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Inspector: **Tim Reed**

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Property Inspection Report

Client(s): Ryan Pagan

**Property address: 420 Fawn Glen Dr
Roswell GA 30075-6353**

Inspection date: Thursday, July 16, 2020

This report published on Friday, July 17, 2020 12:49:38 AM EDT










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of the report.



How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

 Safety	Poses a risk of injury or death
 Repair/Replace	Recommend repairing or replacing
 Repair/Maintain	Recommend repair and/or maintenance
 Minor Defect	Correction likely involves only a minor expense
 Maintain	Recommend ongoing maintenance
 Evaluate	Recommend evaluation by a specialist
 Monitor	Recommend monitoring in the future
 Comment	For your information
 Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General information

Inspector: Tim Reed

Structures inspected: Main house

Age of building: 30 years

Time started: 10:00 am

Total Length of Inspection & Report Writing: 7 hours

Inspection Fee: \$1,600.00

Payment method: Credit Card

Present during inspection: Client(s)

Occupied: Yes

Weather conditions: Partly cloudy

Temperature: Hot




Foundation type: Finished basement





The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Outdoor pond

Radon Test Fee: \$195.00

Radon Test Start Time: 11:00 am

Radon Test Location: Finished basement

1)    This house appears to have had additions since the original structure was built. Recommend asking the seller for any information regarding permitting or construction of this addition.

- 2)  Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated. Client may want to consider having these areas evaluated once items are removed.
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- 3)  All designations such as "left side and right side" are noted as if the house is being viewed from the street.
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- 4)  **LIMITATIONS:** The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.
-
- 5)  Please feel free to visit www.homewyse.com for any cost related items such as material, maintenance, installation or future projects and/or repairs related to your home.

Exterior

LIMITATIONS:: The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight. The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Footing material: Poured in place concrete

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Wood clapboard, Brick veneer

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core wood




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- 6)    Guardrails are loose and/or wobbly in one or more areas. This is a safety hazard. A qualified contractor should evaluate and make repairs as necessary, such as installing new fasteners or hardware, installing additional fasteners and/or installing additional railing components as necessary so they are securely attached.



Photo 6-1 Master bedroom deck railing.




7)    One or more trip hazards were found in the driveway due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace driveway sections as necessary to eliminate trip hazards.



Photo 7-1







8)    One or more flights of stairs with four or more risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



Photo 8-1






Photo 8-2

9)    Exterior trim appears to be damaged in one or more areas. Recommend having a qualified contractor evaluate and make any necessary repairs.



**Photo 9-1****Photo 9-2** Garage window.

10)    One or more deck stone tiles are damaged. This can allow water intrusion and damage to wood below. Recommend having a qualified contractor evaluate and make any necessary repairs.


**Photo 10-1**

11)    Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.


**Photo 11-1****Photo 11-2**

12)   Fascia boards are damaged or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.

**Photo 12-1****Photo 12-2****Photo 12-3****Photo 12-4**

13)  One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

**Photo 13-1****Photo 13-2**

14)  Wood beams, joists and/or support posts are too close to the soil in some areas. This is a conducive condition for wood destroying insects and organisms. Standard building practices require the following clearances to soil below:

- 12 inches between beams and the soil below
- 18 inches between joists and the soil below
- 6 inches between support post bases and the soil below

Efforts should be made, such as grading and/or removing soil, to maintain these clearances. If this is not practical, then installing borate based Impel rods to prevent rot or monitoring this area in the future.



Photo 14-1



Photo 14-2





15)     The HVAC condensation drainage lines are discharging too close to the foundation. This is a conducive condition for wood destroying organisms. Recommend that the drain pipes be extended so that condensation drains away from the foundation.



Photo 15-1




16)    A wood destroying fungus was noticed on the deck frame below the deck. This can be caused by moisture escaping between the stone tiles and the wood. Recommend having a qualified contractor evaluate and make any necessary repairs.






Photo 16-1





Photo 16-2

**Photo 16-3****Photo 16-4**

17)    Under ground drains were noticed in one or more areas around the structure. The grates for all drains should be kept clear of debris to prevent drain clogs.

**Photo 17-1**

18)   Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.

**Photo 18-1**



19)   Caulk is missing or deteriorated in some areas and should be replaced and/or applied where necessary. For more information on caulking, visit [The Ins and Outs of Caulking](https://www.reporthost.com/lunsproatl/420Fawnglendrive/).



Photo 19-1



Photo 19-2



Photo 19-3



Photo 19-4

20) 🛠️💧 The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restrain areas as needed and as per standard building practices.



Photo 20-1



Photo 20-2

21) ⓘ General pictures of exterior.



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4



Photo 21-5



Photo 21-6



Photo 21-7

Roof

LIMITATIONS:: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

Roof inspection method: Viewed from ground with binoculars

Roof type: Cross-hipped

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 10 years

Gutter & downspout material: Aluminum

Roof ventilation: Adequate


22)  One or more duct flashings are lifting at the base or are improperly installed so that water or vermin intrusion may occur. A qualified contractor should make repairs as necessary, such as permanently fastening down the lifted edge(s), or reinstalling flashings.



Photo 22-1 Located on the right side of the roof.



Photo 22-2 View from inside the attic.


23)  Debris has accumulated in or on one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.



Photo 23-1


24)  The roof appeared functional at the time of the inspection. General pictures of roof area.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4

**Photo 24-5****Photo 24-6****Photo 24-7****Photo 24-8**

Garage

LIMITATIONS:: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages varies between municipalities.

25) 🛠️ 🔍 Safety containment cables are missing for one or more vehicle door springs. This is a safety hazard. Safety containment cables prevent springs from snapping free and causing damage or injury. A qualified contractor should evaluate and make repairs or replace components as necessary.

**Photo 25-1**




26)    One or more flights of stairs with four or more risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



Photo 26-1


27)  Garage door openers appeared functional at time of inspection.



Photo 27-1



Photo 27-2



Photo 27-3

28)  General pictures of garage.



Photo 28-1



Photo 28-2



Photo 28-3



Photo 28-4



Photo 28-5



Photo 28-6

Attic

LIMITATIONS:: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Inspection method: Partially traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Fiberglass loose fill

Insulation depth: 10

Insulation estimated R value: 30





29)     One or more flights of stairs with four or more risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



Photo 29-1





30)    The attic access door is a hollow body interior door. The attic area door should be solid, have weather stripping and a threshold to provide a good seal and prevent energy loss. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 30-1

31)  Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

32)  General pictures of the attic area.



Photo 32-1



Photo 32-2



Photo 32-3



Photo 32-4



Photo 32-5



Photo 32-6



Photo 32-7



Photo 32-8

Electric service

LIMITATIONS:: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 300 amps

Service voltage (volts): 120/240

Location of main service switch: Exterior boxes next to the meter

Location of sub panels: In the basement unfinished area on the right side of the house.



Service entrance conductor material: Aluminum


System ground: Ground rod(s) in soil

Main disconnect rating (amps): 300

Branch circuit wiring type: Copper

Smoke detectors present: Yes

33)   All electrical codes for residential electrical panels were updated in 2015. Homes in Georgia do not have to be brought up to current code to be sold. However, the client should be aware of these changes and should consider having a qualified electrical contractor evaluate the panel and make any necessary recommendations.

34)  General picture of service panels. The basic infrared scan showed no abnormal anomalies at the time of the inspection.

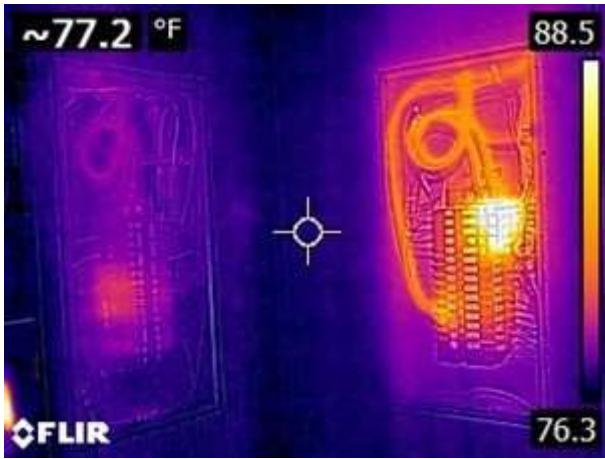


Photo 34-1



Photo 34-2



Photo 34-3



Photo 34-4



35)  Location of the main service disconnects.



Photo 35-1



Photo 35-2

36)  All smoke and carbon monoxide detectors should be checked twice yearly for batteries and proper operation.

Water heater

LIMITATIONS:: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the

inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Estimated age: One unit is 4 years old and one unit is 1 year old.

Type: Tank

Energy source: Natural gas

Capacity (in gallons): Two 50 gallon tanks

Manufacturer: Rheem

37)  The water heaters were checked and appeared to be functional.

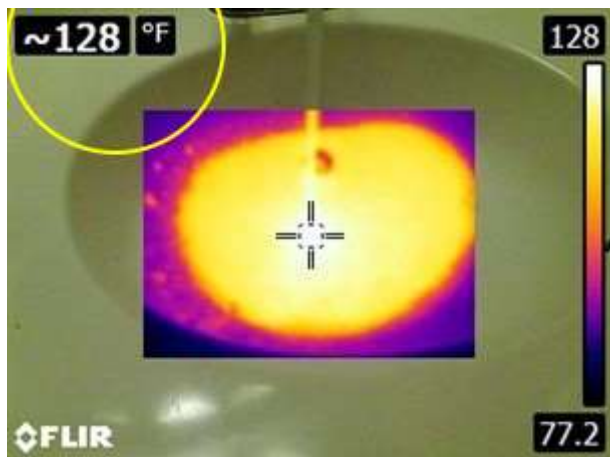


Photo 37-1




Photo 37-2



Photo 37-3



Photo 37-4

38)  The estimated useful life for most water heaters is 8 to 12 years.

Heating and cooling

LIMITATIONS:: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Primary heating system energy source: Natural gas, Electric

Primary heat system type: Forced air, Heat pump

Primary A/C energy source: Electric

Primary Air conditioning type: Split system, Heat pump

Distribution system: Flexible ducts, Metal pipe

Manufacturer: Carrier, Goodman, Lennox, Payne

Filter location: Behind return air grill, At the base of the furnace

Estimated age: The basement HVAC system is 10 years old. The main floor Goodman furnace is 2 years old and the main floor Lennox a/c is 6 years old. The upstairs Carrier HVAC system is 9 years old. The sunroom electric heat pump system is 16 years old.





39)   Significant amounts of what appears to be mold is visible in one or more sections of supply and/or return air ducts. If it is mold, it can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Agency (EPA) recommends considering having ducts professionally cleaned when "there is substantial visible mold growth inside hard surface (e.g., sheet metal) ducts or on other components of your heating and cooling system". For more information on duct cleaning in relation to indoor air quality, visit: <http://www.epa.gov/iaq/pubs/airduct.html>



Photo 39-1



Photo 39-2 Upstairs hallway by the laundry room.

40)   Supply air from the upstairs air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an over sized fan, or a deficient return air system. A qualified heating and cooling contractor should evaluate and repair as necessary.

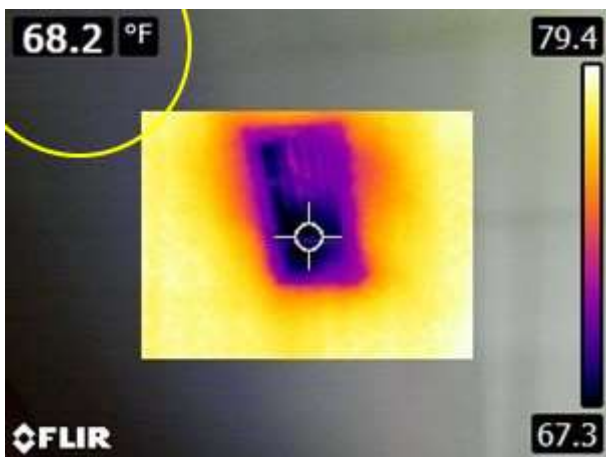


Photo 40-1 Upstairs incoming a/c air temperature.

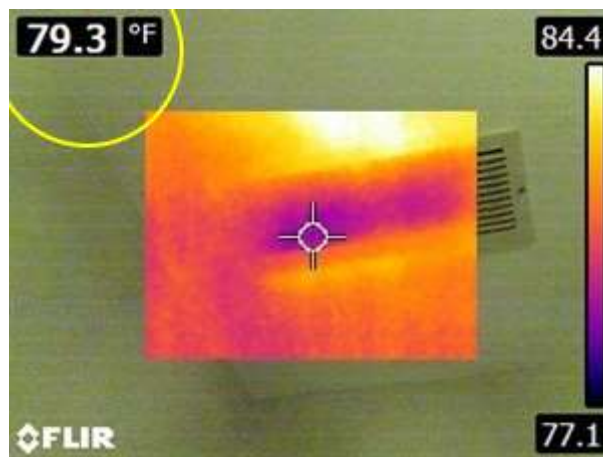


Photo 40-2 Upstairs return air temperature.



Photo 40-3



Photo 40-4




41)    The thermostat in the upstairs hallway on the left side of the house, was not functional at the time of the inspection. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 41-1


42)  The main floor air handler's filter(s) are the wrong size. As a result, unfiltered air will flow through the system, and the heating/cooling equipment life and the indoor air quality may be reduced. Correctly sized filter(s) should be installed.



Photo 42-1



Photo 42-2



Photo 42-3


43)  Air handler filter(s) should be checked monthly in the future and replaced or washed as necessary.



Photo 43-1



Photo 43-2



Photo 43-3




44)    The basement heating and air conditioning system was checked and appears to be functional at the time of the inspection.



Photo 44-1

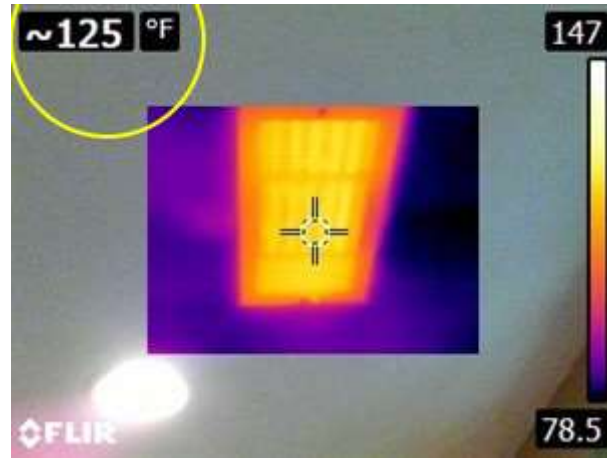


Photo 44-2



Photo 44-3



Photo 44-4

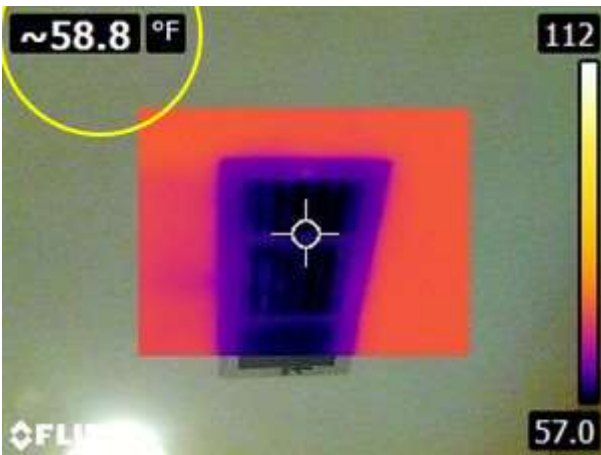





Photo 44-5

45)    Recommend having all HVAC system evaluated and serviced annually. The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced. If this property comes with a home warranty then the client should be aware that some warranty companies will not cover HVAC units if they have not been serviced before the purchase of the home or if the units are over 10 years of age.




46)    The sunroom a/c system appears to use R-22 as the refrigerant. This has been discontinued and by 2020 will likely no longer be available. Newer systems use 410-A refrigerant. Client should be aware of this and budget for replacement in the future. See the following link for more information. <http://www.startribune.com/does-your-air-conditioner-use-r-22-refrigerant-here-s-why-you-should-care/428178123/>



Photo 46-1




47)    The main floor heating and air conditioning system was checked and appears to be functional at the time of the inspection.



Photo 47-1



Photo 47-2



Photo 47-3



Photo 47-4

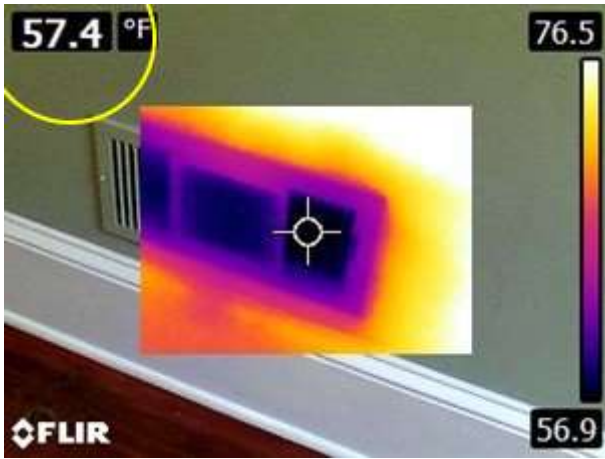





Photo 47-5

48)    The sunroom heating and air conditioning system was checked and appears to be functional at the time of the inspection.

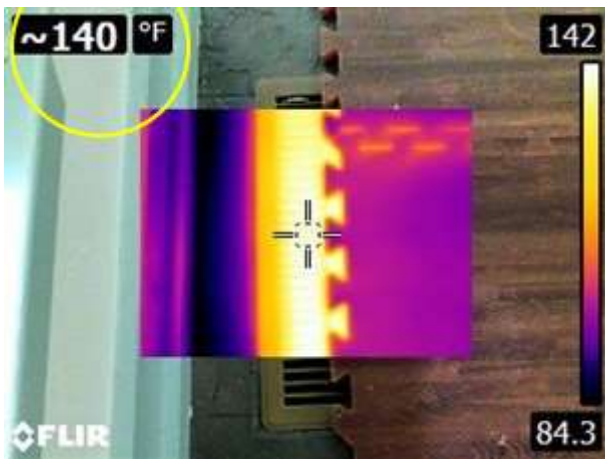


Photo 48-1

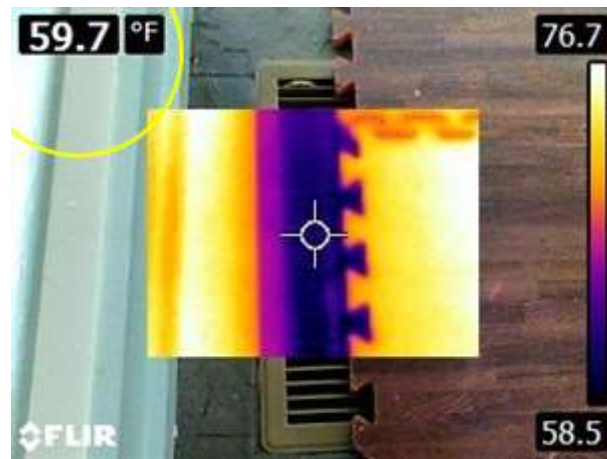


Photo 48-2



Photo 48-3



Photo 48-4




49)    The upstairs heating system was checked and appears to be functional at the time of the inspection.



Photo 49-1

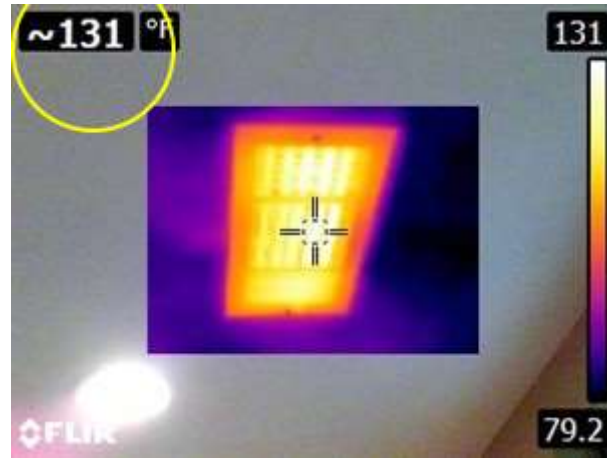


Photo 49-2

- 50) **i** The estimated useful life for most forced air furnaces is 15 to 20 years.
- 51) **i** The estimated useful life for air conditioning compressors is 8 to 15 years.

Plumbing and laundry

LIMITATIONS:: The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Location of main water shut-off valve: In the basement unfinished area against the front wall

Location of main water meter: At the street

Location of main fuel shut-off: At the meter

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

Water pressure (psi): 50 psi

- 52) **i** Recommend having the septic tank inspected. Recommend having the tank pumped if it was last pumped more than 3 years ago.
- 53) **i** **i** It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.
- 54) **i** Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.



Photo 54-1

55) **i** Location of main water shut off.



Photo 55-1

56) **i** Location of main gas shut off.



Photo 56-1

57) **i** General picture of the laundry area.



Photo 57-1



Photo 57-2

Fireplaces, woodstoves and chimneys

LIMITATIONS:: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Fireplace type: Masonry with metal liner

Chimney type: Metal


58)  The basement fireplace gas valve was not functional at the time of the inspection. It appears dirt or debris prevents the gas key from turning the valve. Recommend having a qualified contractor evaluate and make any necessary repairs.








Photo 58-1



Photo 58-2

**Photo 58-3**

59)     The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

60)  All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

**Photo 60-1****Photo 60-2****Photo 60-3****Photo 60-4**



Photo 60-5



Photo 60-6



Photo 60-7

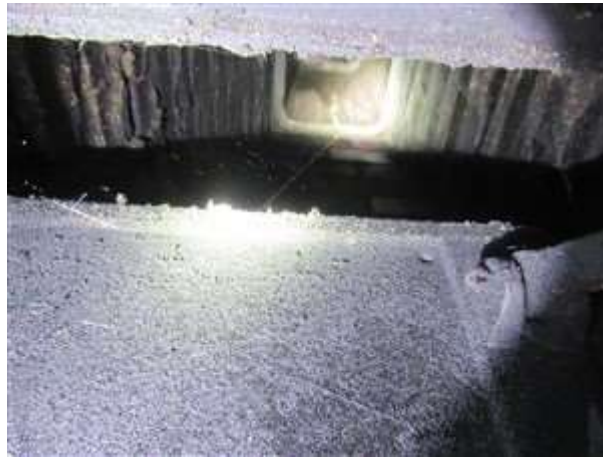


Photo 60-8

61)  The master bathroom gas fireplace appeared functional at the time of the inspection.



Photo 61-1

Basement

LIMITATIONS:: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting

snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Bearing wall

Beam material: Built up wood

Floor structure above: Solid wood joists




62)    A past ceiling repair was noticed in the basement bedroom. No moisture was found in this area at the time of the inspection. The repair appears to be substandard. The client may wish to have this repaired for aesthetic reasons.



Photo 62-1







63)    Minor cracks were found in the basement concrete foundation wall. These do not appear to be a structural concern at the time of the inspection and no water intrusion was noticed at the time of the inspection. Recommend monitoring these in the future.






Photo 63-1






Photo 63-2

64)    One or more cracks were found in the basement slab. These cracks do not appear to be a structural concern at the time of the inspection. Recommend monitoring these in the future and have them sealed if flooring is to be installed.

**Photo 64-1**

65)    There is a pump in the utility area of the basement on the right side of the house. It was not clear what is the purpose of this pump. Recommend asking the seller for any information regarding this

**Photo 65-1**

66)    There is a pipe in the basement unfinished area on the left side of the house. The seller did not know what this was used for in the past.

**Photo 66-1****Photo 66-2**

67)  General pictures of basement.



Photo 67-1



Photo 67-2



Photo 67-3



Photo 67-4



Photo 67-5



Photo 67-6



Photo 67-7



Photo 67-8



Photo 67-9



Photo 67-10



Photo 67-11



Photo 67-12



Photo 67-13

Kitchen

LIMITATIONS:: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.





68)    The refrigerator door does not appear to close completely. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 68-1



Photo 68-2

69)  One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

70)  The dishwasher was checked and appears to be functional.



Photo 70-1



Photo 70-2

71) **i** The refrigerator was checked and appears to be functional.



Photo 71-1



Photo 71-2

72) **i** The microwave was checked and appears to be functional.



Photo 72-1



Photo 72-2

73) **i** The range/ovens were checked and appeared to be functional.



Photo 73-1



Photo 73-2



Photo 73-3



Photo 73-4

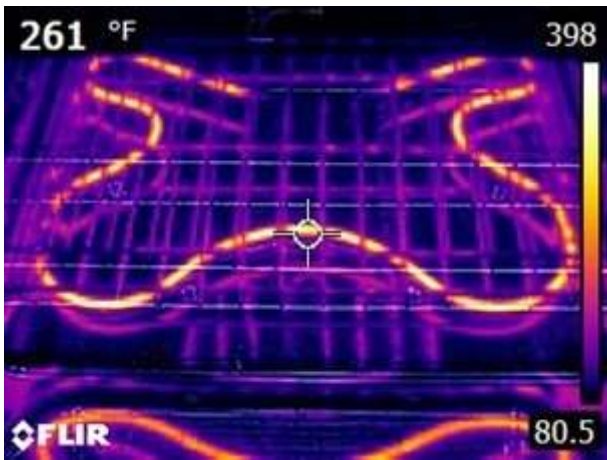


Photo 73-5



Photo 73-6


74)  Food disposal appeared functional at time of inspection.



Photo 74-1

75) **i** General pictures of kitchen.



Photo 75-1



Photo 75-2



Photo 75-3



Photo 75-4

Bathrooms

LIMITATIONS:: The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when

operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.


76)  The upstairs front bedroom bathroom and one jack and jill bathroom toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 76-1



Photo 76-2





77)  The main floor bathroom sink is loose, or not securely attached to the wall behind it. A qualified contractor should evaluate and repair as necessary.





Photo 77-1

78)  The shower diverter valve for the main floor bathroom bathtub faucet is defective. A significant amount of water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

**Photo 78-1**

79)   Caulk is missing or deteriorated along the base of the front bedroom bathroom shower, where flooring meets the shower. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

**Photo 79-1****Photo 79-2**

80)   Caulk is missing and/or deteriorated where countertops meet backsplashes in wet areas, such as around sinks. Caulk should be replaced where deteriorated and/or applied where missing to prevent water damage.

**Photo 80-1**

81)  General pictures of bathrooms.



Photo 81-1



Photo 81-2



Photo 81-3



Photo 81-4



Photo 81-5



Photo 81-6



Photo 81-7



Photo 81-8



Photo 81-9



Photo 81-10



Photo 81-11



Photo 81-12



Photo 81-13



Photo 81-14



Photo 81-15



Photo 81-16



Photo 81-17



Photo 81-18



Photo 81-19



Photo 81-20



Photo 81-21



Photo 81-22



Photo 81-23



Photo 81-24



Photo 81-25



Photo 81-26



Photo 81-27



Photo 81-28




Photo 81-29



Photo 81-30

**Photo 81-31****Photo 81-32****Photo 81-33****Photo 81-34****Photo 81-35**

82)  The bathroom electrical outlets are GFCI protected. The reset outlet is located in the electrical panel.

Interior rooms

LIMITATIONS:: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the

inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.



83)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 5 years old. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced periodically as required by the manufacturer. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.



Photo 83-1






84)   Handrail(s) at some stairs are loose. This is a safety hazard. A qualified contractor should make repairs as necessary. For example, installing new fasteners and/or hardware so handrails are securely attached.




Photo 84-1

85)   Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

**Photo 85-1**

86)  One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

**Photo 86-1****Photo 86-2**

87)  Lock mechanisms on one or more windows are missing and/or damaged so that they are inoperable. Repairs should be made by a qualified contractor or service technician so that windows lock and unlock easily.

**Photo 87-1** Front office window.


88)  Glass in one window in the upstairs front bedroom above the garage, is broken. A qualified contractor should replace glass where necessary.



Photo 88-1



Photo 88-2




89)    Water stains were noticed on the ledge of the family room back window frame. This is an indication of water intrusion, possibly from the window frame. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 89-1



Photo 89-2



Photo 89-3

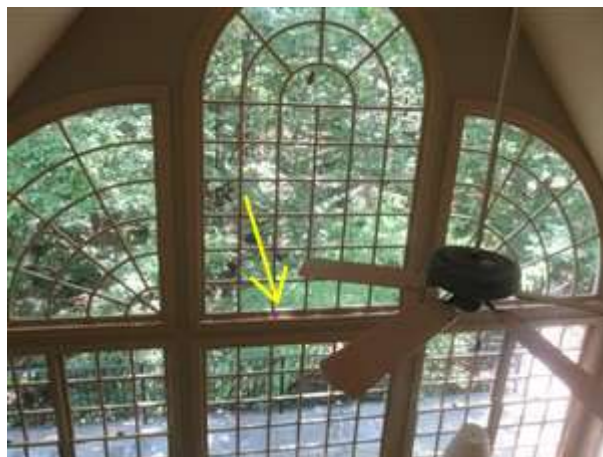




Photo 89-4

90)   Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

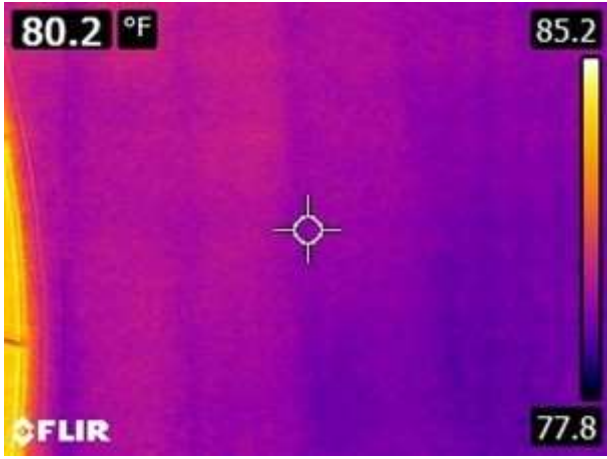


Photo 90-1

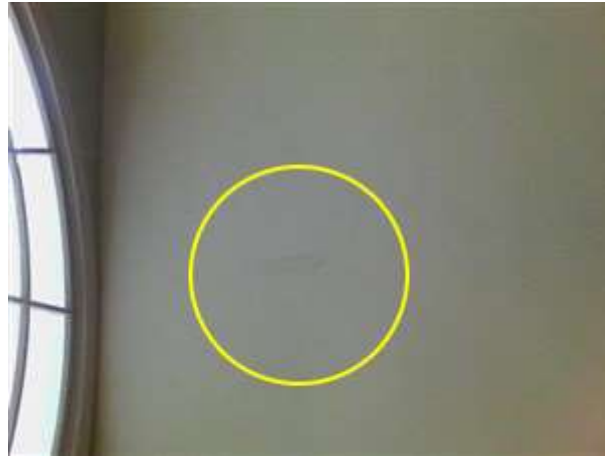


Photo 90-2



Photo 90-3



91)   Minor cracks or nail pops were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.



Photo 91-1



Photo 91-2 Foyer



Photo 91-3 Upstairs hallway

92) **i** Windows, doors, and electrical outlets that were evaluated appeared to be functional at time of inspection. General pictures of the interior rooms.



Photo 92-1



Photo 92-2



Photo 92-3



Photo 92-4



Photo 92-5



Photo 92-6



Photo 92-7



Photo 92-8



Photo 92-9



Photo 92-10



Photo 92-11



Photo 92-12



Photo 92-13



Photo 92-14



Photo 92-15



Photo 92-16



Photo 92-17



Photo 92-18



Photo 92-19



Photo 92-20



Photo 92-21



Photo 92-22



Photo 92-23



Photo 92-24



Photo 92-25


93)  The basic infrared scans showed no abnormal anomalies at the time of the inspection other than those mentioned in the report.



Photo 93-1



Photo 93-2

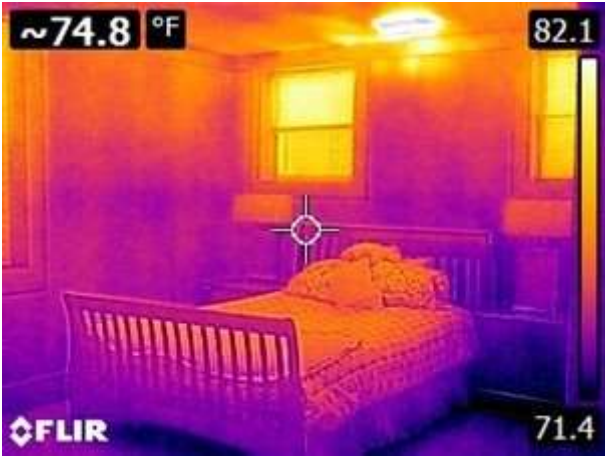


Photo 93-3



Photo 93-4



Photo 93-5



Photo 93-6



Photo 93-7



Photo 93-8



Photo 93-9



Photo 93-10

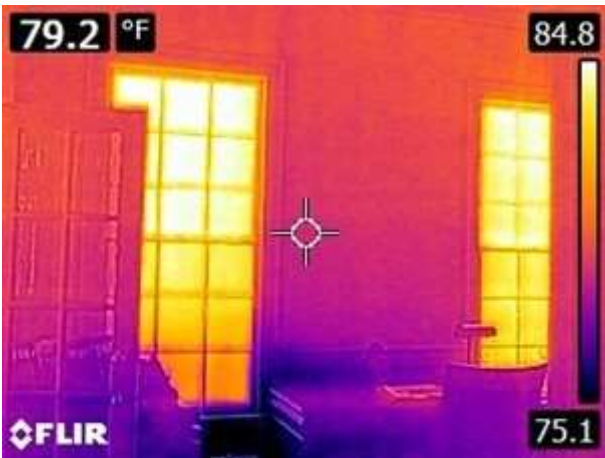


Photo 93-11



Photo 93-12



Photo 93-13



Photo 93-14



Photo 93-15



Photo 93-16



Photo 93-17



Photo 93-18

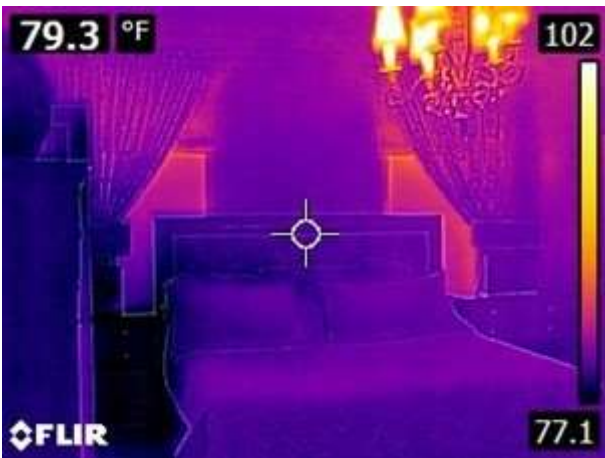


Photo 93-19



Photo 93-20



Photo 93-21



Photo 93-22

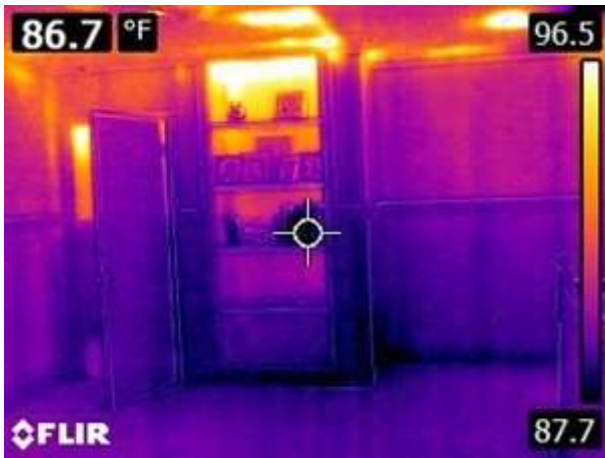


Photo 93-23



Photo 93-24

Structural Pest Findings

Full Pest Evaluation Performed: A full pest evaluation was performed by Pest Nation in conjunction with today's home inspection. Please see the separate pest evaluation report for more of an in-depth analysis and for the official findings.

Mold and Moisture Evaluation

90 Day Mold Safe Guarantee: Thank you for using Inspect-All Services for your Mold & Moisture Evaluation. Our Laboratory (InspectorLab) offers an exclusive guarantee with our mold testing services. What does this mean to you? If your results come back free of mold, and you later see mold, InspectorLab will pay to have all visible mold removed. Please see the separate email sent out by our office staff containing the terms and conditions or call our office for a copy. Please look to receive a separate report from InspectorLab containing the results from today's testing that was conducted with this evaluation in 24 to 48 hrs.

Weather conditions: Partly cloudy

Outdoor temperature (degrees Fahrenheit): 90

Outdoor relative humidity (percent): 50%

Conditions were found that are conducive to increased moisture levels: Yes

94)    A visible biological growth suspected to be mold was found in several places.

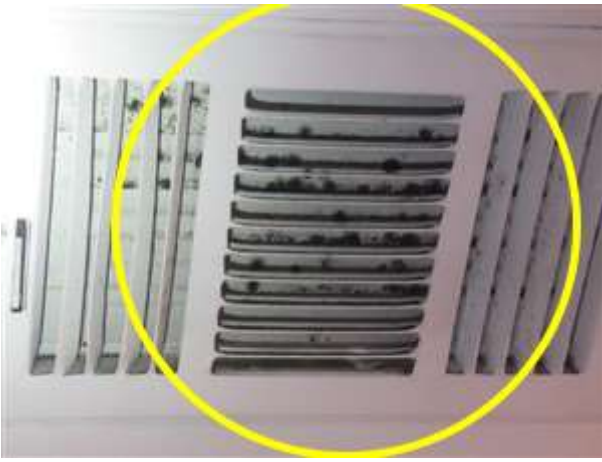


Photo 94-1



Photo 94-2 Upstairs hallway by the laundry room.



Photo 94-3



Photo 94-4 Basement bar sink cabinet.



Photo 94-5

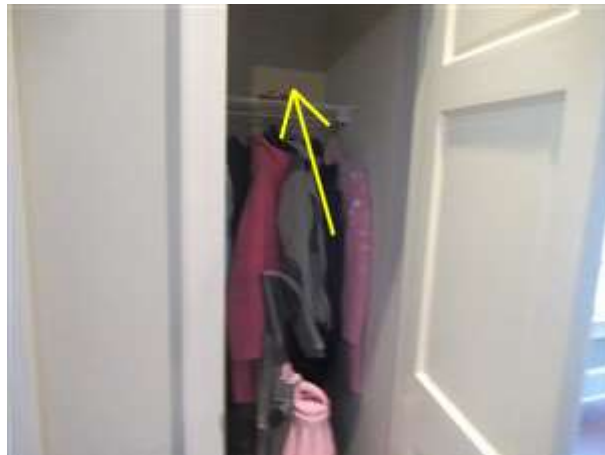


Photo 94-6 Right side foyer closet.

**Photo 94-7****Photo 94-8** Left side foyer closet.

95) Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from the building exterior. Vegetation may retain moisture against the exterior after it rains and increase moisture in and around the building. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the building exterior.

96) Caulk was missing in some areas. For example, around windows. This may increase moisture in the building. A qualified person should repair or replace as necessary. For more information, visit: <http://www.reporhost.com/?CAULK>

97) One or more cracks were found in the foundation. This may increase moisture in the building due to water infiltration. A qualified person should seal cracks as necessary. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

98) Cracks were found in one or more sections of slab floors. This may increase moisture in the building due to water infiltration. A qualified person should seal cracks as necessary. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

99) Trees were overhanging roof and were within 10 feet of roof vertically. This may increase moisture in the building due to water infiltration. Leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

100) A significant amount of microbial growth (possible mold) was visible in one or more sections of supply and/or return air ducts for the heating or cooling system. If this is mold, it can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Agency (EPA) recommends considering having ducts professionally cleaned when "there is substantial visible mold growth inside hard surface (e.g., sheet metal) ducts or on other components of your heating and cooling system." The client may wish to have a qualified industrial hygienist or indoor air quality specialist evaluate the ducts and/or have a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit: <http://www.reporhost.com/?DUCTCLEAN>

101) Toilets in one more bathrooms were loose. This may increase moisture in the building. A qualified contractor should remove the toilet(s) for further evaluation and repair as necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

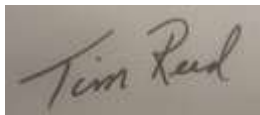
102) The grout around one or more showers was deteriorated. This may increase moisture in the building. A qualified person should repair as necessary.

INSPECTOR INFORMATION:

Tim Reed

ASHI Certified Inspector #251478

Cell # 770.905.9305

**COMPANY INFORMATION:**

Thank you for choosing our team to evaluate this property. Questions? Feel free to reach out to the inspector and you can contact us at 770-483-2808 or inspections@lunspro.com.

LunsPro Home Inspections continues to earn its reputation as a forward-thinking and fast-growing inspection company in greater Atlanta, GA.

- *Performed over 50,000 professional real estate inspections
- *Thousands of verified positive online customer reviews
- *A+ Rated BBB Accredited Business
- *Ultra-exclusive Angie's List 'Gold' merchant
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