



9.3 NORMAL OPERATING CONTROLS

Comments: Inspected

9.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

9.5 ZONED SYSTEMS

Comments: Inspected

9.6 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

9.7 GAS FIRELOGS AND FIREPLACES

Comments: Repair or Replace

I was unable to light the fireplace using normal controls. Recommend current homeowner prove functionality.



10. Attic, Insulation, Ventilation Systems

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Ridge vents
Soffit Vents

Dryer Power Source:

220 Electric

Attic info:

Pull Down stairs

Method used to observe attic:

Walked
Parts inaccessible

Items

10.0 INSULATION IN ATTIC/WALLS/FLOORS

Comments: Inspected

10.1 VENTILATION OF ATTIC

Comments: Inspected

10.2 VENTING SYSTEMS (Kitchens, baths, laundry)

Comments: Inspected

10.3 EVIDENCE OF RODENTS/ANIMALS IN ATTIC/ELSEWHERE

Comments: Inspected

10.4 ATTIC LADDER

Comments: Inspected

11. Built-In Kitchen Appliances/Other Appliances

Items

11.0 DISHWASHER

Comments: Inspected

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.2 RANGE HOOD

Comments: Inspected

11.3 GARBAGE DISPOSER

Comments: Inspected

11.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

11.5 REFRIGERATOR & WATER LINE

Comments: Inspected

11.6 COMMON RECALLS CHECK

Comments: Inspected

12. Infrared Scan

Items

12.0 GENERAL SCAN FOR THERMAL ANOMOLIES (ISSUES REPORTED IN OTHER SECTIONS)

Comments: Inspected



INVOICE

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Customer Info:	Inspection Property:
Bethany Wolfe Customer's Real Estate Professional: Michael Hermance	330 Lockwood PI Alpharetta GA 30004

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	450.00	1	450.00
Radon Test - 3rd Party Testing	175.00	1	175.00
			Tax \$0.00
			Total Price \$625.00

Payment Method:
Payment Status:
Note: