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## Property Inspection Report

Client(s): Yesica Murillo

Property address: 4065 Hopewell Springs Dr  
Milton GA 30004-1705

Inspection date: Friday, August 7, 2020










This report published on Friday, August 7, 2020 11:56:39 PM EDT

This report is the exclusive property of the inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. The client(s) must read and agree to the terms and conditions of the contract agreement at the bottom 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
	Conductive 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>

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## General information

Inspector: Tim Reed  
 Structures inspected: Main house  
 Age of building: 5 years  
 Time started: 11:00 am  
 Total Length of Inspection & Report Writing: 5 hours  
 Inspection Fee: \$815.00  
 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: Security system, Irrigation system, Playground equipment  
 Radon Test Fee: **\$195.00**  
 Radon Test Start Time: **11:30 pm**  
 Radon Test Location: **Finished basement**


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1)  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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2)  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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3)  **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.

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4)  Please feel free to visit [www.homewyse.com](http://www.homewyse.com) for any cost related items such as material, maintenance, installation or future projects and/or repairs related to your home.

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## 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: Cement-based clapboard, Brick veneer, Stone veneer

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core wood



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- 5)   Guardrails on the front right side retaining wall, 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 5-1



Photo 5-2



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- 6)   One front ground fault circuit interrupter (GFCI) electric receptacles are tripped and will not reset. This is a safety hazard due to the risk of fire and/or shock. A qualified electrician should evaluate and make repairs as necessary.



Photo 6-1



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- 7)   One or more hornet, bee and/or wasp nests were found. These can pose a safety hazard. Nest(s) should be removed as necessary.



Photo 7-1



Photo 7-2


8)  One area at the gate on the right side of the structure has significantly soggy soil, standing water or indications of accumulated water at times (sediment, dead grass, etc.). Recommend consulting with a qualified contractor who specializes in drainage, to determine if or what repairs are needed to provide adequate drainage. Possible repairs may involve grading soil, or installing, repairing and/or replacing underground drains.



Photo 8-1



Photo 8-2


9)  Minor cracks were found in one or more sections of brick veneer at the left side stairs. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar to prevent water intrusion and further deterioration in the future.



Photo 9-1



Photo 9-2


10)  One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.





Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4



11)   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](#).



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4



12)   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 12-1



Photo 12-2



Photo 12-3



Photo 12-4

13) 📍 General pictures of exterior.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5

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## 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: 5 years

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

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14)  Debris has accumulated in 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 14-1



Photo 14-2

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15)  General pictures of roof area.





Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6



Photo 15-7



Photo 15-8

**Garage**

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







16)   The auto-reverse mechanism or pressure safety, on the vehicle door openers are inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary.



Photo 16-1

17)   Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to plumbing leaks. A qualified contractor should evaluate and repair as necessary.

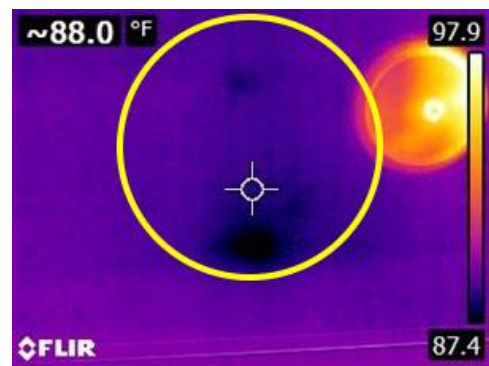


Photo 17-1 This infrared scan and moisture meter showed signs of moisture at this ceiling stain. This is below the master bathroom.

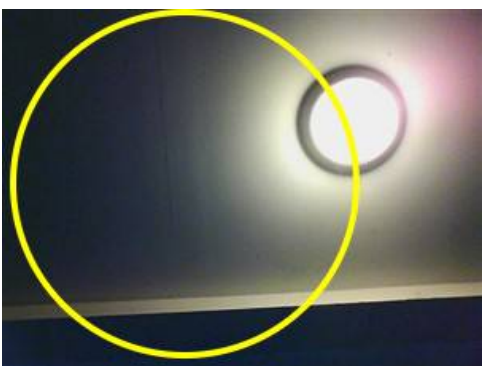


Photo 17-2



Photo 17-3



Photo 17-4



Photo 17-5

18) ⓘ Garage door openers appeared functional at time of inspection.



Photo 18-1



Photo 18-2

19) ⓘ General pictures of garage.



Photo 19-1



Photo 19-2



Photo 19-3

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## 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: Trusses

Ceiling structure: Trusses

Insulation material: Fiberglass loose fill

Insulation depth: 10

Insulation estimated R value: 30

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20)  While inspecting the attic, the inspector noticed one or more sections of the insulated a/c refrigerant line, that is missing the insulation. This is allowing condensation to drip onto the unit below. Recommend having a qualified contractor evaluate and repair as necessary.



Photo 20-1

21)  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.

22)  General pictures of the attic area.



Photo 22-1



Photo 22-2





Photo 22-3



Photo 22-4



Photo 22-5



Photo 22-6

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## 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): 400

Service voltage (volts): 120/240

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

Service entrance conductor material: Aluminum

System ground: Ground rod(s) in soil

Main disconnect rating (amps): Two 200 amp breakers

Branch circuit wiring type: Copper

Smoke detectors present: Yes

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23) ⓘ General picture of service panel. The basic infrared scan showed no abnormal anomalies at the time of the inspection.

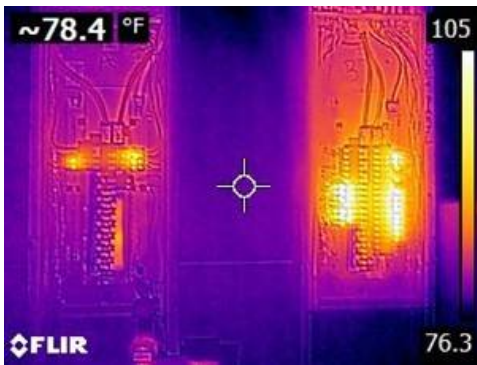


Photo 23-1



Photo 23-2



24)  Location of the main service disconnect.



Photo 24-1



Photo 24-2

25)  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: 5 years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 75

Manufacturer: Rheem

26)  The water heater was checked and appears to be functional.

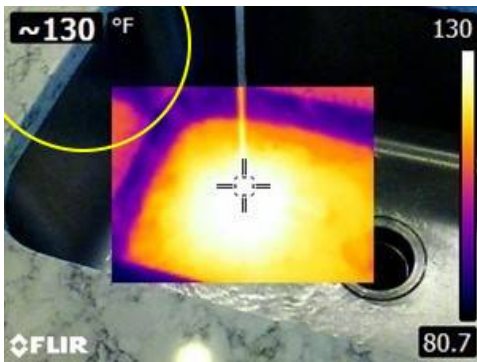


Photo 26-1



Photo 26-2



Photo 26-3




- 
- 27)  The estimated useful life for most water heaters is 8 to 12 years.
- 
- 28)  This house has a thermal expansion relief valve instead of an expansion tank. Homes should have one or the other.
- 
- 29)  A circulating pump is 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(s) should familiarize themselves with the timer's operation and configure it as needed.



Photo 29-1


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- 30)  This house has a thermal expansion relief valve instead of an expansion tank. Homes should have one or the other. This is located in the laundry at the back wall.



Photo 30-1

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## 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.

Estimated age: 5 years

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

Distribution system: Flexible ducts

Manufacturer: Carrier

Filter location: At the base of the furnace

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



Photo 31-1



Photo 31-2



Photo 31-3



Photo 31-4 Filter size.

32) 🔍️🏠🔌 The basement electric heat pump heating and air conditioning system was checked and appears to be functional at the time of the inspection.



Photo 32-1

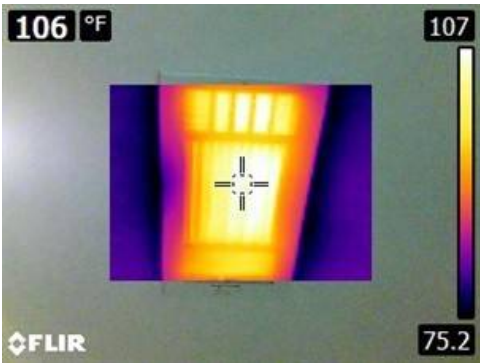


Photo 32-2



Photo 32-3

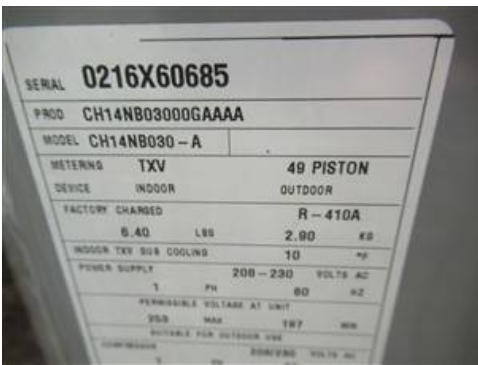


Photo 32-4

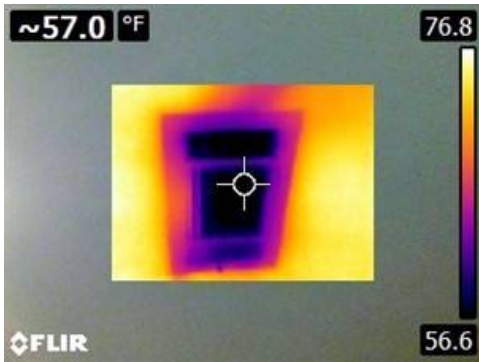


Photo 32-5

33) 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.

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



Photo 34-1

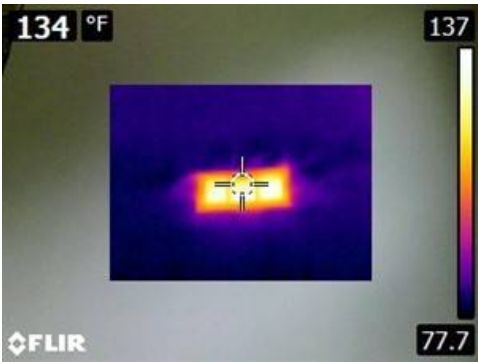


Photo 34-2



Photo 34-3

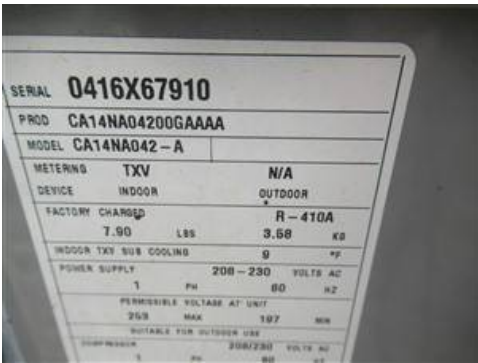


Photo 34-4

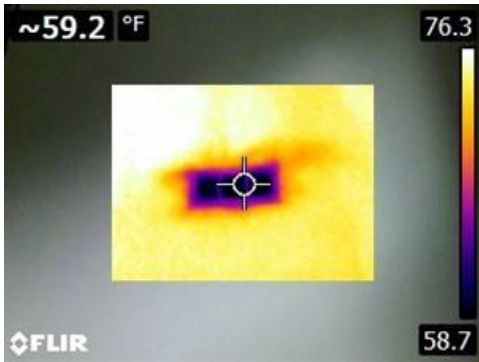


Photo 34-5


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



Photo 35-1

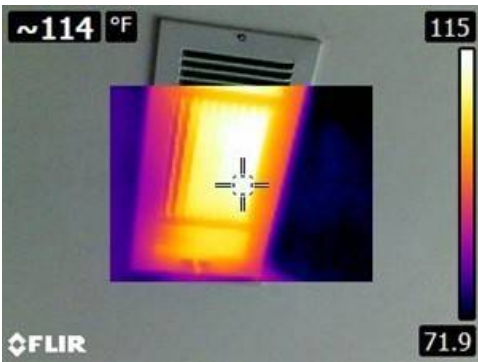


Photo 35-2



Photo 35-3



Photo 35-4



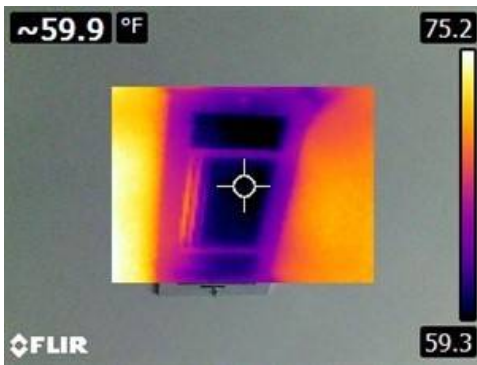


Photo 35-5

- 36) The estimated useful life for most forced air furnaces is 15 to 20 years.
- 37) 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 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: Polyethylene

Supply pipe material: Polyethylene

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

- 38) 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.

- 39) Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.



Photo 39-1

- 40) Location of main water shut off.



Photo 40-1


41)  Location of main gas shut off.



Photo 41-1


42)  Water pressure.



Photo 42-1

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## 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: Metal prefabricated

Chimney type: Metal

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43)  The gas fireplace appeared functional at the time of the inspection.



Photo 43-1



Photo 43-2

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## 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: Laminated wood

Floor structure above: Engineered wood joists

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44)  General pictures of basement.

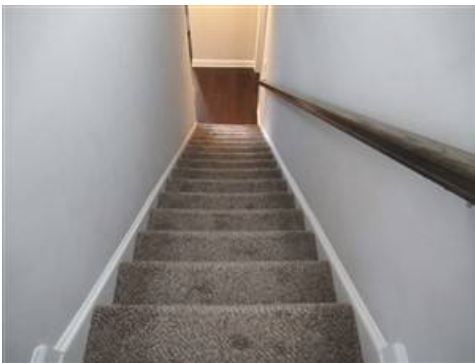


Photo 44-1



Photo 44-2



Photo 44-3



Photo 44-4





Photo 44-5



Photo 44-6



Photo 44-7



Photo 44-8



Photo 44-9

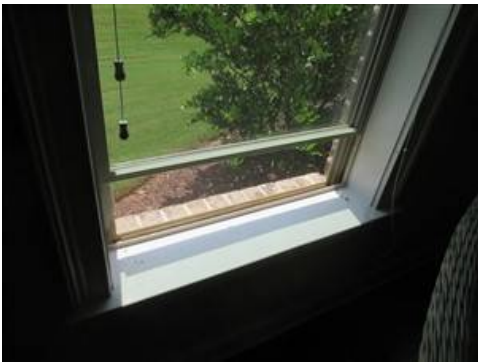


Photo 44-10



Photo 44-11



Photo 44-12



Photo 44-13



Photo 44-14



Photo 44-15



Photo 44-16

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## 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.

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



Photo 45-1



Photo 45-2

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46)  The refrigerator was checked and appears to be functional.



Photo 46-1



Photo 46-2


47)  The microwave was checked and appears to be functional.



Photo 47-1



Photo 47-2


48)  The range/ovens were checked and appeared to be functional.



Photo 48-1



Photo 48-2

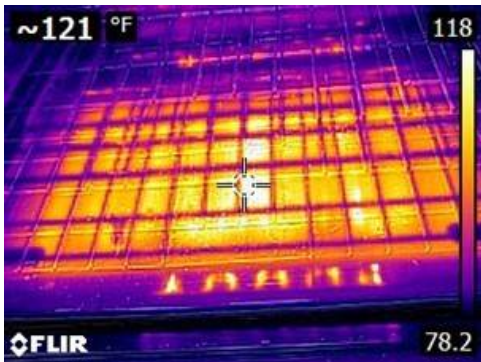


Photo 48-3



Photo 48-4



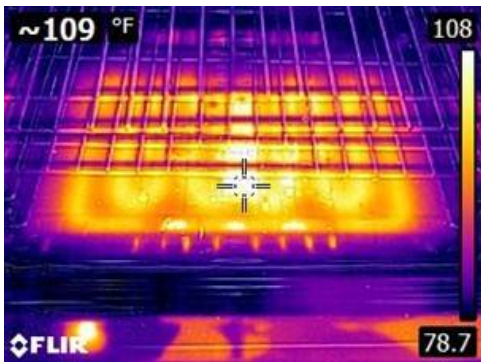


Photo 48-5



Photo 48-6


49)  Food disposal appeared functional at time of inspection.



Photo 49-1


50)  General pictures of kitchen.



Photo 50-1



Photo 50-2


51)  One or more light bulbs are missing in the range hood light fixture. The inspector was unable to determine if the light fixture is fully operable.



Photo 51-1

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## 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.



52)   Grout or caulk in the master bedroom shower is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.



Photo 52-1



Photo 52-2




53)   Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.



Photo 53-1



Photo 53-2

54)  General pictures of bathrooms.

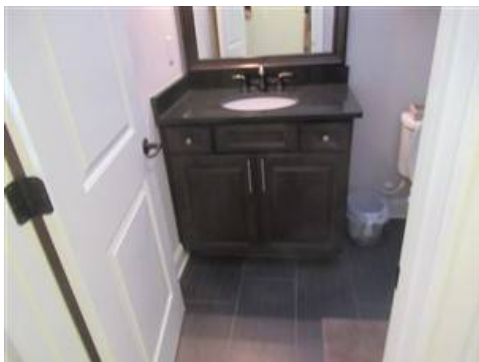


Photo 54-1



Photo 54-2

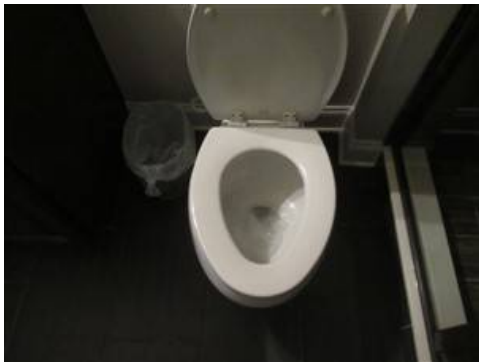


Photo 54-3



Photo 54-4



Photo 54-5



Photo 54-6

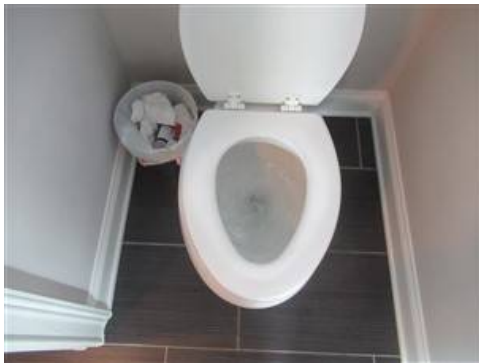


Photo 54-7



Photo 54-8





Photo 54-9

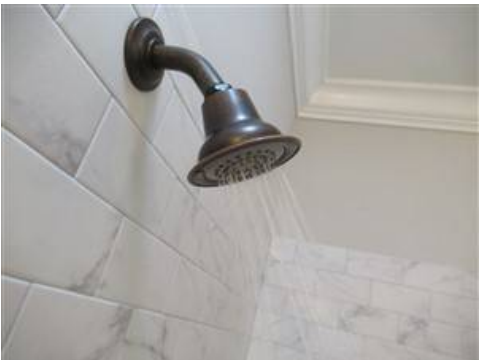


Photo 54-10

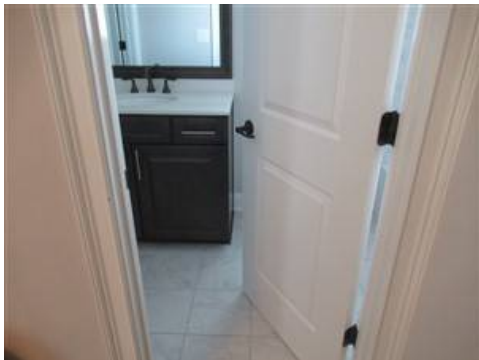


Photo 54-11



Photo 54-12



Photo 54-13

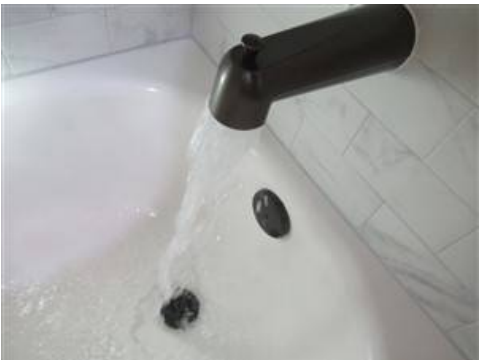


Photo 54-14



Photo 54-15

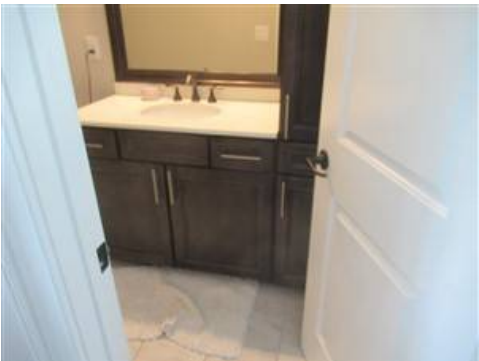


Photo 54-16



Photo 54-17

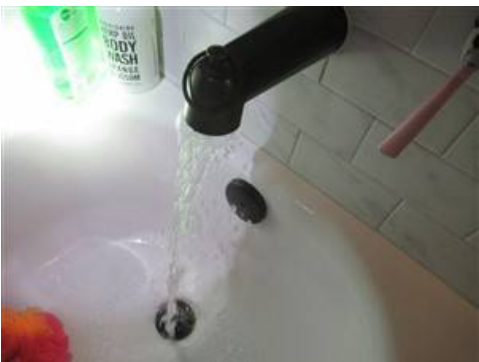


Photo 54-18



Photo 54-19



Photo 54-20



Photo 54-21



Photo 54-22



Photo 54-23



Photo 54-24



Photo 54-25



Photo 54-26

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## 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.

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55)   One or more smoke alarms are damaged, deteriorated and/or missing from their mounting brackets. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.



Photo 55-1 Upstairs back bedroom.





56)   Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 56-1 Upstairs back bedroom.



57)  Batteries in all the smoke alarms should be replaced after taking occupancy, and twice annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

58)  Wood flooring and stairs in one or more areas appears to be scratched. Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.

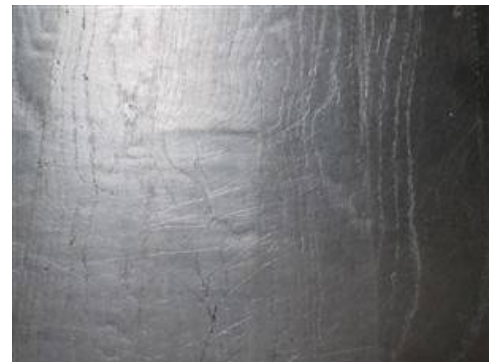


Photo 58-1



Photo 58-2


59)  One master bedroom air supply registers has a weak air flow, or no apparent flow, and may result in an inadequate air supply for heating/cooling. Recommend asking the property owner(s) about this. Adjustable damper(s) in ducts may exist and be reducing the flow. If dampers exist, then they should be opened to attempt to improve the air flow. If the property owner(s) are unaware of such dampers, or if adjusting dampers does not improve the air flow, then a qualified heating/cooling contractor should evaluate and repair or make modifications as necessary.



Photo 59-1 This is the left side of the master bed.

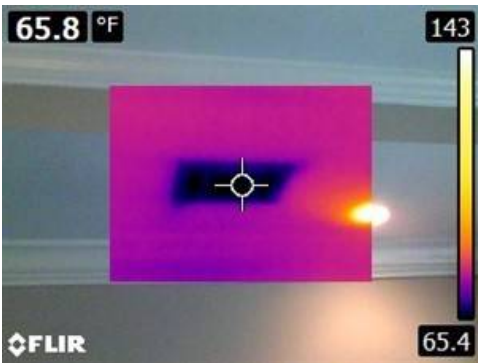



Photo 59-2 This is the right side of the master bedroom bed.

60)  Carpeting in one or more rooms is soiled and/or stained. Recommend having carpeting professionally cleaned as necessary.



Photo 60-1

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

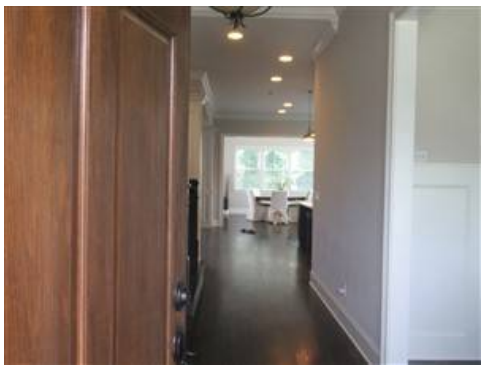


Photo 61-1



Photo 61-2



Photo 61-3



Photo 61-4

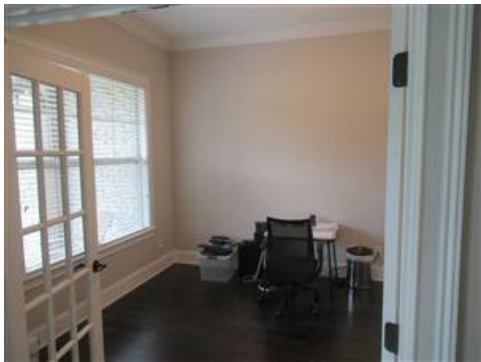


Photo 61-5



Photo 61-6



Photo 61-7

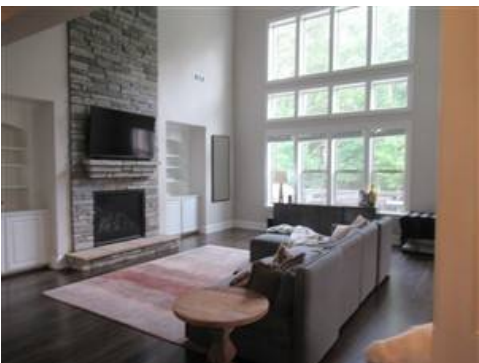


Photo 61-8



Photo 61-9



Photo 61-10

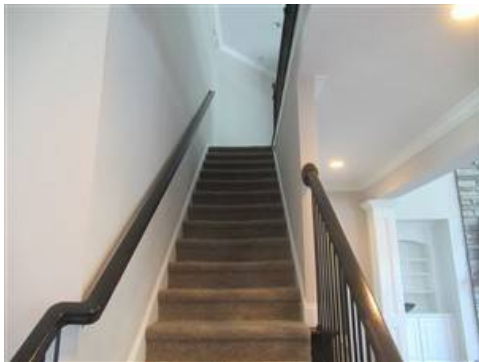


Photo 61-11



Photo 61-12



Photo 61-13



Photo 61-14



Photo 61-15



Photo 61-16


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





Photo 62-1



Photo 62-2



Photo 62-3



Photo 62-4



Photo 62-5

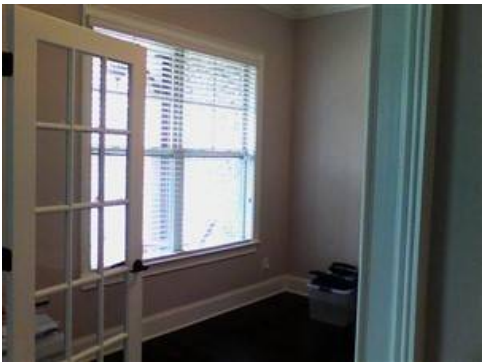


Photo 62-6



Photo 62-7

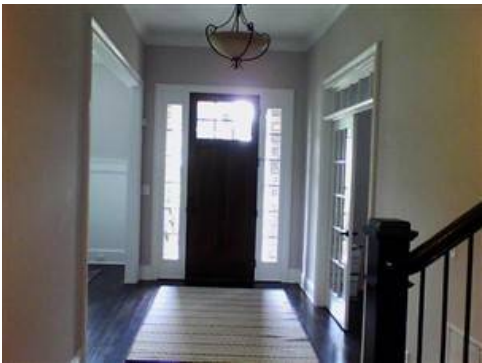


Photo 62-8



Photo 62-9

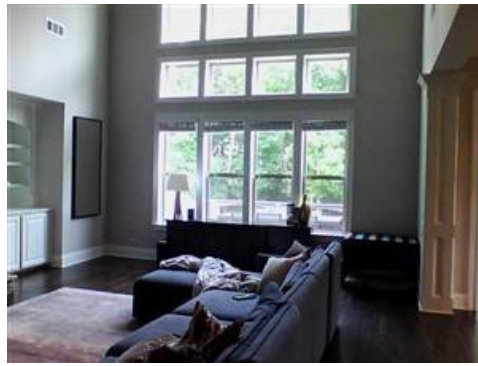


Photo 62-10

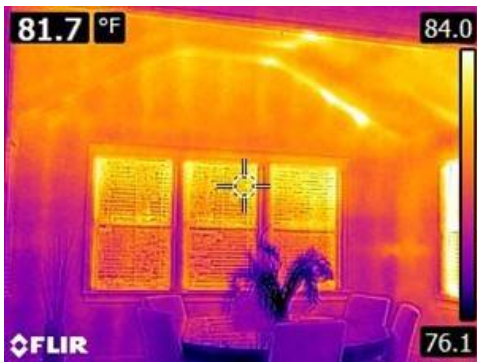


Photo 62-11



Photo 62-12



Photo 62-13



Photo 62-14

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## Structural Pest Findings

Full Pest Evaluation Not Performed: A full pest evaluation was not performed in conjunction with today's home inspection. Any pest issues commented on in this report were issues observed by the inspector while performing a standard home inspection and not the result of an in-depth pest evaluation. No warranty or liability will be provided and/or assumed by the Company as a result of these findings. As always, we recommend a professional termite and pest evaluation be performed prior to any real estate transaction. If desired, please contact our pest division to order a full termite and pest evaluation.

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## 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](mailto:inspections@lunspro.com).

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

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Inspector's phone: (770) 905-9305



## Summary

Client(s): Yesica Murillo  
Property address: 4065 Hopewell Springs Dr  
Milton GA 30004-1705  
Inspection date: Friday, August 7, 2020

This report published on Friday, August 7, 2020 11:56:39 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

### Please Note:

The concerns listed below on the summary page are numbered consistently with their corresponding numbers on the report page. Therefore, you may notice that some concerns are not mentioned on the summary page. This is because the concern was not a major priority to warrant it to be listed on the summary page.



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
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Exterior

5) Guardrails on the front right side retaining wall, 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 5-1



Photo 5-2

6) One front ground fault circuit interrupter (GFCI) electric receptacles are tripped and will not reset. This is a safety hazard due to the risk of fire and/or shock. A qualified electrician should evaluate and make repairs as necessary.



Photo 6-1


- 7)  One or more hornet, bee and/or wasp nests were found. These can pose a safety hazard. Nest(s) should be removed as necessary.



Photo 7-1



Photo 7-2


- 8)  One area at the gate on the right side of the structure has significantly soggy soil, standing water or indications of accumulated water at times (sediment, dead grass, etc.). Recommend consulting with a qualified contractor who specializes in drainage, to determine if or what repairs are needed to provide adequate drainage. Possible repairs may involve grading soil, or installing, repairing and/or replacing underground drains.



Photo 8-1



Photo 8-2


- 9)  Minor cracks were found in one or more sections of brick veneer at the left side stairs. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar to prevent water intrusion and further deterioration in the future.



Photo 9-1



Photo 9-2


- 10)  One or more downspouts have no extensions, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Repairs should be made as necessary, such as installing or repositioning splash blocks, or installing and/or repairing tie-ins to underground drain lines, so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.





Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4



11)   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](#).



Photo 11-1



Photo 11-2



Photo 11-3



Photo 11-4



12)   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 12-1



Photo 12-2



Photo 12-3



Photo 12-4

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## Roof

14) 🛠️💧 Debris has accumulated in 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 14-1



Photo 14-2




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## Garage

16) 🛠️🔍 The auto-reverse mechanism or pressure safety, on the vehicle door openers are inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary.



Photo 16-1

17)    Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to plumbing leaks. A qualified contractor should evaluate and repair as necessary.

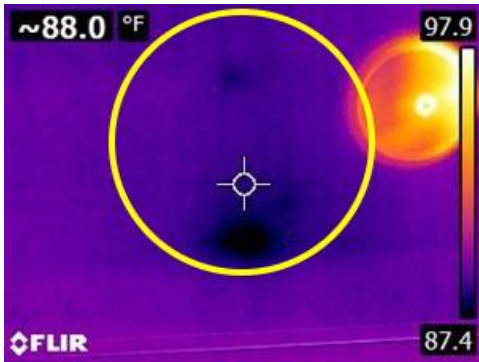


Photo 17-1 This infrared scan and moisture meter showed signs of moisture at this ceiling stain. This is below the master bathroom.

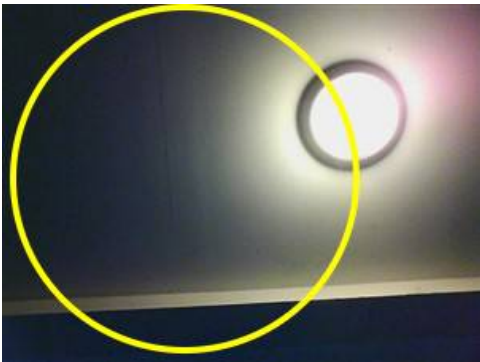


Photo 17-2



Photo 17-3



Photo 17-4



Photo 17-5



Attic

20) While inspecting the attic, the inspector noticed one or more sections of the insulated a/c refrigerant line, that is missing the insulation. This is allowing condensation to drip onto the unit below. Recommend having a qualified contractor evaluate and repair as necessary.



Photo 20-1

Heating and cooling

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



Photo 31-1



Photo 31-2



Photo 31-3



Photo 31-4 Filter size.

Bathrooms

52) Grout or caulk in the master bedroom shower is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.



Photo 52-1



Photo 52-2

53) 🛠️💧 Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.



Photo 53-1



Photo 53-2

---

## Interior rooms

55) 🚑🔧 One or more smoke alarms are damaged, deteriorated and/or missing from their mounting brackets. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.



Photo 55-1 Upstairs back bedroom.

56) 🚑🔧 Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 56-1 Upstairs back bedroom.

57) 🔧🔋 Batteries in all the smoke alarms should be replaced after taking occupancy, and twice annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

58) 🔧🔍🌐 Wood flooring and stairs in one or more areas appears to be scratched. Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.



Photo 58-1



Photo 58-2

59) 🔧🔍 One master bedroom air supply registers has a weak air flow, or no apparent flow, and may result in an inadequate air supply for heating/cooling. Recommend asking the property owner(s) about this. Adjustable damper(s) in ducts may exist and be reducing the flow. If dampers exist, then they should be opened to attempt to improve the air flow. If the property owner(s) are unaware of such dampers, or if adjusting dampers does not improve the air flow, then a qualified heating/cooling contractor should evaluate and repair or make modifications as necessary.



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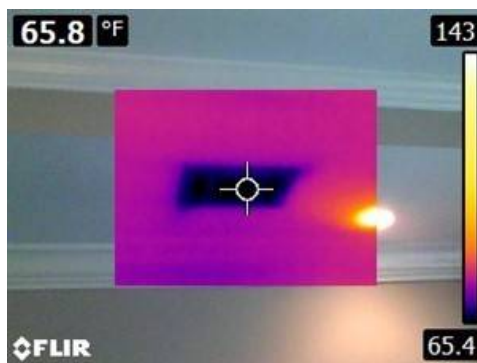


Photo 59-2 This is the right side of the master bedroom bed.

60) 🔧🔍 Carpeting in one or more rooms is soiled and/or stained. Recommend having carpeting professionally cleaned as necessary.





Photo 60-1