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Property Inspection Report

Client(s): **Shehzaan Chunara**

Property address: **120 Grand Cres**

Unit 26

Alpharetta GA 30009

Inspection date: **Wednesday, August 5, 2020**

This report published on Wednesday, August 5, 2020 6:42:25 PM EDT



CERTIFIED
INSPECTOR

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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 safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	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.reporhost.com/glossary.asp>

General Information

Report number: 080520JM2

Start time: 2:00 pm

Present during inspection: Client, Contractor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Hot

Ground condition: Dry

Inspection Fee: \$415.00

Payment method: Credit card

Type of building: Townhouse

Buildings inspected: One house

Total time spent on Inspection & Report Writing: 4

Age of main building: 4

Source for main building age: Client

Front of building faces: Northeast

Main entrance faces: Northeast

Occupied: Yes

The following items are excluded from this inspection: Security system, Built in sound system

1)  Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2)  General photo of the Georgia Residential Energy Code Compliance Certificate located at the service panel in the garage area.

NOTE On January 1, 2011, the 2009 International Energy Conservation Code (IECC) with 2011 Georgia State Supplements and Amendments became

mandatory and applicable statewide as the new Georgia State Minimum Standard Energy Code. The 2011 GA supplements and amendments include a new definition for Certified Duct and Envelope Tightness (DET) Verifier along with new mandatory testing requirements for verification of the building thermal envelope and duct tightness for new residential construction.

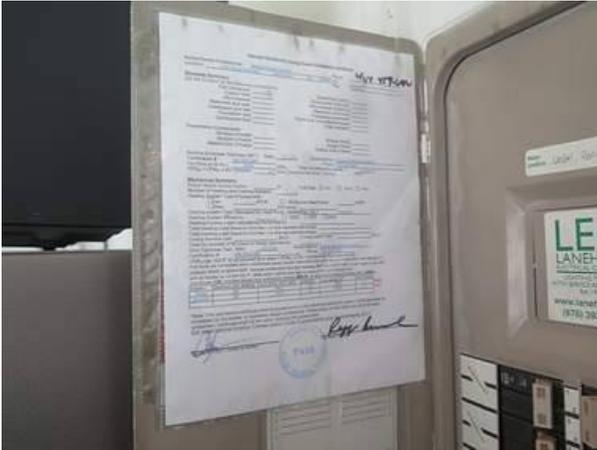


Photo 2-1

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete, Paving stones

Retaining wall material: masonry

Condition of retaining walls: Appeared serviceable

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wrought iron

Exterior stair material: Masonry

3)  General photos of the grounds of the property.



Photo 3-1



Photo 3-2



Photo 3-3



Photo 3-4

Exterior and Foundation

Limitations: 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.

Wall inspection method: with binoculars

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Cement fiber, Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade, Concrete garage slab

Foundation/stem wall material: Concrete slab on grade

4)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



Photo 4-1

5)  Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.



Photo 5-1

- 6) 🛠️💧 The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 6-1

- 7) 🛠️💧 Sealant was deteriorated in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install sealant (caulking) as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than sealant should be used. For more information, visit: <https://www.reporthost.com/?CAULK>



Photo 7-1

- 8) ⓘ General photos of the exterior of the property.



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4



Photo 8-5



Photo 8-6

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; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of

remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Age of roof surface(s): Unknown

Roof inspection method: Viewed from ground with binoculars, Viewed from windows, From Drone

Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Metal panel, Synthetic plasticized or rubberized single-ply membrane

Roof type: Hipped, Flat or low slope

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Metal

Gutter and downspout installation: Full

9)  Kick-out flashing was missing at one or more locations. Such flashing should be located at the bottom of slopes where roof surfaces intersect with exterior walls above. It directs rainwater away from exterior walls and into gutters so that rainwater is less likely to run down the front surfaces of siding or flow behind siding. Recommend that a qualified contractor install kickout flashings where missing and per standard building practices (min. 4" x 4").

More information is available at: <http://www.dryflekt.com/>



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

10)  General photos of the roof surface.



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4



Photo 10-5



Photo 10-6



Photo 10-7

Attic and Roof Structure

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.

Attic inspection method: Partially traversed

Location of attic access point #A: Master bedroom closet, second floor

Attic access points that were opened and viewed, traversed or partially traversed: A

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Ceiling insulation material: Spray polyurethane foam

Condition of roof ventilation: None

11)  General photos of the attic area and roof structure.



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4



Photo 11-5



Photo 11-6



Photo 11-7

Garage or Carport

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

Type: Attached, Garage

Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)

Type of door between garage and house: Solid core

Condition of garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Required repair or evaluation (see comments below)

12) 🛠️ The garage-house door isn't equipped with an automatic closing device such as spring hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

IRC 09 & 12 - (302.5.1)



Photo 12-1

13)   One or more gaps were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall on ceilings with a living space above). For more information, visit: <https://www.reporhost.com/?AGFR>



Photo 13-1

14)  One or more garage vehicle doors had minor damage or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.



Photo 14-1

15)  General photos of the Garage or Carport area. Some floor areas were obscured by stored items and couldn't be fully evaluated.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, 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, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Concrete encased electrode

Location of the main service switch: The main service switch is located adjacent to the meter on the right side of the home.

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

Location of main disconnect: At main disconnect panel outside
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Branch circuit wiring type: Non-metallic sheathed
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present: Yes
Arc fault circuit interrupter (AFCI) protection present: Yes
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: Yes, but not tested
Smoke alarm power source(s): Hard wired

16) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 16-1



Photo 16-2

17) Photo of the main service switch located adjacent to the meter on the right side of the home.



Photo 17-1



Photo 17-2

18) Photos of the service panel located in the garage.



Photo 18-1

Photo 18-2

19) **i** Arc fault circuit interrupter breakers were installed in one or more electrical panels. These devices reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. The inspector did not test or trip these devices during the inspection because doing so would disrupt power to clocks, computers and other devices that might be in use. Recommend that upon taking occupancy, and periodically in the future, the homeowner test AFCI breakers per the manufacturer's guidelines.

<https://www.reporhost.com/?AFCI>



Photo 19-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression 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.

Condition of service and main line: Appeared serviceable

Water service: Public

Water pressure (psi): 67

Location of main water shut-off: Garage

Condition of supply lines: Appeared serviceable

Supply pipe material: PEX plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

Location of main fuel shut-off valve: At gas meter

20) **i** General picture of the water pressure as tested. 40-80 PSI is considered the normal range for water pressure in a home, and most plumbers recommend 50-60 PSI.



Photo 20-1

21) **i** Photo of the main water shut-off valve located adjacent to the water heater.



Photo 21-1

22) **i** Photo of the main natural gas shut-off valve adjacent to the meter along the right side of the home.



Photo 22-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. 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 or a shut-off valve to be operated.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)

Type: Tank

Energy source: Natural gas

Estimated age (years): 4

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 137

Manufacturer: A.O. Smith

Model number: GCG 50 400

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

23) + The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

<https://www.reporhost.com/?SCALD>



Photo 23-1

24) i A circulating pump was installed for the hot water supply. It is intended to make hot water immediately available when faucets are turned on. Timers

are typically integrated with these pumps, and should be configured so water circulates only at desired times for better energy efficiency. The client should familiarize themselves with the timer's operation and configure it as needed. Note that this is a specialty item and excluded from this inspection. The inspector did not determine if it was serviceable or operable.



Photo 24-1

25)  General photos of the water heater located in the garage area.



Photo 25-1



Photo 25-2

Heating, Ventilation and Air Condition (HVAC)

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 or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Forced air heating system manufacturer: Lennox

Forced air furnace model #: ML195UH070XP36B-58

Estimated age of forced air furnace (years): 4

Forced air furnace model #: ML180UH070P36A-55

Location of forced air furnace: Closet, Attic

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Required repair, replacement and/or evaluation (see comments below)

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Type of combustion air supply: Intake duct

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Manufacturer: Lennox

Heat pump or air conditioner model number: 14ACXS030-230A22 *Both-units*

Estimated age of Heat pump or air conditioner (years): 4

Approximate tonnage: 2.5

Condition of controls: Appeared serviceable

26)  The air handler's primary condensate drain line trap was missing and/or missing cap. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.

NOTE The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan.

Without a trap, this doesn't happen. Air that is lost through the condensate drain in blow-through systems primarily is an efficiency issue. Failure to install a trap on a blow-through system can be likened to drilling a hole in the ducts for each drain connection. As for draining away condensate, the pressure around the pan on a blow-through system almost guarantees the pan will drain, trapped or not.

Trapping is a major issue on draw-through systems. Untreated air can be drawn into the airstream while the system is running. If the coil is located in an attic or other warm space, there is even greater reason for concern. As on a blow-through system, an untrapped drain on a draw-through system is an efficiency issue. But more importantly, the air being sucked through the drainpipe can prevent the pan from draining, causing it to run over.



Photo 26-1

27)  One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.



Photo 27-1

28)  Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, the frequency of house cleaning, number of occupants, the season).

NOTE filter size - 16x25x1

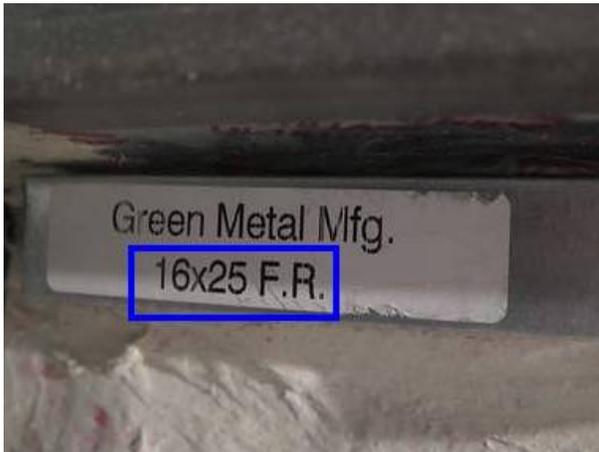


Photo 28-1



Photo 28-2



Photo 28-3

29)  This property is equipped with one or more smart or programmable thermostats. Recommend the clients become familiar with the operation and functions of these devices.



Photo 29-1

30)  General pictures of the heating and cooling equipment.



Photo 30-1



Photo 30-2



Photo 30-3



Photo 30-4



Photo 30-5



Photo 30-6



Photo 30-7



Photo 30-8



Photo 30-9

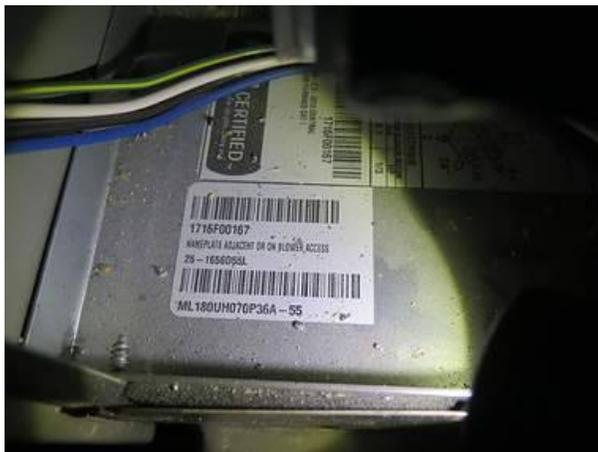


Photo 30-10

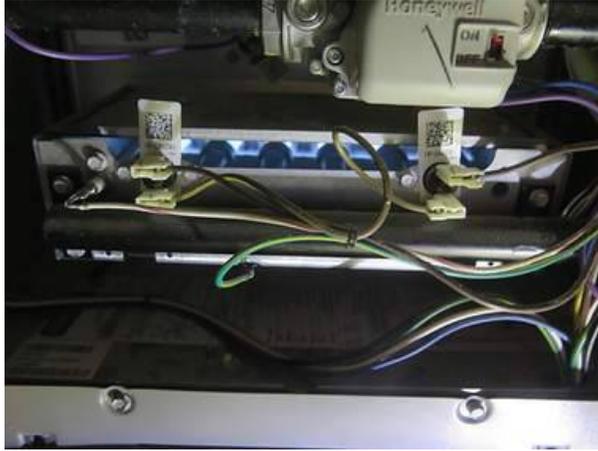
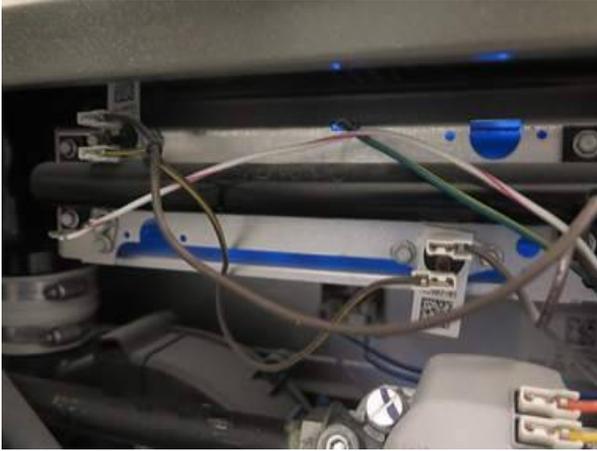


Photo 30-11

Photo 30-12

Fireplaces, Stoves, Chimneys and Flues

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.

Condition of gas-fired fireplaces or stoves: Required repair, replacement and/or evaluation (see comments below)

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Metal, with wood enclosure

31)  Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 31-1

Photo 31-2



Photo 31-3



Photo 31-4

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; 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. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas, Electronic ignition

Type of ventilation: Hood over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

32) **i** The sink faucet and sprayer were checked and appeared to be functional.



Photo 32-1

33) **i** The under-sink food disposal was checked and appeared to be functional.



Photo 33-1

34)  The dishwasher was checked and appeared to be functional.



Photo 34-1



Photo 34-2

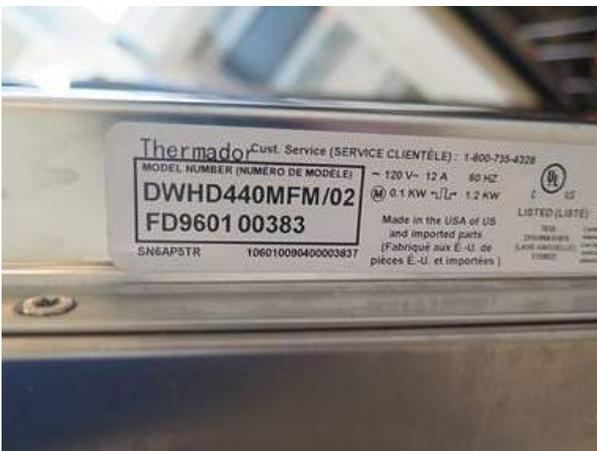


Photo 34-3

35)  The range/oven was checked and appeared to be functional.



Photo 35-1



Photo 35-2



Photo 35-3

36) **i** The exhaust hood/fan was checked and appeared to be functional.



Photo 36-1

37) **i** The refrigerator was checked and appeared to be functional.



Photo 37-1



Photo 37-2



Photo 37-3

38)  The microwave was checked and appeared to be functional.



Photo 38-1



Photo 38-2

39)  General pictures of the kitchen area.



Photo 39-1



Photo 39-2

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; 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.

Location #A: Master bath, first floor

Location #B: Powder room, first floor

Location #C: Laundry room/area, first floor

Location #D: Full bath, second floor

Location #E: Master bath, second floor

Location #F: Laundry room/area, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: with individual ducts

40) 🛠️ The bathtub drain stopper mechanism at location(s) #D and E was loose. Recommend that a qualified person repair or replace as necessary.



Photo 40-1



Photo 40-2

41)  The shower door at location(s) #A was dragging on the tile floor below and would not open fully. Recommend that a qualified person repair as necessary.



Photo 41-1



Photo 41-2

42)  Neither the clothes washer or dryer were operated or evaluated. These appliances are excluded from this inspection.



Photo 42-1



Photo 42-2

43)  No access or only limited access was available to the back of the clothes washer and dryer, and to utility hook-ups located behind the appliances. The inspector normally attempts to determine the presence of a gas vs. electric power supply, the configuration of the stand pipe, whether the dryer exhaust duct is serviceable, etc. Because of the lack of access, the inspector was unable to fully evaluate and/or describe the hook-ups and appliances.

44)  General photos of the bathrooms.



Photo 44-1



Photo 44-2



Photo 44-3



Photo 44-4



Photo 44-5



Photo 44-6



Photo 44-7

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues 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, drawer, cabinet door or closet door 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 and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Wood, Multi-pane, Double-hung, Fixed

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable

45)  Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 45-1

46)  Fixtures such as door stops, towel bars, shelving, and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.



Photo 46-1

47)  Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.



Photo 47-1



Photo 47-2

48) ⓘ No window screens were installed. Windows may not provide ventilation during months when insects are active.



Photo 48-1

49) ⓘ General pictures of the interior areas.



Photo 49-1



Photo 49-2



Photo 49-3



Photo 49-4



Photo 49-5



Photo 49-6



Photo 49-7



Photo 49-8



Photo 49-9

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection. It should be assumed by the client that most homes in Georgia will at some point be infested by termites and/or other wood destroying organisms. Even if no infestation is visible, the client should budget for a termite treatment and ongoing termite coverage in the near future.

50)  Thank you for the opportunity to prepare your property inspection report. Please contact us if you have any questions or additional concerns.

Phone: 404-661-9763

Email: jmoore@inspectmorellc.com



Photo 50-1

INSPECTOR INFORMATION:



Joe Moore, Jr.
ASHI Certified Inspector #250189
Cell # 404.661.9763



<http://www.johnscreekhomeinspector.com>

PO Box 3755

Suwanee GA 30024-0995

Inspector: **Joe Moore**

Inspector's email: jmoore@inspectmorellc.com

Inspector's phone: **(404) 661-9763**



Summary

Client(s): **Shehzaan Chunara**

Property address: **120 Grand Cres**

Unit 26

Alpharetta GA 30009

Inspection date: **Wednesday, August 5, 2020**

This report published on Wednesday, August 5, 2020 6:42:25 PM EDT

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Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	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.)

Exterior and Foundation

- 4)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



Photo 4-1

- 5)  Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.



Photo 5-1

- 6)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 6-1

- 7)  Sealant was deteriorated in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install sealant (caulking) as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than sealant should be used. For more information, visit:

<https://www.reporthost.com/?CAULK>



Photo 7-1

Roof

- 9)  Kick-out flashing was missing at one or more locations. Such flashing should be located at the bottom of slopes where roof surfaces intersect with exterior walls above. It directs rainwater away from exterior walls and into gutters so that rainwater is less likely to run down the front surfaces of siding or flow behind siding. Recommend that a qualified contractor install kickout flashings where missing and per standard building practices (min. 4" x 4").

More information is available at: <http://www.dryflect.com/>



Photo 9-1



Photo 9-2

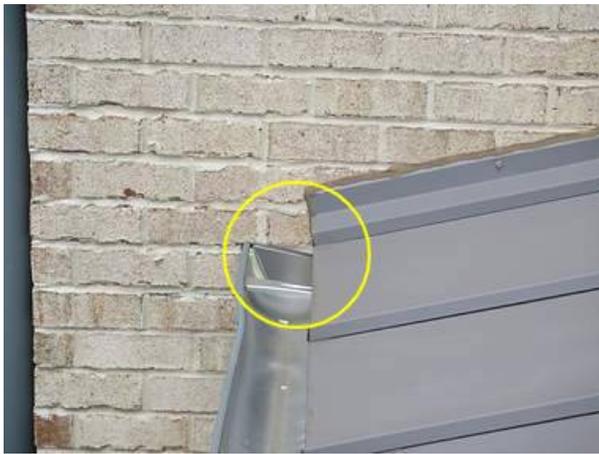


Photo 9-3



Photo 9-4

Garage or Carport

12)   The garage-house door isn't equipped with an automatic closing device such as spring hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

IRC 09 & 12 - (302.5.1)



Photo 12-1

- 13)  One or more gaps were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall on ceilings with a living space above). For more information, visit: <https://www.reporthost.com/?AGFR>



Photo 13-1

Water Heater

- 23)  The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit: <https://www.reporthost.com/?SCALD>



Photo 23-1

Heating, Ventilation and Air Condition (HVAC)

- 26)  The air handler's primary condensate drain line trap was missing and/or missing cap. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.

NOTE The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan.

Without a trap, this doesn't happen. Air that is lost through the condensate drain in blow-through systems primarily is an efficiency issue. Failure to install a trap on a blow-through system can be likened to drilling a hole in the ducts for each drain connection. As for draining away condensate, the pressure around the pan on a blow-through system almost guarantees the pan will drain, trapped or not.

Trapping is a major issue on draw-through systems. Untreated air can be drawn into the airstream while the system is running. If the coil is located in an attic or other warm space, there is even greater reason for concern. As on a blow-through system, an untrapped drain on a draw-through system is an efficiency issue. But more importantly, the air being sucked through the drainpipe can prevent the pan from draining, causing it to run over.



Photo 26-1

27) 🔧 One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.



Photo 27-1

28) 🔧 Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, the frequency of house cleaning, number of occupants, the season).

NOTE filter size - 16x25x1

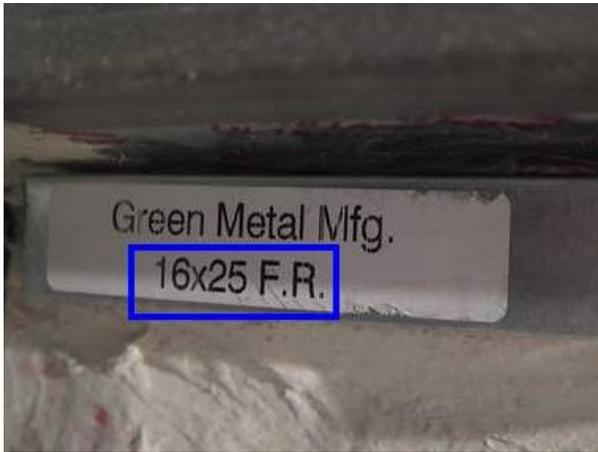


Photo 28-1



Photo 28-2



Photo 28-3

Fireplaces, Stoves, Chimneys and Flues

31) 🚧 🔍 Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 31-1



Photo 31-2



Photo 31-3



Photo 31-4

Bathrooms, Laundry and Sinks

40)  The bathtub drain stopper mechanism at location(s) #D and E was loose. Recommend that a qualified person repair or replace as necessary.



Photo 40-1



Photo 40-2

41)  The shower door at location(s) #A was dragging on the tile floor below and would not open fully. Recommend that a qualified person repair as necessary.



Photo 41-1



Photo 41-2

Interior, Doors and Windows

45)  Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 45-1

46)  Fixtures such as door stops, towel bars, shelving, and/or toilet paper holders are missing in one or more areas. Recommend having a qualified contractor install fixtures where missing.



Photo 46-1

47)  Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.



Photo 47-1



Photo 47-2