



Inspection Report

Bethany Seewoester

Property Address:
382 Lofton Rd NW
Atlanta GA 30309



Avalon Home Inspections Inc.

Joe Kelley
McDonough GA 30252
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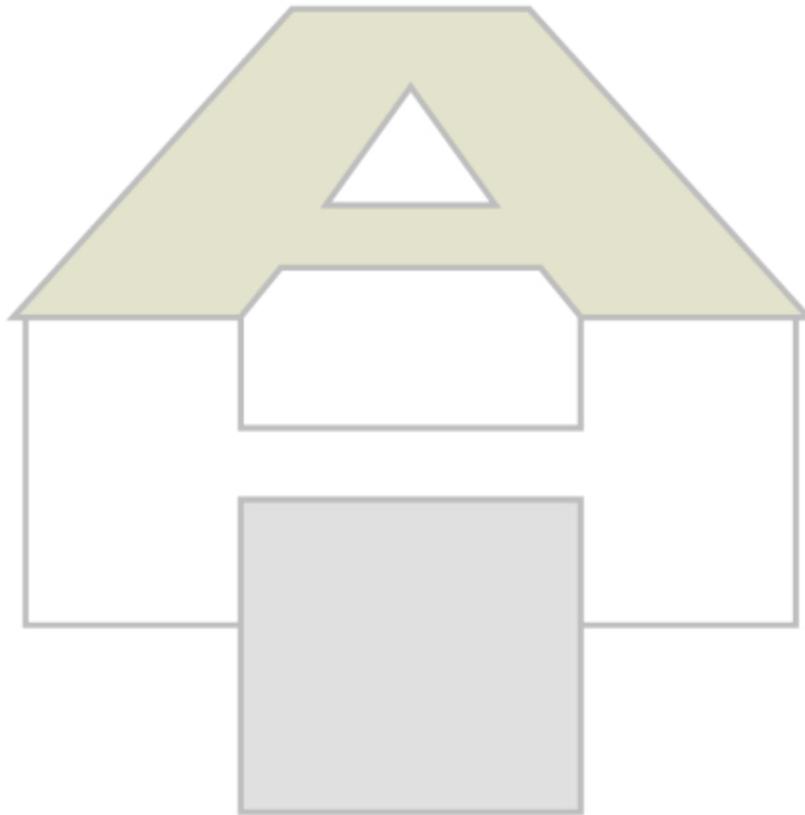


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Property: 382 Lofton Rd NW Atlanta GA 30309	Customer: Bethany Seewoester	Real Estate Professional: Cathryn Weldon Keller Williams (Atlanta) InTown

Comment Key or Definitions

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

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

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

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

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

 **Informational** = Observations about the home for the benefit of the homebuyer.

 **Minor Defects** = Covers small repairs which could be handled by a handyman, as opposed to major repairs which would require a contractor or other licensed professional.

 **Safety** = Major issue that could affect the health or safety of residents or may pose a hazard to the property. Recommend qualified repair by license contractor or other licensed professional.

Remember the summary is not to be used as representative of the entire report, please read the report in its entirety to gain the best understanding of the condition of your home.

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective home owner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed. Any changes should be addressed with the seller prior to closing.

What Really Matters?

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a structural failure.
2. Things that lead to major defects. A small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy or insure the home.
4. Safety hazards, such as an exposed, live buss bar at the electric panel.

Anything in these categories should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is unwise to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure or nit-picky items.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

This home is older than 25 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. It is not uncommon for older homes to have sagging or uneven floor systems. Sometimes this is caused by spanning issues and/or building practices that are not longer acceptable. Sometimes this is caused by heavy furniture (ie water beds) that have bowed floor systems and sometimes this is caused by pest damage. The home inspector is not required to report on pest (rodent activity, this should be performed by a licensed pest control company). This is an older home that will not be perfect. Always consider hiring the appropriate expert for any repairs or further inspection.

Avalon Home Inspections Inc. highly recommends that a WDO (termite) inspection is ordered along side our home inspection. Avalon is not a pest control company and does not inspect for pest (rodents) termites, powder post beetles or wood destroying organisms (nor are we insured for those types of E&O losses). A third party can and should be ordered either through our company or independently of our company. Please do your due diligence and have WDO inspection performed.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in the last 3 days:

No

Radon Test:

No

Water Test:

No

Air Quality Test:

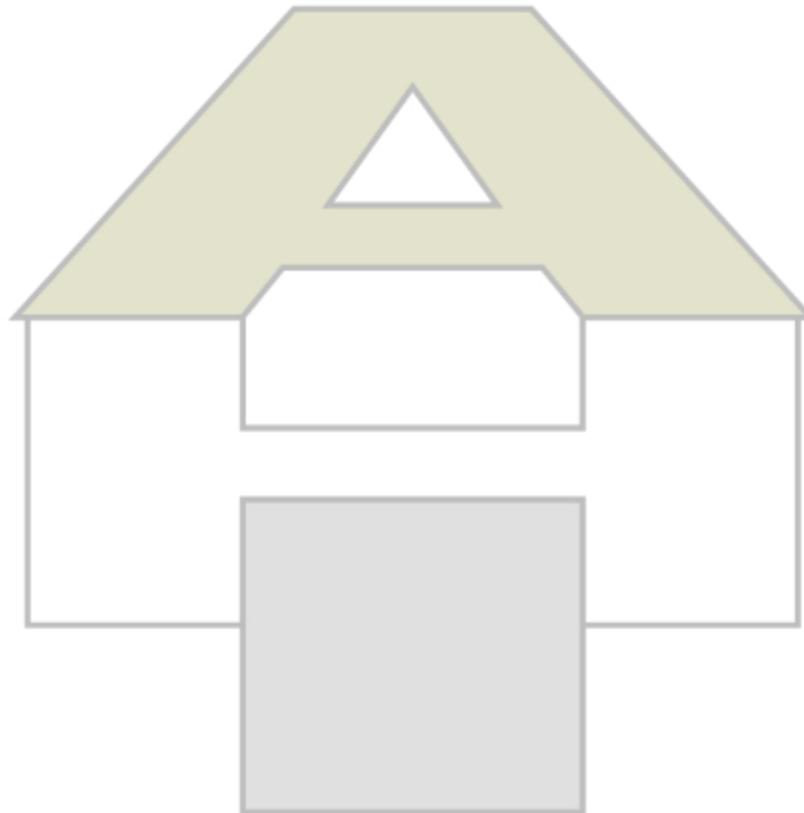
No

Termite Letter Ordered:

No

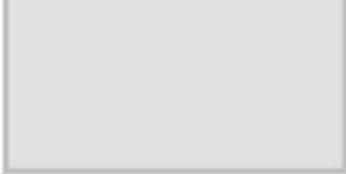
Sewer Scope:

No



1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Viewed roof covering from:

Ground
Walked roof

Roof-Type:

Gable
Hip
Shed

Roof Covering:

Architectural
Asphalt/Fiberglass
Roll/Selvage

Approximate Age of Roof:

Over 10 Years Old
Over 15 Years Old

Chimney (exterior):

Brick

Roof Ventilation:

Gable vents
Ridge vents
Soffit Vents

Method used to observe attic:

Walked
Not Completely Accessible

Roof Structure:

2 X 6 Rafters
Common board
Lateral bracing
Not Totally Visible
OSB Board
Stick-Built

Ceiling Structure:

2X8
Not Totally Visible(blocked by insulation)

Attic info:

Attic access

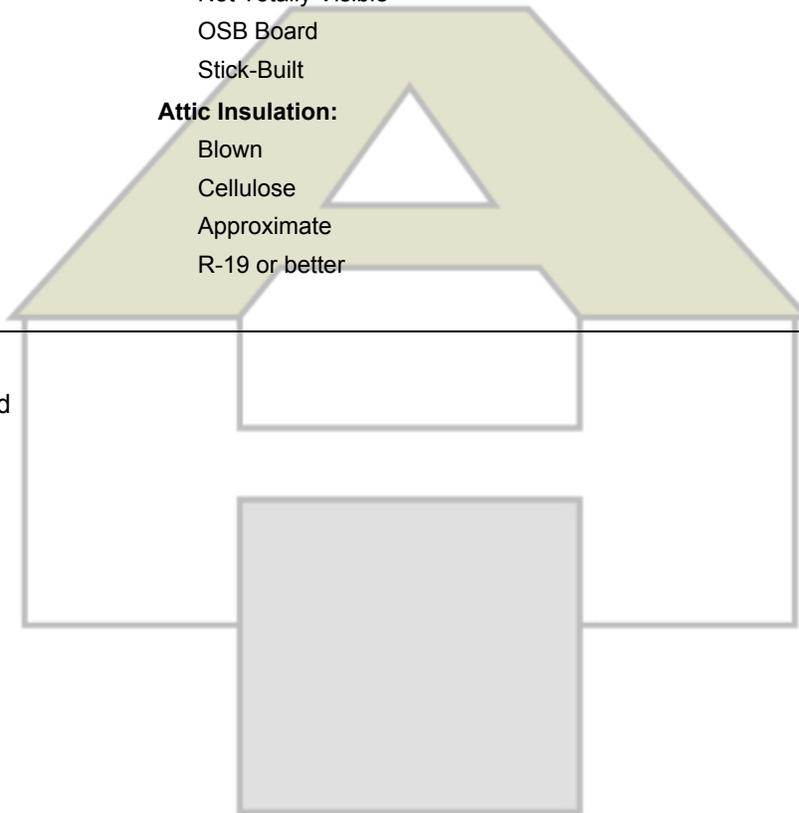
Attic Insulation:

Blown
Cellulose
Approximate
R-19 or better

Items

1.0 ROOF COVERINGS

Comments: Inspected



- i** (1) Average lifespan of architectural shingles in GA is 25 to 28 Years. Also known as laminated or dimensional shingles, architectural roofing shingles are among the highest quality roofing products made. Traditionally, they are composed of heavy fiber glass material base and ceramic-coated mineral granules that are tightly embedded in carefully refined, water-resistant asphalt.



1.0 Item 1(Picture)

- i** (2) Part or all of this structures roofing is shed(low pitched roof with selvage roofing). Membrane or selvage roofing is installed. Low pitched roofing does need periodic maintenance(including cleaning, prepping, resealing on a regular basis. Please have roof inspected every three years for servicing. This is FYI.

Drainage lines should be inspected and cleared annually.

Typical lifespan for selvage roofing is 12 to 15 years.

- i** (3) The roof covering appears to be the over 10 years old. This is the inspectors "reasonable estimate" based a visual review on what appears to be normal degradation of the roof covering. If an exact age and future useful life of the roof is needed I would recommend that a licensed roofing contractor evaluate and verify the age of the roof and estimate its future useful life. This is for your information
- i** (4) The roof covering appears to be over 15 years old. This is the inspectors "reasonable estimate" based a visual review on what appears to be normal degradation of the roof covering. If an exact age and future useful life of the roof is needed I would recommend that a licensed roofing contractor evaluate and verify the age of the roof and estimate its future useful life. This is for your information

🔨 (5) Several roof shingles are damaged at numerous areas of roof. It should be replaced as soon as possible. A qualified contractor should inspect and repair as needed.



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

🔨 (6) The roof shingles has excessive "moss or algae" growth at the "entire roof". Repairs are needed as moss can shorten lifespan of shingles. A qualified contractor should inspect and treat fungi as needed.



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)

 (7) Fiberglass shingles covering the roof of this home were installed with joints aligned vertically at every other course. This installation method is called 'racking'.

Racking can be an improper installation method for many shingle types. It is acceptable for some shingle types, and it is the required method for a few shingle types.

The inspector recommends that, before the expiration of your Inspection Objection Deadline, you have the roof examined by a qualified roofing contractor to determine whether the shingles on your roof have been improperly installed.



1.0 Item 12(Picture)



1.0 Item 13(Picture)

🔨 (8) The roof covering shows a mump-like appearance indicating a possible manufacturer defect. These areas will eventually blister and the roof will need replacing.



1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)



1.0 Item 17(Picture)



1.0 Item 18(Picture)

🔨 (9) The roof shingles were installed improperly or not according to manufactures specifications at the ridge shingles. The roof is not leaking but will not withstand elements as well as a properly installed shingles. A qualified roofing contractor should inspect and repair/replace as needed.

Ridge shingles must be used at ridge. Architectural shingles cannot be used at ridge cap.

Starter strip is missing around perimeter of home. Repairs are needed by a licensed roofing contractor.



1.0 Item 19(Picture)

- (10) Unsealed visible roof nails should be sealed. This can cause leaks. A qualified person should seal nail holes with tar or silicone.



1.0 Item 20(Picture)

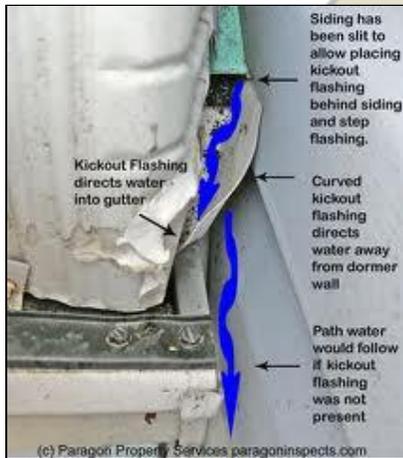
1.1 FLASHINGS

Comments: Inspected

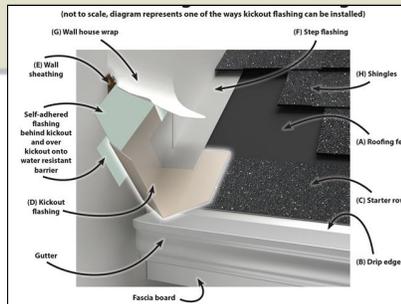
- (1) The kick out flashing between cladding and shingles is missing at the front of home. Kick out flashing directs water into gutter or away from home so that runoff water intrusion does not occur into the cavity of wall. A qualified contractor should install as needed.

IRC R703.8

R905.2.8.3 Sidewall flashing.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



(2) The metal drip edge is missing along rake/eaves. Moisture or water could leak in to attic when raining. A qualified roofing contractor should inspect and repair as needed.

Recent changes in code require installation of drip edge flashing when roof is replaced. This change is not retroactive on shingles installed prior to 2012.. This also supports edge of roof shingles and covers the "builder gap" between fascia board and roof sheathing.

The "builder gap" that helps prevent rodent and insect intrusion. This is FYI.

IRC R905. 2.8



1.1 Item 4(Picture)



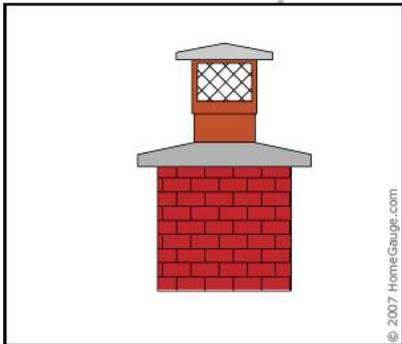
1.1 Item 5(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



(1) Chimney cap is missing. This was common for older homes but is not recommend as rain and pest can enter flue pipe. A qualified contractor should install as needed.

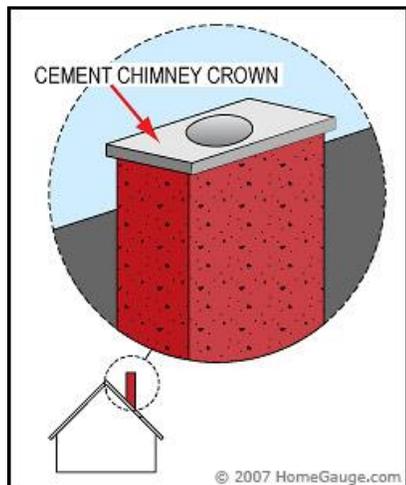


1.2 Item 1(Picture)



1.2 Item 2(Picture)

🔨 (2) The cement crown on chimney chase is failing and needs prep and re-coat. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



1.2 Item 4(Picture)

1.2 Item 3(Picture)

1.3 ROOF VENTILATION

Comments: Inspected

📄 (1) Types of ventilation for attic.



1.3 Item 1(Picture)

🔨 (2) Soffit vent screens are blocked by insulation(missing baffles) at the front of home and rear of home. This is a small but needed repair as proper ventilation of attic will increase roof life and lower energy bills. A qualified contractor should inspect and repair as needed.



1.3 Item 2(Picture)

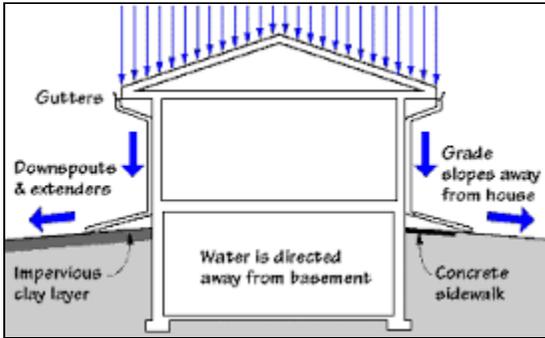


1.3 Item 3(Picture)

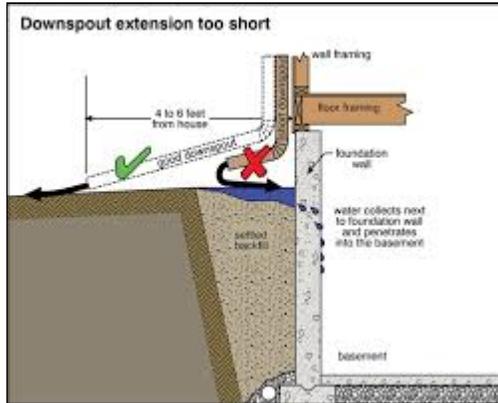
1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

- (1) Gutters and Downspouts along with proper grading around home protects foundation from water intrusion and erosion.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

- (2) The below ground drain lines for downspouts are old and I am unable to determine if drains will function properly.



1.4 Item 3(Picture)

- (3) The gutter(s) is damaged at the front of home. Damaged, loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.

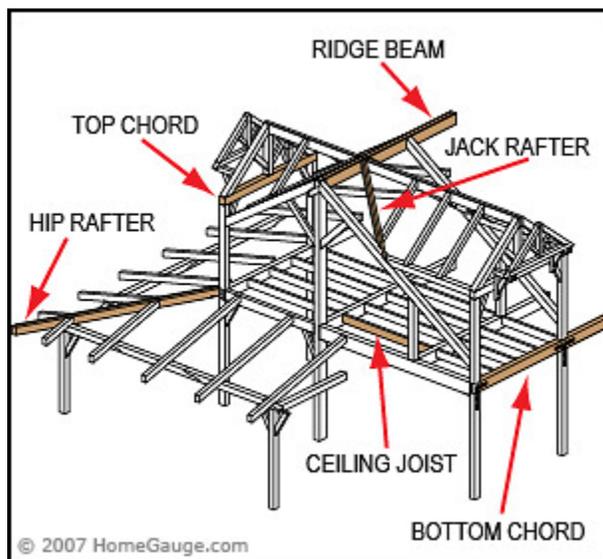


1.4 Item 4(Picture)

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Inspected

i (1) Diagram of roof system.



1.5 Item 1(Picture)

(2) The 2x6 rafters are missing collar ties at ridge of roof. Repairs are needed to maintain the stability of roof. A qualified contractor should repair as needed.



1.5 Item 2(Picture)

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

1.7 INSULATION IN ATTIC

Comments: Inspected

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style:

- Brick
- Lap
- T-111

Siding Material:

- Brick Veneer
- Cement-Fiber
- Wood Cladding (Fair Condition Comment)
- Wood Cladding(Deteriorated)

Exterior Entry Doors:

- Insulated Glass
- Single Pane
- Wood

Appurtenance:

- Deck Comment

Driveway:

- Concrete

Deck with Steps

Sidewalk

Items

2.0 WALL CLADDING FLASHING AND TRIM

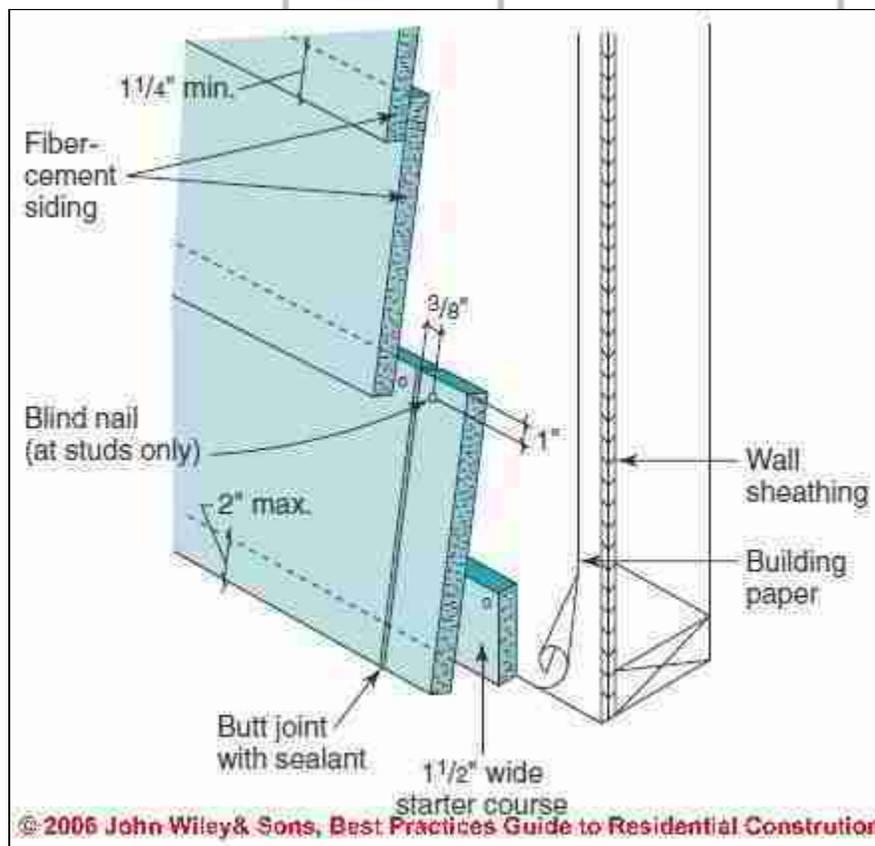
Comments: Inspected

- i** (1) Wood cladding must be properly finished with a paint, stain, or clear sealer. Left unprotected, it's susceptible to rot and decay caused by moisture. Of special concern is the fact that wood expands and contracts with normal changes in humidity and temperature. These fluctuations may cause paint finishes to chip and crack, and over time puts stress on caulked seams around windows, doors, and at corners. If the caulk separates and fails to keep out moisture, wood rot may develop. Even species of wood that have a natural resistance to rot, such as redwood, cypress, and cedar, may decay if not properly protected from the elements.
- 🔨** (2) This property was clad with cedar, redwood or white pine wood. It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of cracking, splitting, buckling and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance.

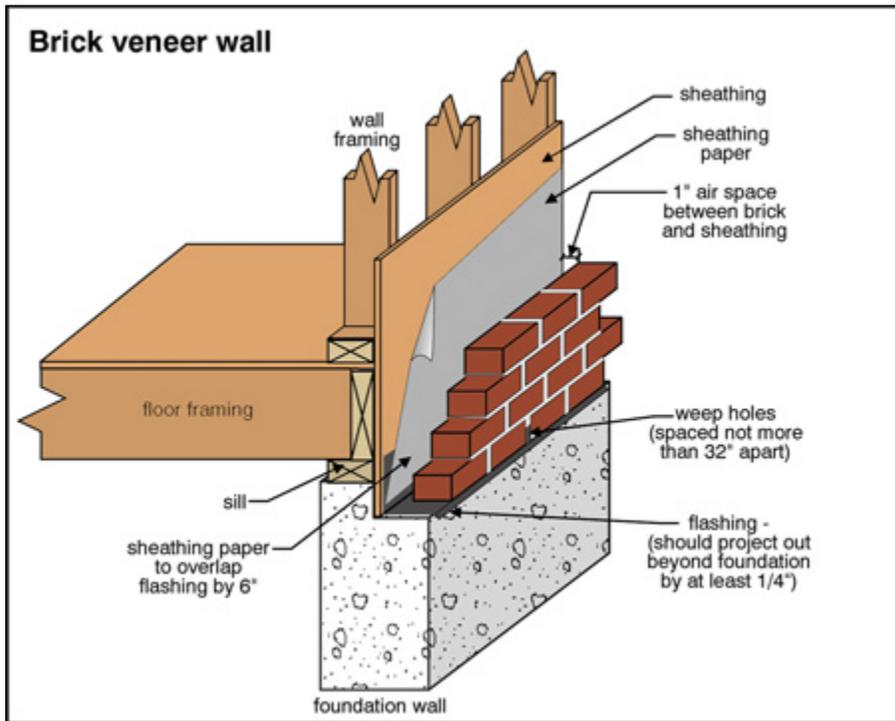
Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary.

- i** (3) Fiber Cement boards are strong and designed to hold up under extreme climates where intense sunlight, moisture or wind is common. This material is also resistant to fire, insects and rotting. Fiber cement board doesn't require painting. Boards can be colored at the factory to suit your design needs. If you choose to paint this material, it will soak it up well, and with quality paint it won't peel or chip as painted vinyl or steel does. It is designed to be a low-maintenance building material, but it does require regular cleaning and inspecting caulked joints around windows and doors yearly.

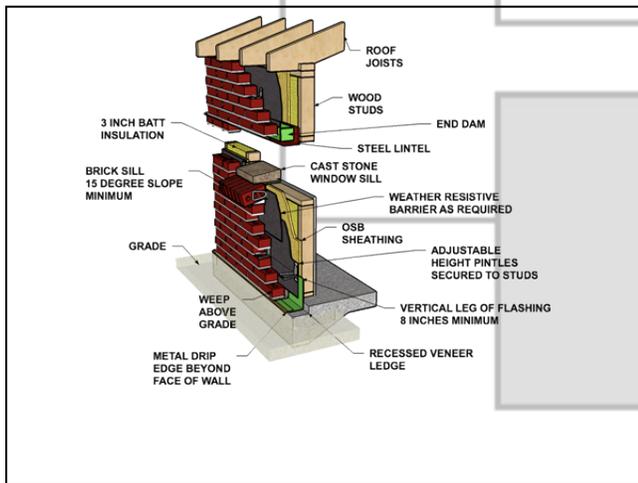


2.0 Item 1(Picture)

(4) Brick masonry is the process of constructing a building from individual bricks laid in a specific pattern and bound together, usually by mortar. Occasionally, the term is also used to refer to the brick units themselves. Masonry is considered a durable construction method, and brick is one of the most common types of masonry used in industrialized nations. The strength of a structure created with this method depends on the type and uniformity of the individual bricks selected, as well as the style of masonry used.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

- (5) The wood trim at the front, rear and sides of home is beginning to deteriorate along bottom edge. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary.



2.0 Item 4(Picture)



2.0 Item 5(Picture)

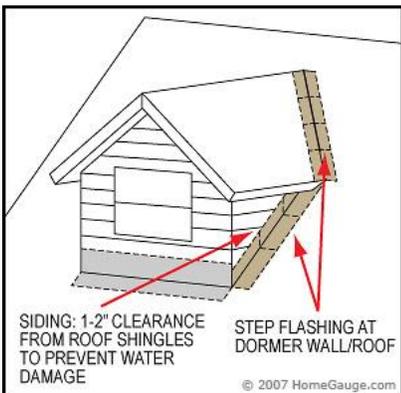


2.0 Item 6(Picture)



2.0 Item 7(Picture)

- (6) The cladding and trim is beginning to deteriorate at roof line. The siding and trim should be a minimum of 1 inch above shingles to prevent wicking of moisture. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)

2.1 DOORS (Exterior)

Comments: Inspected

- (1) For personal safety reasons please change all locks or have existing locks re-keyed to all exterior locks. Also have garage door codes change.

✂ (2) The entry door at the front of home rubs at jamb when closing. This is a small repair. A qualified contractor should inspect and repair as needed.



2.1 Item 1(Picture)

🔨 (3) The entry door at the rear of home has deteriorated at brick-mold or trim (exterior). A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 WINDOWS

Comments: Inspected

- (1) The brick-mold around windows is deteriorated at front of home and left side (facing front). Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace deteriorated trim as necessary, and/or seal and repaint as necessary.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

- (2) Most screens are missing. This is not a code issue or required, just an FYI.

- (3) The wood trim is peeling paint at some windows around home. This is a maintenance issue to prevent water intrusion into home. A qualified contractor should prep and paint.



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

- (1) The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for me to find multiple deficiencies in relation to a decks' construction; and in my opinion there are a few reasons for this.

Most decks are built by laborers during the construction of the home and while they can build a "functional" deck, typically multiple important details are missed due to them not knowing the building standards that were in place at the time of construction.

Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now. Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why I will evaluate all decks by today's standards, as safety can not be compromised, and safety is what I inspect for.

While I may list multiple deficiencies, a good deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

- 🔨 (2) The rock on the steps at the front of home is missing and/or has loose mortar. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repoint as needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

- 🔨 (3) The guardrails at steps and deck at the rear of home are loose. An injury could occur if not corrected. A qualified contractor should repair or replace as needed.

- 🔨 (4) The support post(s) for the deck at the rear of home are not sitting on proper footers. Repairs are needed. A qualified contractor should repair or replace as needed.



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

- 🔨 (5) The 5/4 decking on the deck at the rear of home has some boards that are deteriorated. A fall or injury can occur if not corrected. A qualified contractor should repair or replace as needed.



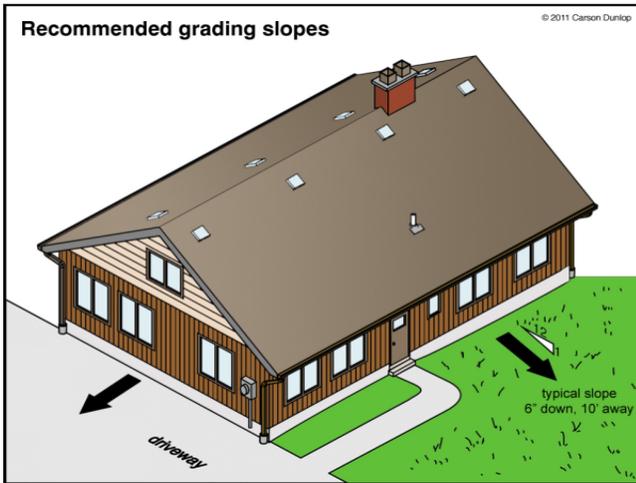
2.3 Item 7(Picture)

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

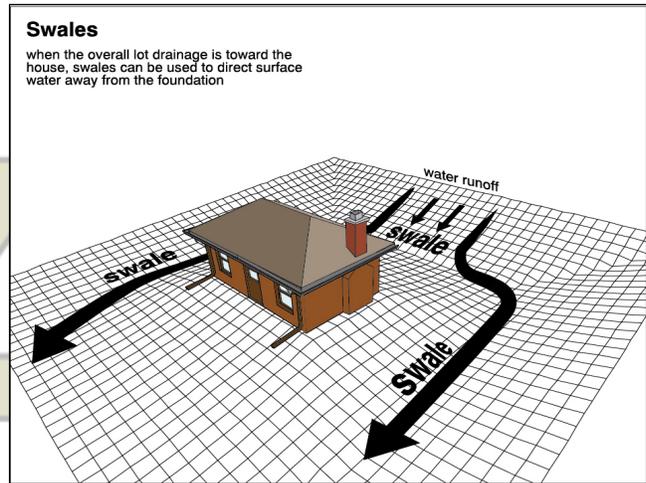
Comments: Inspected

(1) Shrubs that are too close to your house can deflect rain onto the siding and prevent moisture from drying out. This can result in rotten wood and provide a fertile environment for mold and mildew to grow. It can also result in a termite infestation. Keep bushes trimmed back at least 12" to 18" away from your house and well back from air conditioner units.

The grounds in contact with the home were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) The ground drain located at the front of home will need periodical cleaning and maintenance.



2.4 Item 3(Picture)

- (3) There is a negative slope at the right side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

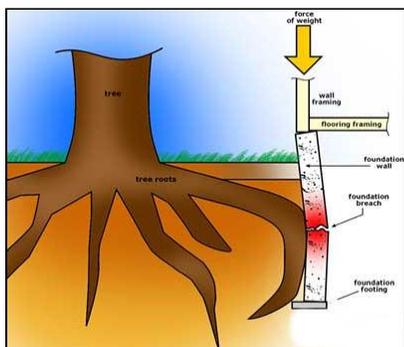


2.4 Item 4(Picture)



2.4 Item 5(Picture)

- (4) One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.



2.4 Item 6(Picture)



2.4 Item 7(Picture)

- (5) The ground drain located at the front of home will need periodical cleaning and maintenance.



2.4 Item 8(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

- (1) The paint on eave is failing. I recommend prep and paint at the front, rear and sides of home.

🔨 (2) The wood fascia at eave on the front of home is deteriorated in areas. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace deteriorated trim as necessary, and/or seal and repaint as necessary.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



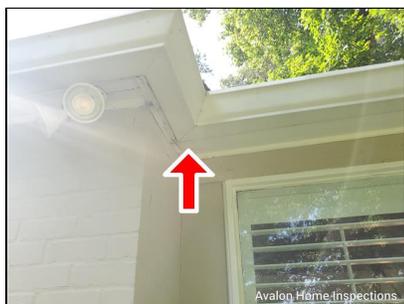
2.5 Item 3(Picture) Rear of home



2.5 Item 4(Picture)

🔨 (3) The soffit panel for eave on the front of home is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary.



2.5 Item 5(Picture)



2.5 Item 6(Picture)

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 OUTLETS (exterior)

Comments: Inspected

2.8 OUTSIDE LIGHT FIXTURES/DOORBELL

Comments: Inspected

- 🔨 The light fixtures at the front, rear and right side of home are missing sealant to protect connections from corrosion. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Dishwasher:
KITCHENAID

Disposer Brand:
BADGER

Exhaust/Range hood:
KITCHENAID

Range/Oven:

JENN AIR

Built in Microwave:

GENERAL ELECTRIC

Trash Compactors:

NONE

Cabinetry:

Wood
Veneer

Countertop:

Granite

Refrigerator:

GENERAL ELECTRIC

Clothes Dryer Vent Material:

Metal

Dryer Power Source:

220 Electric

Items

3.0 CEILINGS

Comments: Inspected

3.1 WALLS

Comments: Inspected

3.2 FLOORS

Comments: Inspected

3.3 PANTRY/CLOSET DOORS

Comments: Inspected

3.4 WINDOWS

Comments: Inspected

3.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.6 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

 The p-trap on waste line is missing at the kitchen sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

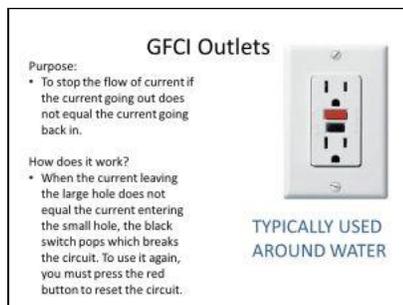
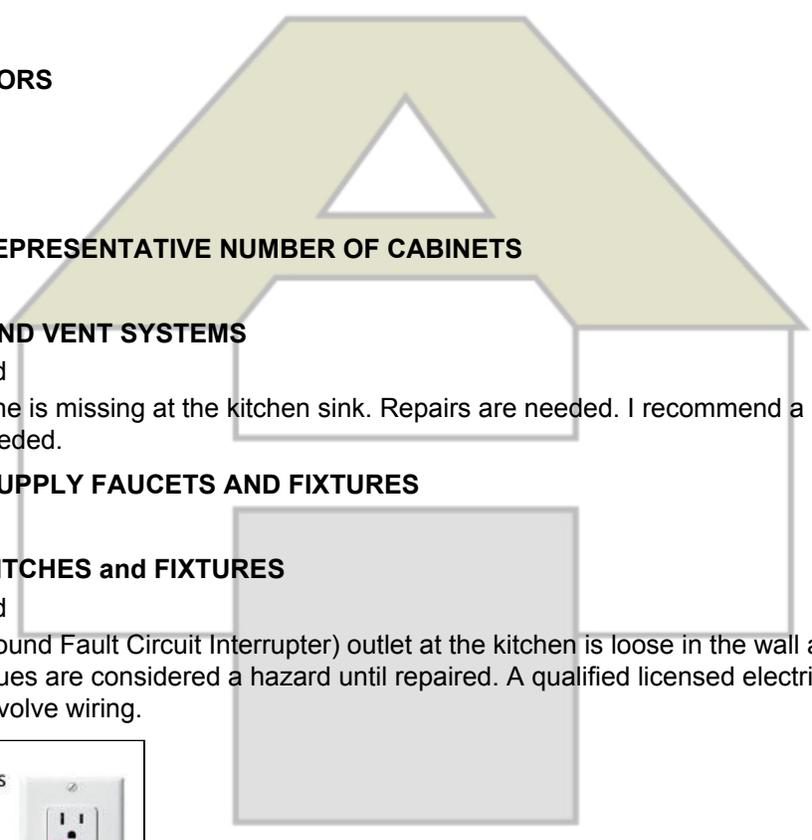
3.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

3.8 OUTLETS WALL SWITCHES and FIXTURES

Comments: Inspected

 At least one GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen is loose in the wall and needs to be secured properly. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.8 Item 1(Picture)

3.9 DISHWASHER

Comments: Inspected

3.10 RANGES/OVENS/COOKTOPS

Comments: Inspected

 Two knobs are damaged at the range. Repairs are needed.



3.10 Item 1(Picture)



3.10 Item 2(Picture)

3.11 RANGE HOOD/DOWN DRAFT

Comments: Inspected

3.12 FOOD WASTE DISPOSER

Comments: Inspected

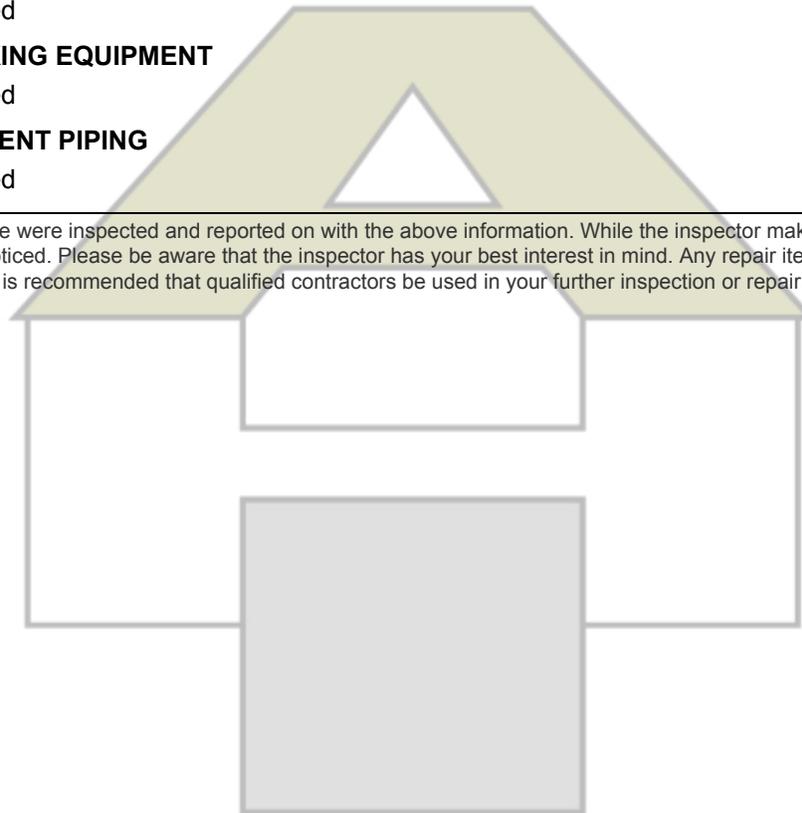
3.13 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

3.14 CLOTHES DRYER VENT PIPING

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



4(A) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood T&G

Interior Doors:

- Solid
- Raised panel
- Wood

Window Types:

- Thermal/Insulated
- Single-hung
- Tilt feature

Window Manufacturer:

UNKNOWN

Items

4.0.A CEILINGS

Comments: Inspected

4.1.A WALLS

Comments: Inspected

4.2.A FLOORS

Comments: Inspected

4.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

One window is damaged at handle or lock hardware at the living room. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.

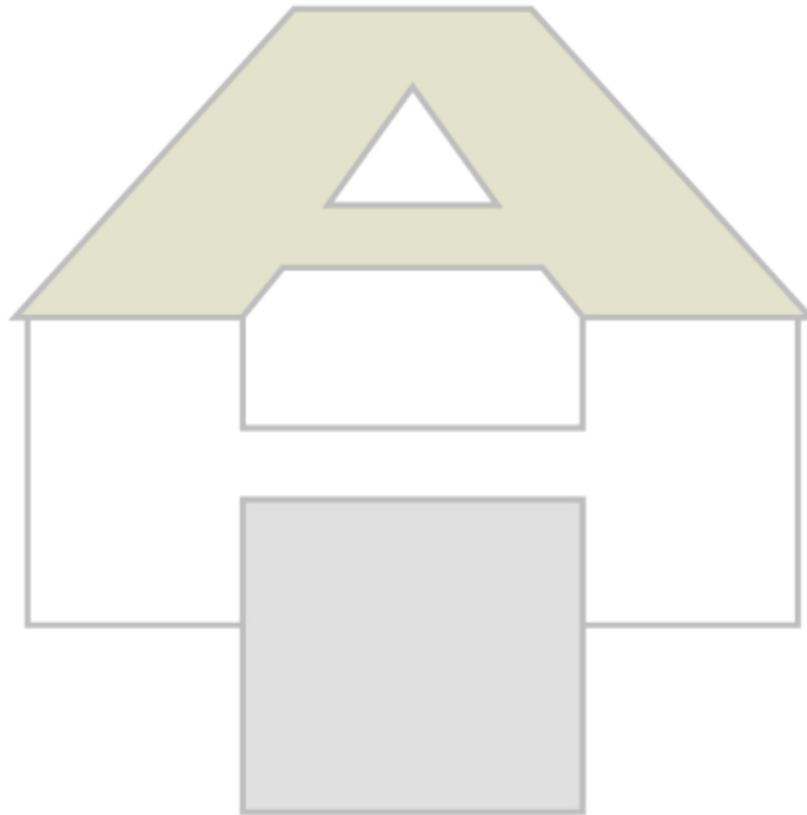


4.5.A Item 1(Picture)

4.6.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



4(B) . Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood T&G

Interior Doors:

- Solid
- Raised panel
- Wood

Window Types:

- Double-Hung
- Single Pane
- Thermal/Insulated
- Single-hung

Window Manufacturer:

UNKNOWN

Items

4.0.B CEILINGS

Comments: Inspected

 The sheetrock on the ceiling reveals a light stain which appears from a water leak. Stain appears old in the guest bedroom. The moisture meter was used and it did not indicate an active leak. I recommend prep and paint using a qualified contractor.

Keep in mind moisture dries out of finished material(sheetrock, wood, etc.)between attic and stained area quickly due to the heat of an attic. False readings on moisture meters and thermal imaging cameras can occur if lack of adequate rain in the last few days has occurred. Please confirm with seller that leak has been evaluated and/or corrected.



4.0.B Item 1(Picture)

4.1.B WALLS

Comments: Inspected

4.2.B FLOORS

Comments: Inspected

4.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4.B DOORS (REPRESENTATIVE NUMBER)

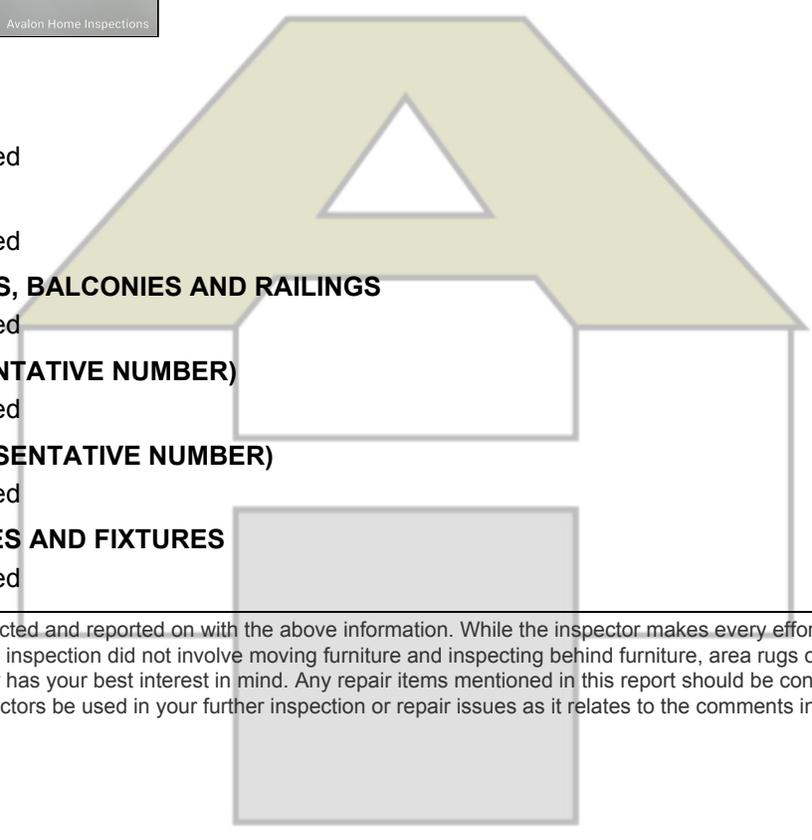
Comments: Inspected

4.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(C) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood T&G

Interior Doors:

- Solid
- Raised panel
- Wood

Window Types:

- Double-Hung
- Thermal/Insulated

Window Manufacturer:

UNKNOWN

Items

4.0.C CEILINGS

Comments: Inspected

4.1.C WALLS

Comments: Inspected

4.2.C FLOORS

Comments: Inspected

4.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.5.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(D) . Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Hardwood T&G
Tile

Interior Doors:

Solid
Raised panel
Wood

Window Types:

Double-Hung
Single Pane
Single-Hung
Thermal/Insulated

Window Manufacturer:

UNKNOWN

Items

4.0.D CEILINGS

Comments: Inspected

4.1.D WALLS

Comments: Inspected

4.2.D FLOORS

Comments: Inspected

 The sub floor squeaks in areas (nuisance only) throughout home. This is a cosmetic issue for your information. I recommend repair as desired.

4.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

 The guard rail is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



4.3.D Item 1(Picture)

4.4.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.5.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

 (1) Several windows are stuck or painted shut throughout home. A repair is needed as windows are a means of egress in the event of a fire. A qualified person should repair as needed.

 (2) One window is cracked at glass pane at the bonus room. Cracked glass should be replaced to prevent injury or damage. A qualified person should repair or replace as needed.



4.5.D Item 1(Picture)

4.6.D OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Master Bath



Styles & Materials

Exhaust Fans:

Fan only

Items

5.0.A COUNTERS AND CABINETS

Comments: Inspected

5.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A WINDOWS

Comments: Inspected

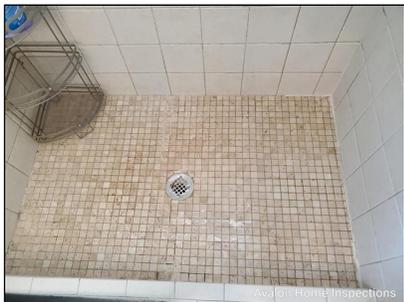
5.4.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.5.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

-  (1) The control knob for shower is not working properly(missing stop) at the master bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
-  (2) The tile wall is missing grout(caulk or silicone is not recommended) at inside corners of shower pan (floor perimeter) at the master bath. Repairs are needed. A qualified contractor should inspect and repair as needed.



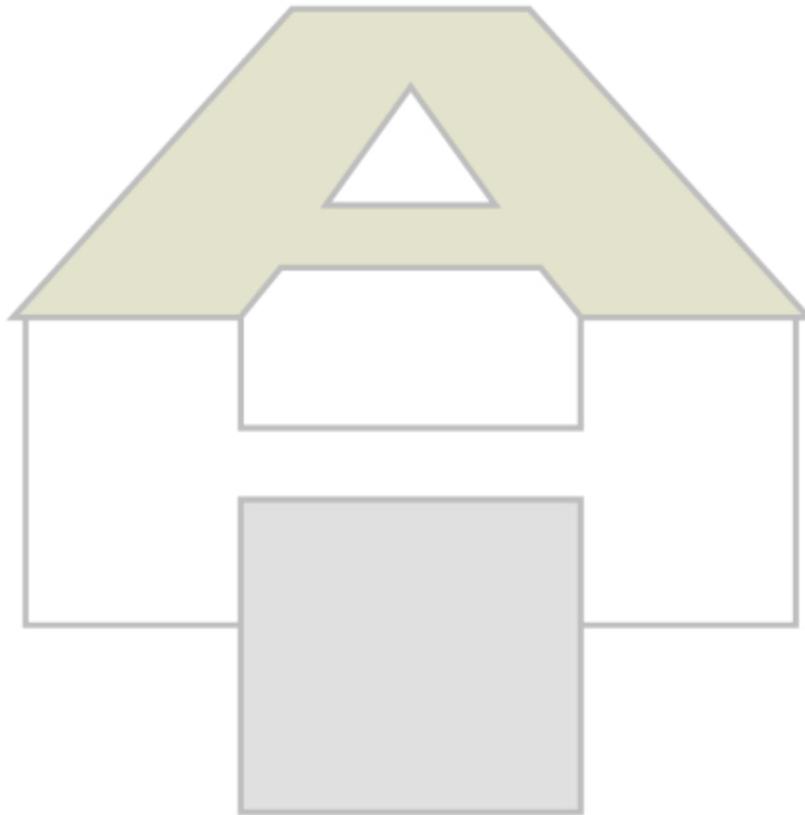
5.5.A Item 1(Picture)

5.6.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.7.A EXHAUST FAN

Comments: Inspected



5(B) . Hall Bath



Styles & Materials

Exhaust Fans:

Fan only

Items

5.0.B COUNTERS AND CABINETS

Comments: Inspected

5.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.B FLOORS

Comments: Inspected

5.3.B WINDOWS

Comments: Not Present

5.4.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.5.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

 The control knob for shower is missing at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



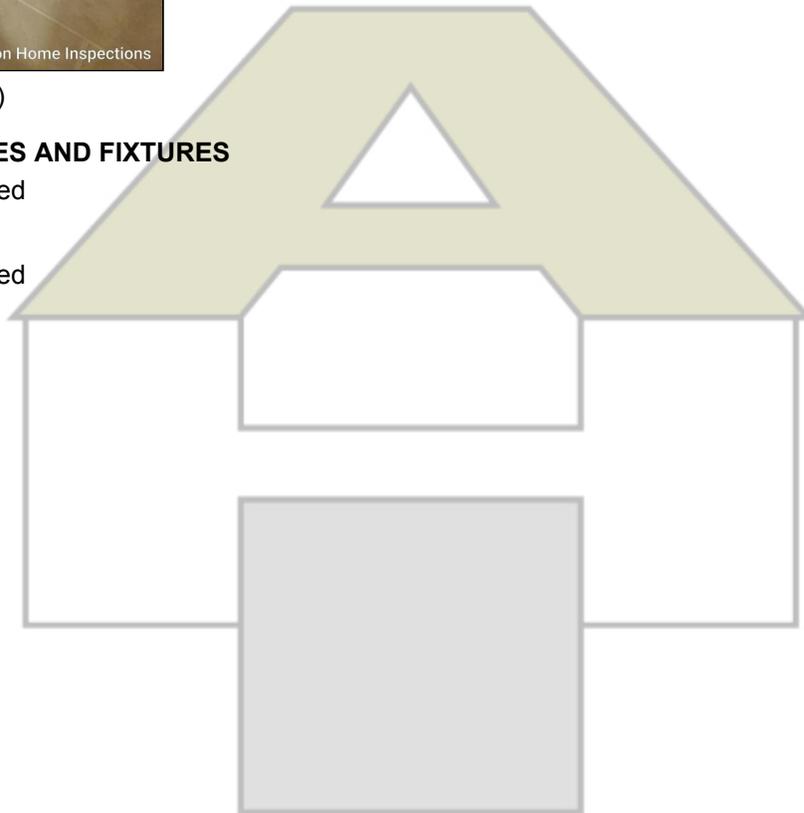
5.5.B Item 1(Picture)

5.6.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

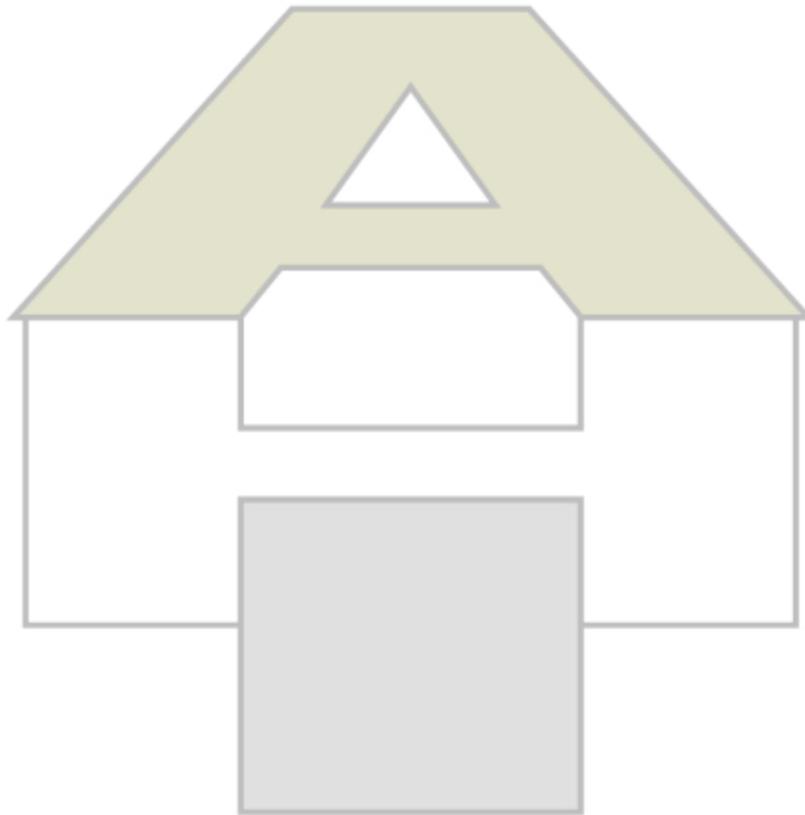
5.7.B EXHAUST FAN

Comments: Inspected



5(C) . 1/2 Bath

Items



6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

<p>Foundation: Masonry Block Crawlspace</p>	<p>Method used to observe Crawlspace: Crawled Walked</p>	<p>Floor Structure: 2 X 8 Wood beams Wood joists Unlevel Flooring(repair as desired)</p>
<p>Wall Structure: 2 X 4 Wood</p>	<p>Columns or Piers: Masonry Block Steel Screw Jacks</p>	

Items

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

 Typical shrinkage/expansion cracks at the foundation wall. Typical shrinkage/expansion cracks can be sealed and may need to be re-sealed periodically. This is FYI. Small cracks in masonry will sometimes appear as a house ages. These cracks are not structural in nature and are a result of shrinkage and/or settlement. Cracks should be sealed as a precaution to prevent rainwater penetration. During a prolonged or significant rain this can result in moisture intrusion over time and may not always be visible during the home inspection. Minor preventive maintenance can help to eliminate this.



6.0 Item 1(Picture)

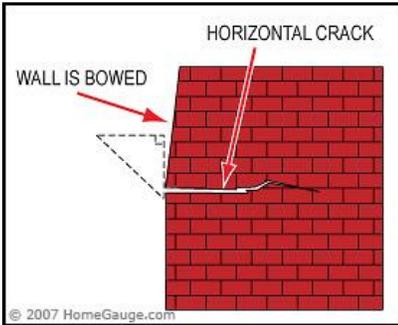


6.0 Item 2(Picture)

6.1 WALLS (Structural)

Comments: Inspected

- 🔨 Structural crack in wall at the right side (facing front). The appearance of settlement crack is large enough for concern. Recommend a "Structural Engineer" to inspect.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.2 FLOORS (Structural)

Comments: Inspected

- 🔨 (1) Rodent droppings noted in crawlspace. A treatment may be needed. A qualified pest contractor should correct as needed.



6.2 Item 1(Picture)

- 🔨 (2) The floors sag and crown in areas throughout home. This can be typical in older homes. No visible structural failures were seen in the crawlspace/ basement, although some areas were not completely accessible. Normal settlement and aging can cause this condition. If un-level floors are a requirement for purchase, a structural engineer or contractor should further examine and advise as to cost of repair.

6.3 COLUMNS OR PIERS

Comments: Inspected

- 🔨 The steel jackpost(s) appears to work but are considered temporary supports in the crawlspace. Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



6.3 Item 1(Picture)

6.4 CEILINGS (structural)

Comments: Inspected

6.5 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

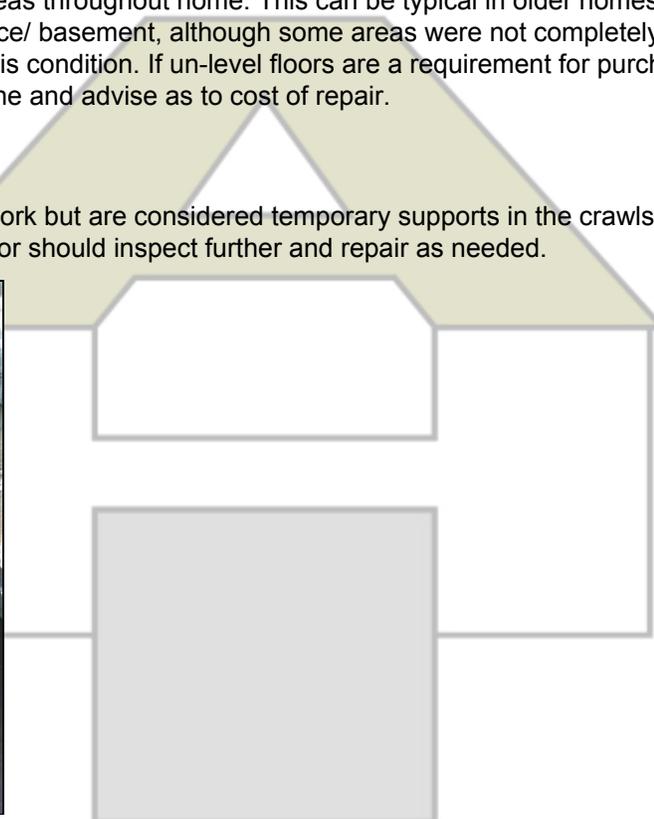
- 🔨 The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Insulation in crawlspaces and unfinished basements was not required in construction before 1985. This is FYI.

6.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

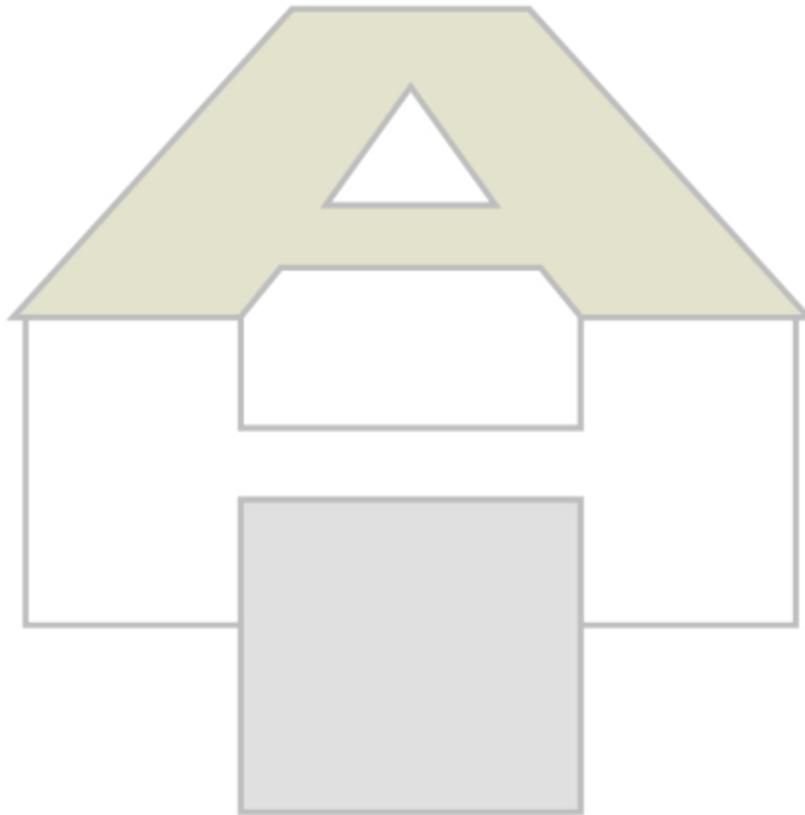
Comments: Inspected

6.7 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Comments: Inspected

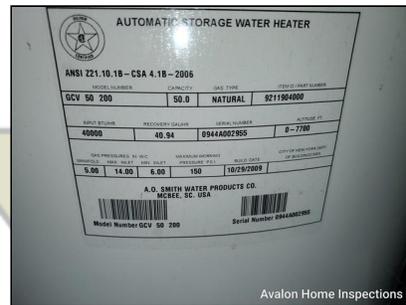


The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is **not required to**: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Operate Irrigation systems.



Styles & Materials

Water Source: Public	Sewer Type: Public Sewer with Cast Iron Pipes(Confirm system with County Environmental Department)	Water Filters: (We do not inspect Filtration Systems) None
Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter
Plumbing Waste Line: Cast Iron PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Manufacturer: A.O. SMITH	Manufactured Date of Water Heater(Approximate Date if Visible): 2011	Water Pressure PSI: 51 to 60 PSI
Water Heater Location: Crawlspace		

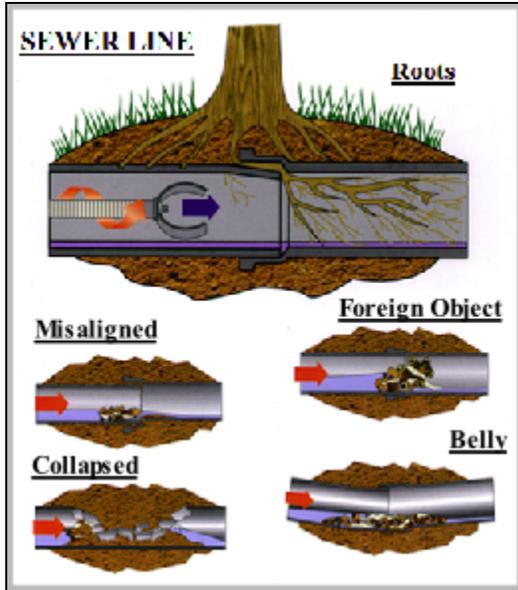
Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

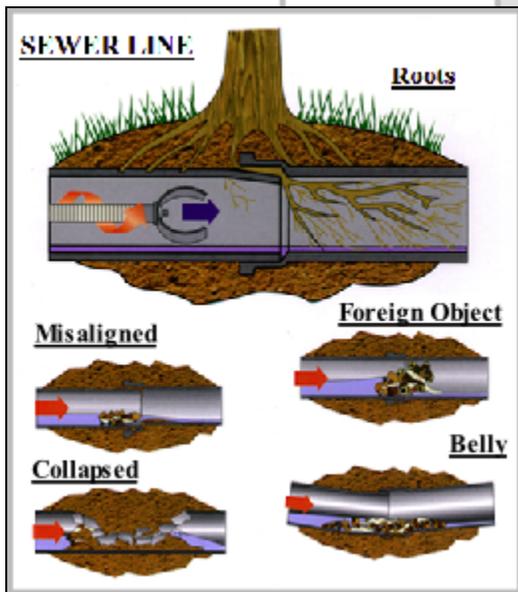
i (1) A sewer inspection video camera allows the service technician to see any problems with the pipe. This might include root intrusion, bellies, cracks, punctures, corrosion, or misaligned pipe sections. The camera will also identify grease buildup, leaks and obstructions.

All home inspections come with a 90 day Sewer-Gard protection plan with of coverage of \$4000; however, if sewer line is scoped the policy is extended to 1 year. Please let our office know if you are interested in performing a sewer line inspection. [What does this Evaluation Look Like?](#)



7.0 Item 1(Picture)

🔨 (2) The main soil pipe(waste line) for the home is cast iron. Typical lifespan of this material is 40-50 Years. These pipes rust from the inside out, most of the time with little or no warning. No obstructions or leaks were noted at the time of inspection; however, when solid waste or large volumes of waste are introduced pipes could clog or begin to leak. Recommend a qualified plumber scope waste lines for further inspection to determine the integrity of system. Buyer should budget for replacement.



7.0 Item 2(Picture)



7.0 Item 3(Picture)

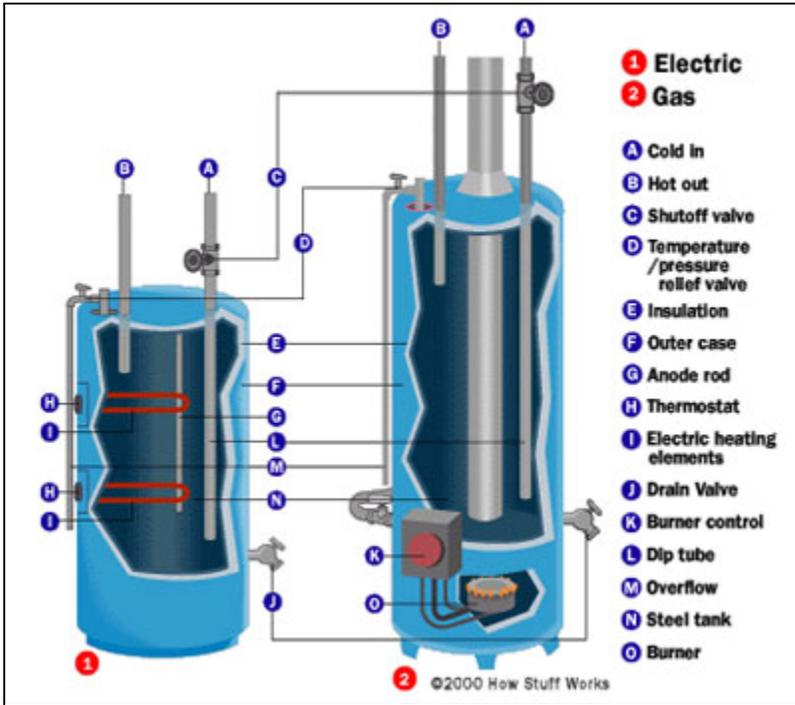
7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

(1) Average useful lifespan of water heater in Georgia is 14 Years. If water heater is over this age, buyer should budget for replacement. This is FYI.



7.2 Item 1(Picture)

(2) The vent pipe for water heater shows evidence of poor venting (white deposits, rust on piping). A more thorough inspection by a qualified contractor is needed. I recommend a qualified licensed heat contractor inspect further and repair as needed.



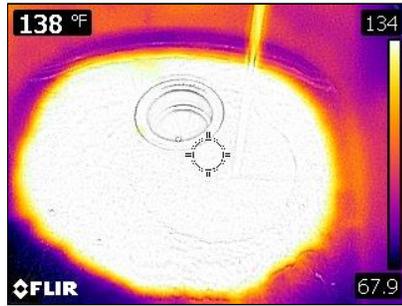
7.2 Item 2(Picture)

 (3) The hot water temperature was greater than 125 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 125 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.





7.2 Item 3(Picture)

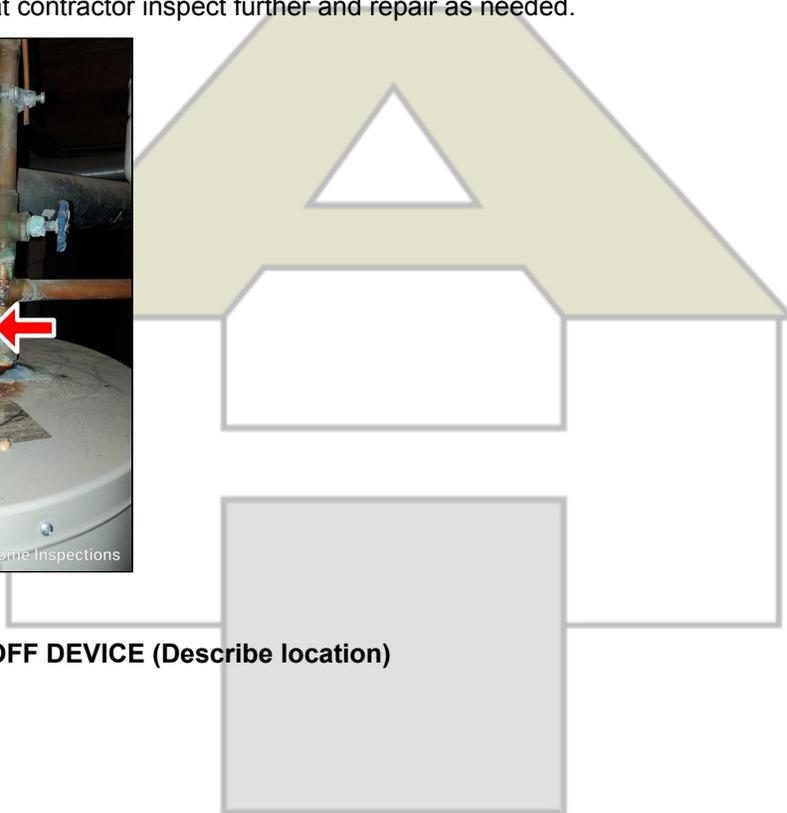


7.2 Item 4(Picture)

 (4) The draft hood for water heater is loose or not secured. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.



7.2 Item 5(Picture)



7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

i The main shut off is the blue knob/lever located in the crawlspace. This is for your information.



7.3 Item 1(Picture)

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

Comments: Inspected

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

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



7.5 Item 1(Picture)

7.6 SUMP PUMP/SEWAGE EJECTOR

Comments: Not Present

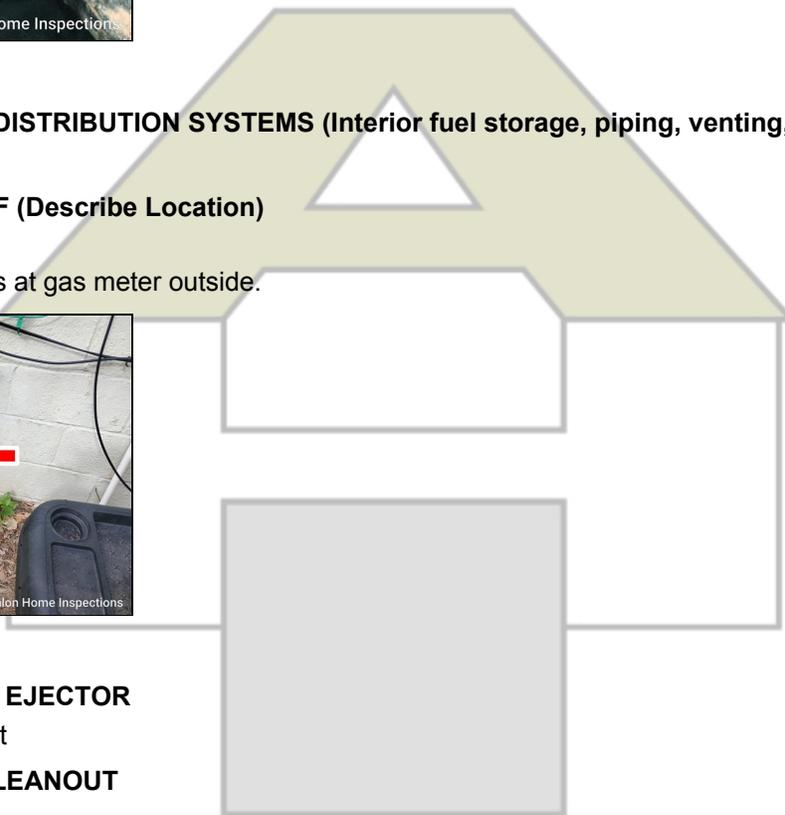
7.7 MAIN WASTE LINE CLEANOUT

Comments: Inspected

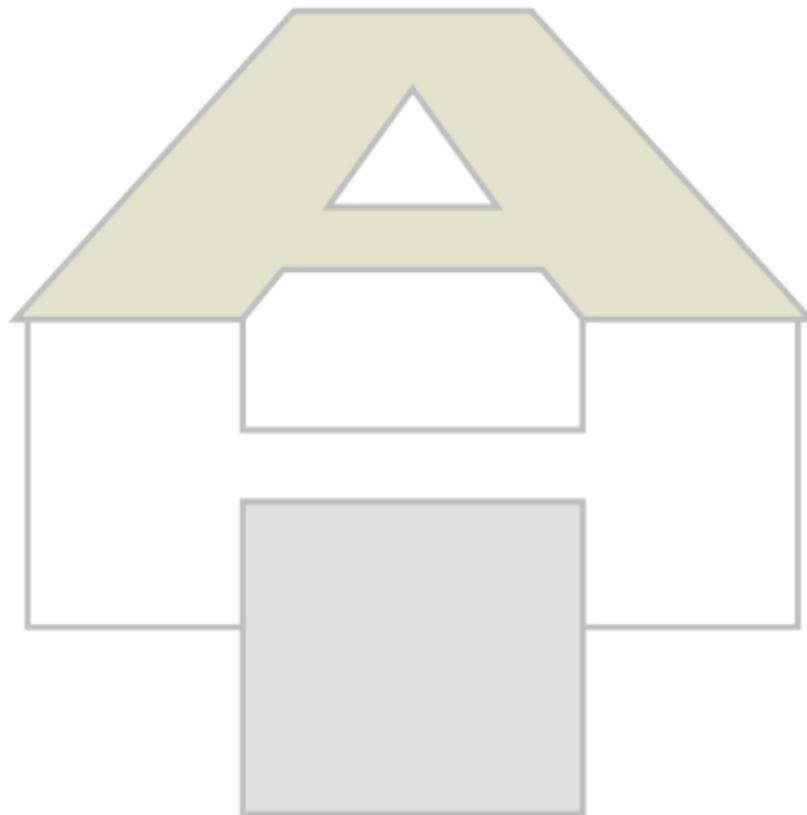
i Waste line cleanout is located at the front of home(picture)



7.7 Item 1(Picture)



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

220 volts
Aluminum
Overhead Service

Electric Panel Manufacturer:

SQUARE D

Panel Type:

Circuit Breakers

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

✂ Several junction boxes in the crawlspace need cover plates. This is a small repair.



8.3 Item 1(Picture)

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

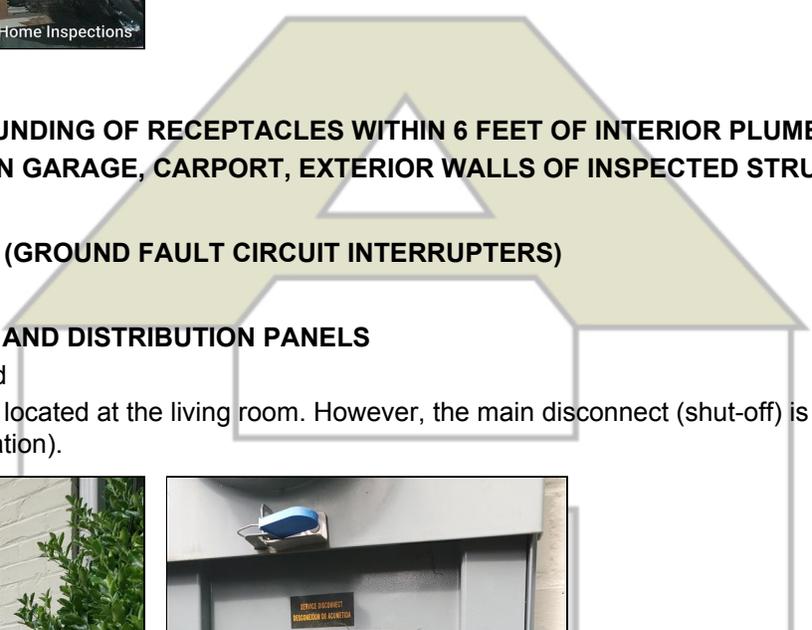
8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

🗨 The main panel box is located at the living room. However, the main disconnect (shut-off) is outside at meter base panel (for your information).



8.6 Item 1(Picture)



8.6 Item 2(Picture)

8.7 SMOKE DETECTORS

Comments: Inspected

(1) **Safety Tip:** The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level.

 (2) The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



8.7 Item 1(Picture)

8.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

8.9 CENTRAL VACUUM

Comments: Not Present

8.10 ELEVATOR

Comments: Not Present

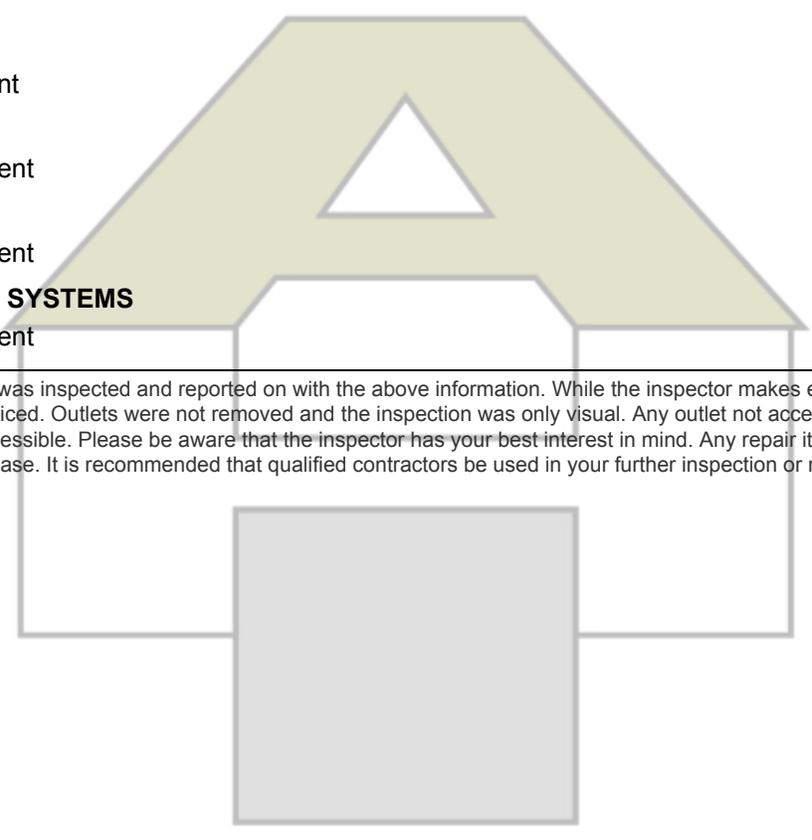
8.11 GENERATOR

Comments: Not Present

8.12 RADON MITIGATION SYSTEMS

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type: Forced Air	Energy Source: Natural Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: ARMSTRONG	Manufactured Date of Heater (Approximate Date if Visible): 2003	Ductwork: Insulated
Size of filter: 20x25	Filter Type: Disposable (Operable)	Types of Fireplaces: Vented gas logs
Operable Fireplaces: One	Cooling Equipment Type: Air Conditioner Unit	Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: Manufactured Date of AC/HP (Approximate Date if Visible): Number of AC Only Units:

TRANE

1999

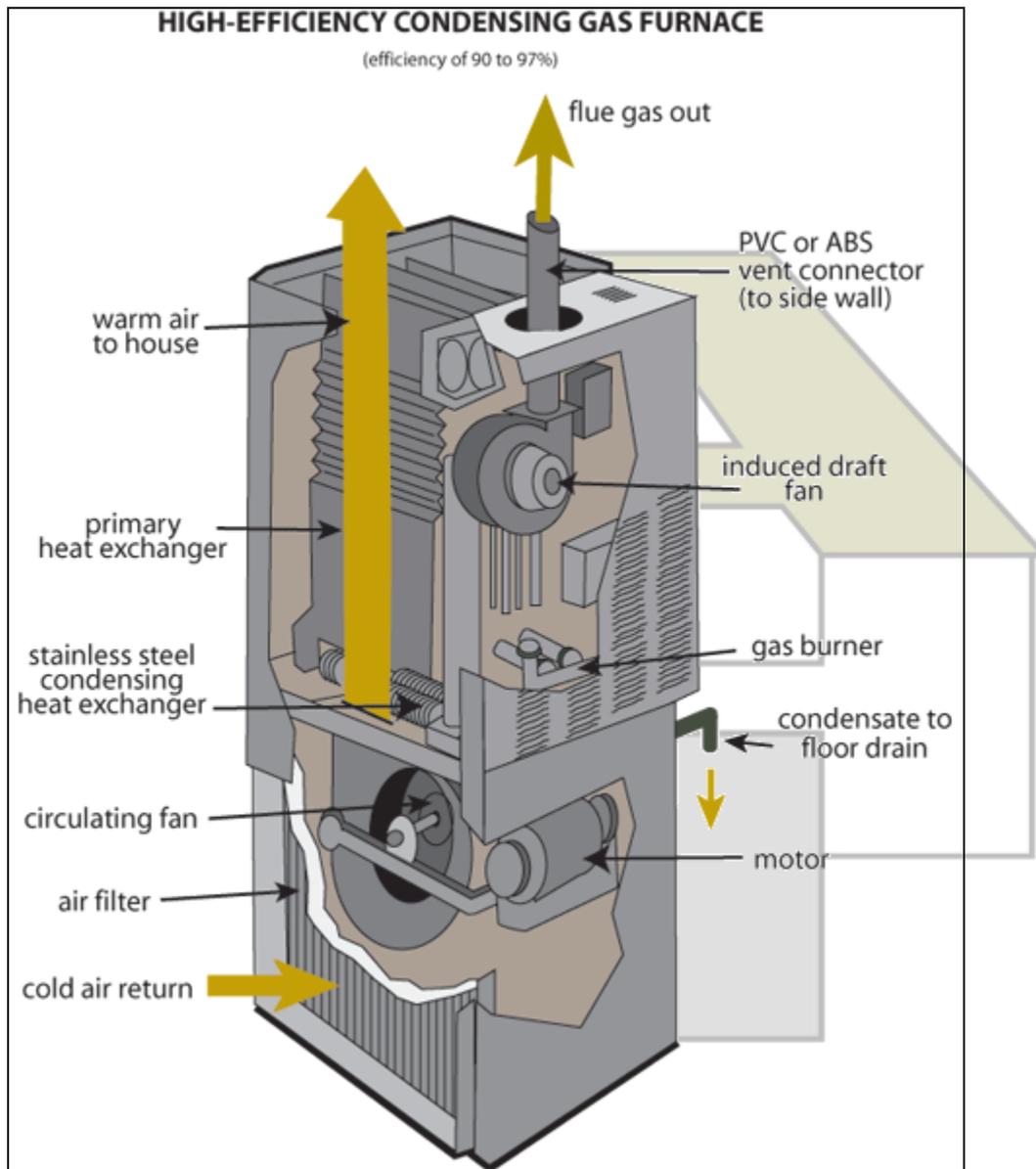
One

Items

9.0 HEATING EQUIPMENT

Comments: Inspected

(1) Average lifespan of gas furnace in Georgia is 25 Years. If unit is above this age, buyer should budget for replacement. This is FYI.



9.0 Item 1(Picture)

- 🔧 (2) The gas furnace will fire, but carbon deposits on burners or jets and rust within furnace indicate the need to service. A more thorough inspection by a qualified contractor is needed. A qualified HVAC person should inspect further and repair or replace as needed.



9.0 Item 2(Picture)

9.1 NORMAL OPERATING CONTROLS

Comments: Inspected

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

- 🗨️ (1) [How to change your HVAC filter.](#)

- 🔧 (2) The supply duct pipe boots are not insulated to subfloor in the crawlspace. This is causing condensation(sweating). A licensed HVAC contractor should inspect and correct as needed.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.4 FILTER LOCATION

Comments: Inspected

 Filter location(picture) in the hallway.



9.4 Item 1(Picture)

9.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

Comments: Inspected

 The vent pipe for water heater terminates in a clay liner and/or brick chase. This can be safety issue and should be further evaluated by a licensed HVAC contractor. I recommend a qualified licensed heat contractor inspect further and repair as needed.



Chase should be scoped by a qualified heat contractor to determine if liner is safe to use.



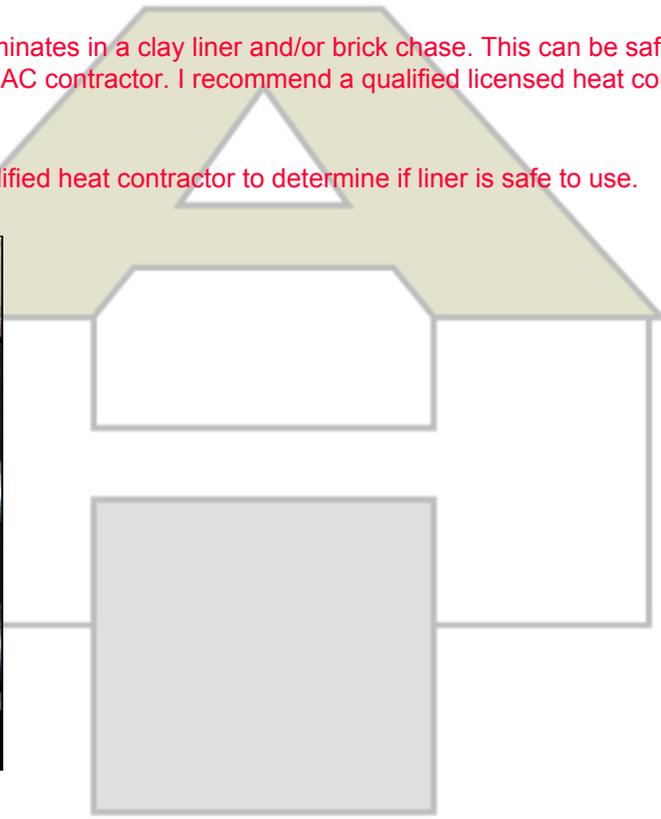
9.6 Item 1(Picture)

9.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

9.8 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected



 The black soot build-up indicates that Gas Fire logs do not appear to be arranged or positioned according to manufacturer's specs. If logs are not positioned correctly, carbon monoxide can be produced.



9.8 Item 1(Picture)

9.9 AC/AIR HANDLER DISCONNECTS(pictures)

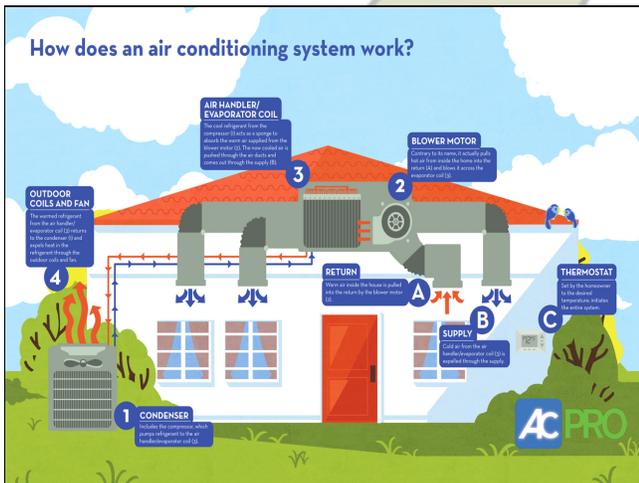
Comments: Inspected

 Disconnect(s) if applicable.

9.10 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

 (1) Average lifespan of Air Conditioner in Georgia is 15 Years.If unit is above this age, buyer should budget for replacement. This is FYI.



9.10 Item 1(Picture)

 (2) The air conditioning system currently uses R-22 type of refrigerant. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making some substantial and costly changes to system components.

Update R-22 freon can now be replaced with RS-44b refrigerate for the foreseeable future. This should keep the cost reasonable until unit expires.

- 🔨 (3) The condensation pump's float switch is not connected to HVAC unit. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.



Avalon Home Inspections



Avalon Home Inspections

9.10 Item 2(Picture)

9.10 Item 3(Picture)

- 🔨 (4) The condensation pump is not operable. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.
- 🔨 (5) The evaporator coil is leaking in the crawlspace at air handler and should not as this can lead to fungi growth and water damage. This can be an indication that the evaporator coil pan has rusted through. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.

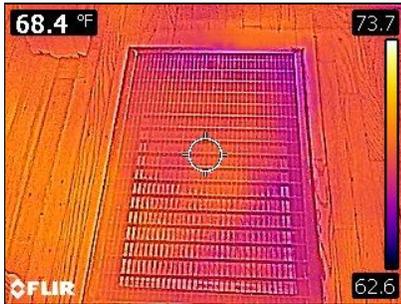


Video available online only.

9.10 Item 4(Video)

i (6) The ambient air test was performed by using thermometers at the main level air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 68 degrees. This indicates that the unit is cooling properly.

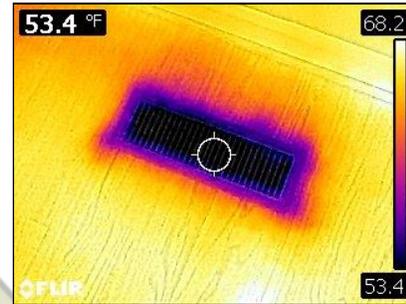
Despite test results(cooling properly or not cooling properly), as with all mechanical systems the inspector does not warrant its future operation. HVAC systems should be serviced annually. Per disclosure from seller, if unit has not been serviced in the last year it is highly recommended that a licensed HVAC contractor perform an exhaustive evaluation of systems.



9.10 Item 5(Picture)



9.10 Item 6(Picture)

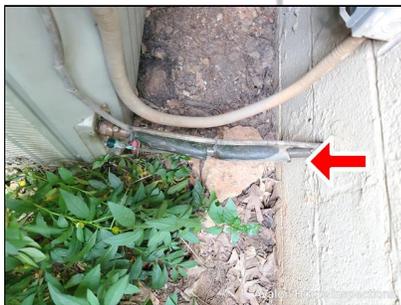


9.10 Item 7(Picture)



9.10 Item 8(Picture)

🔨 (7) The evaporator coil box is missing grommet where compressor lines enter at air handler inside. Missing grommets can cause energy loss and condensation. A licensed HVAC contractor should service or repair unit. A grommet can be installed or unit can be sealed with silicone.



9.10 Item 9(Picture)

9.11 NORMAL OPERATING CONTROLS

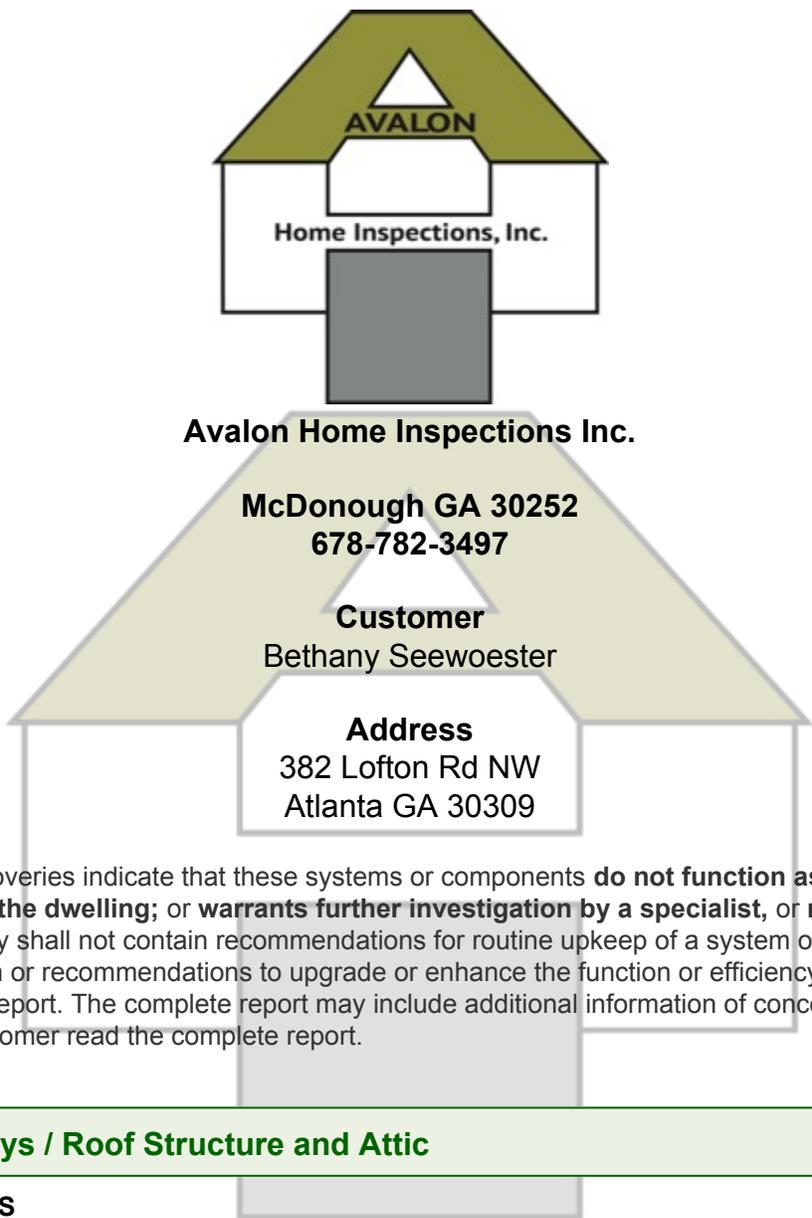
Comments: Inspected

9.12 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Repair or Replace Summary



The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Inspected

-  (5) Several roof shingles are damaged at numerous areas of roof. It should be replaced as soon as possible. A qualified contractor should inspect and repair as needed.



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



(6) The roof shingles has excessive "moss or algae" growth at the "entire roof". Repairs are needed as moss can shorten lifespan of shingles. A qualified contractor should inspect and treat fungi as needed.



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)



(7) Fiberglass shingles covering the roof of this home were installed with joints aligned vertically at every other course. This installation method is called 'racking'.

Racking can be an improper installation method for many shingle types. It is acceptable for some shingle types, and it is the required method for a few shingle types.

The inspector recommends that, before the expiration of your Inspection Objection Deadline, you have the roof examined by a qualified roofing contractor to determine whether the shingles on your roof have been improperly installed.



1.0 Item 12(Picture)



1.0 Item 13(Picture)



(8) The roof covering shows a mump-like appearance indicating a possible manufacturer defect. These areas will eventually blister and the roof will need replacing.



1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)



1.0 Item 17(Picture)



1.0 Item 18(Picture)



(9) The roof shingles were installed improperly or not according to manufactures specifications at the ridge shingles. The roof is not leaking but will not withstand elements as well as a properly installed shingles. A qualified roofing contractor should inspect and repair/replace as needed.

Ridge shingles must be used at ridge. Architectural shingles cannot be used at ridge cap.

Starter strip is missing around perimeter of home. Repairs are needed by a licensed roofing contractor.



1.0 Item 19(Picture)



(10) Unsealed visible roof nails should be sealed. This can cause leaks. A qualified person should seal nail holes with tar or silicone.



1.0 Item 20(Picture)

1.1 FLASHINGS

Inspected



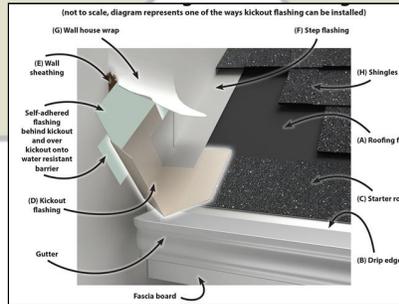
(1) The kick out flashing between cladding and shingles is missing at the front of home. Kick out flashing directs water into gutter or away from home so that runoff water intrusion does not occur into the cavity of wall. A qualified contractor should install as needed.

IRC R703.8

R905.2.8.3 Sidewall flashing.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



(2) The metal drip edge is missing along rake/eaves. Moisture or water could leak in to attic when raining. A qualified roofing contractor should inspect and repair as needed.

Recent changes in code require installation of drip edge flashing when roof is replaced. This change is not retroactive on shingles installed prior to 2012.. This also supports edge of roof shingles and covers the "builder gap" between fascia board and roof sheathing.

The "builder gap" that helps prevent rodent and insect intrusion. This is FYI.

IRC R905. 2.8



1.1 Item 4(Picture)



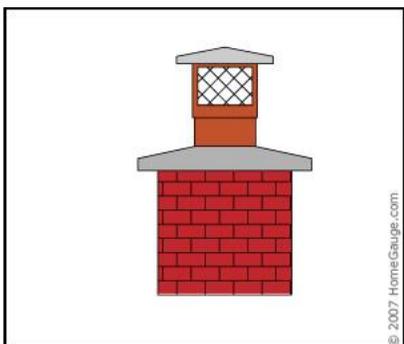
1.1 Item 5(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected



(1) Chimney cap is missing. This was common for older homes but is not recommend as rain and pest can enter flue pipe. A qualified contractor should install as needed.



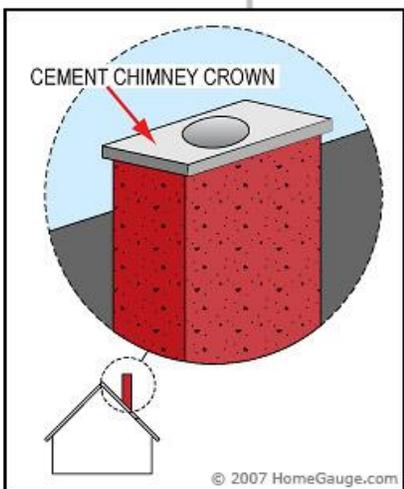
1.2 Item 1(Picture)



1.2 Item 2(Picture)



(2) The cement crown on chimney chase is failing and needs prep and re-coat. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



1.2 Item 3(Picture)



1.2 Item 4(Picture)

1.3 ROOF VENTILATION

Inspected



(2) Soffit vent screens are blocked by insulation(missing baffles) at the front of home and rear of home. This is a small but needed repair as proper ventilation of attic will increase roof life and lower energy bills. A qualified contractor should inspect and repair as needed.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

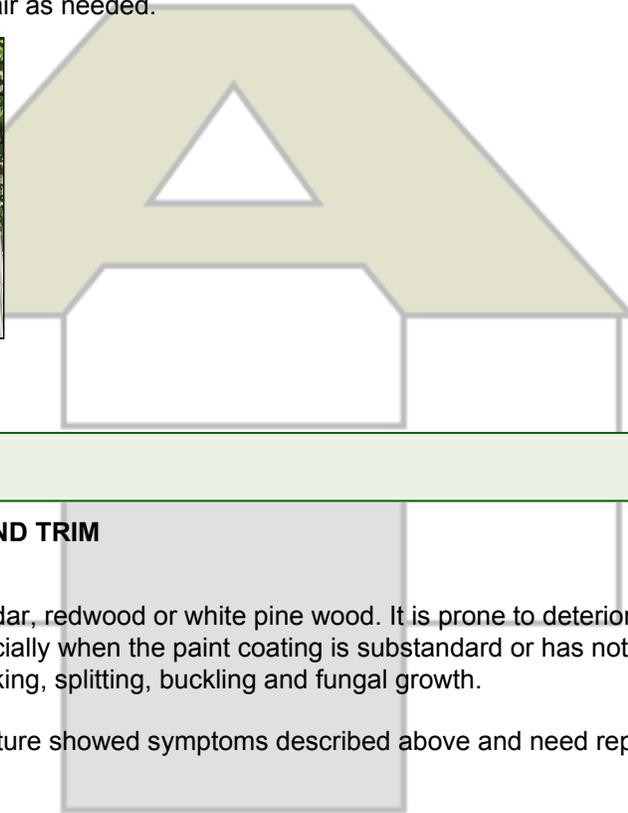
Inspected



(3) The gutter(s) is damaged at the front of home. Damaged, loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.



1.4 Item 4(Picture)



2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected



(2) This property was clad with cedar, redwood or white pine wood. It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of cracking, splitting, buckling and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary.



(5) The wood trim at the front, rear and sides of home is beginning to deteriorate along bottom edge. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary.



2.0 Item 4(Picture)



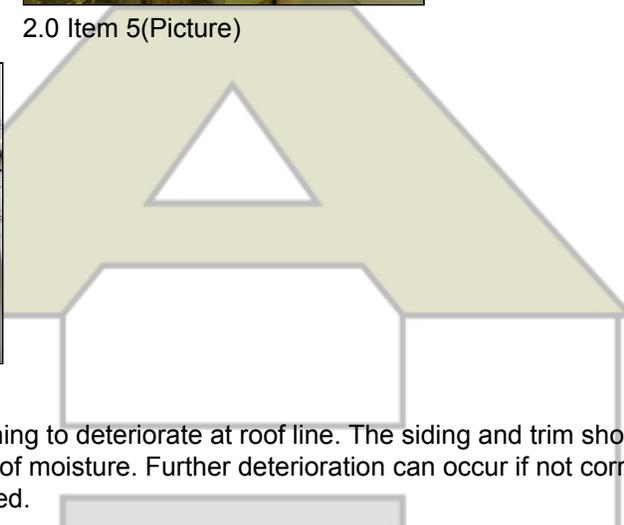
2.0 Item 5(Picture)



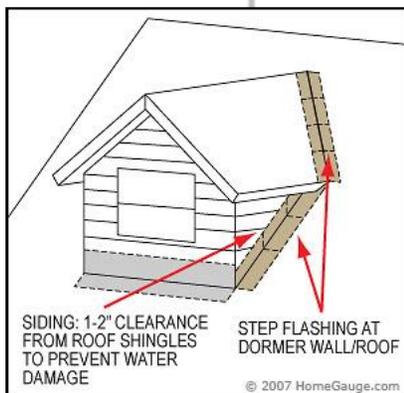
2.0 Item 6(Picture)



2.0 Item 7(Picture)



(6) The cladding and trim is beginning to deteriorate at roof line. The siding and trim should be a minimum of 1 inch above shingles to prevent wicking of moisture. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)

2.1 DOORS (Exterior)

Inspected



(3) The entry door at the rear of home has deteriorated at brick-mold or trim (exterior). A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 WINDOWS

Inspected



(1) The brick-mold around windows is deteriorated at front of home and left side (facing front). Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace deteriorated trim as necessary, and/or seal and repaint as necessary.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



(3) The wood trim is peeling paint at some windows around home. This is a maintenance issue to prevent water intrusion into home. A qualified contractor should prep and paint.



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

 (2) The rock on the steps at the front of home is missing and/or has loose mortar. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repoint as needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

 (3) The guardrails at steps and deck at the rear of home are loose. An injury could occur if not corrected. A qualified contractor should repair or replace as needed.

 (4) The support post(s) for the deck at the rear of home are not sitting on proper footers. Repairs are needed. A qualified contractor should repair or replace as needed.



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)

 (5) The 5/4 decking on the deck at the rear of home has some boards that are deteriorated. A fall or injury can occur if not corrected. A qualified contractor should repair or replace as needed.



2.3 Item 7(Picture)

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

Inspected

 (3) There is a negative slope at the right side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

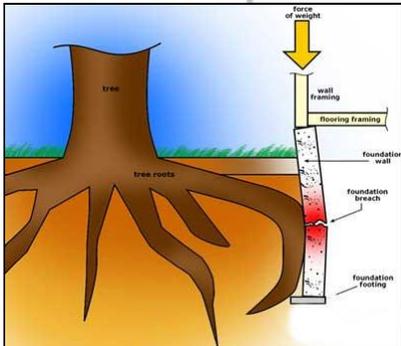


2.4 Item 4(Picture)



2.4 Item 5(Picture)

 (4) One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.



2.4 Item 6(Picture)



2.4 Item 7(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Inspected

🔨 (1) The paint on eave is failing. I recommend prep and paint at the front, rear and sides of home.

🔨 (2) The wood fascia at eave on the front of home is deteriorated in areas. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace deteriorated trim as necessary, and/or seal and repaint as necessary.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



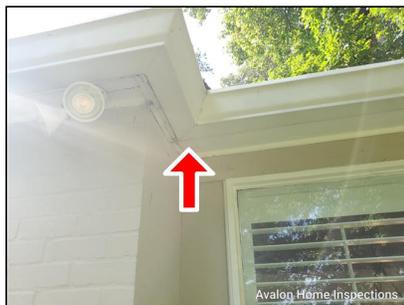
2.5 Item 3(Picture) Rear of home



2.5 Item 4(Picture)

🔨 (3) The soffit panel for eave on the front of home is deteriorated in areas. Further deterioration will occur if not corrected. A qualified contractor should inspect and repair as needed.

Pictures shown do not represent all deficiencies, recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary.



2.5 Item 5(Picture)

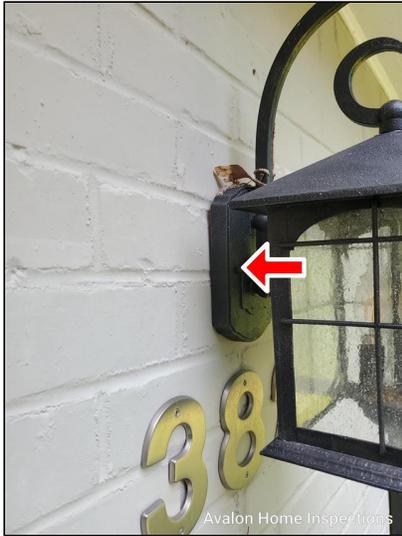


2.5 Item 6(Picture)

2.8 OUTSIDE LIGHT FIXTURES/DOORBELL
Inspected

- 

The light fixtures at the front, rear and right side of home are missing sealant to protect connections from corrosion. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

3. Kitchen Components and Appliances

3.6 PLUMBING DRAIN AND VENT SYSTEMS

Inspected

- 

The p-trap on waste line is missing at the kitchen sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

3.8 OUTLETS WALL SWITCHES and FIXTURES

Inspected

- 

At least one GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen is loose in the wall and needs to be secured properly. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.8 Item 1(Picture)

4(D) . Hallway and Other Rooms

4.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

- 

The guard rail is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



4.3.D Item 1(Picture)

4.5.D WINDOWS (REPRESENTATIVE NUMBER)

Inspected



(1) Several windows are stuck or painted shut throughout home. A repair is needed as windows are a means of egress in the event of a fire. A qualified person should repair as needed.



(2) One window is cracked at glass pane at the bonus room. Cracked glass should be replaced to prevent injury or damage. A qualified person should repair or replace as needed.



4.5.D Item 1(Picture)

5(A) . Master Bath

5.5.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected



(1) The control knob for shower is not working properly(missing stop) at the master bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



(2) The tile wall is missing grout(caulk or silicone is not recommended) at inside corners of shower pan (floor perimeter) at the master bath. Repairs are needed. A qualified contractor should inspect and repair as needed.



5.5.A Item 1(Picture)

5(B) . Hall Bath

5.5.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

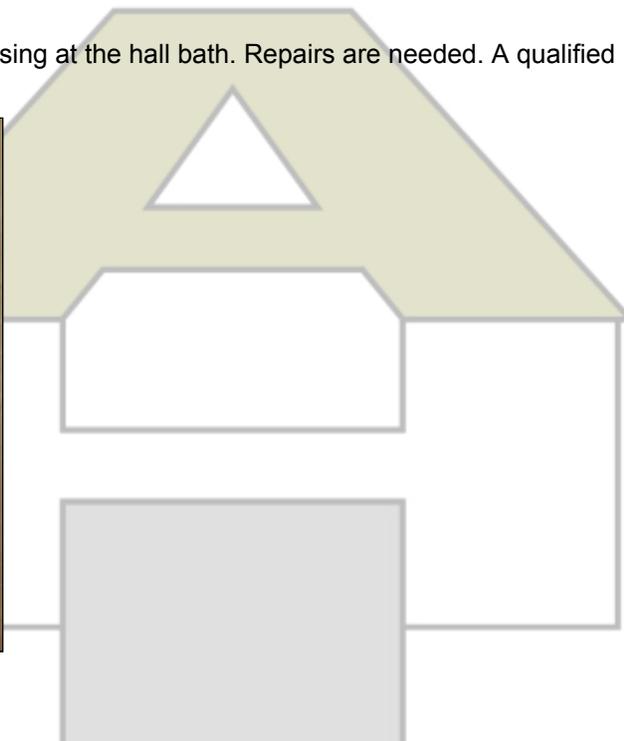
Inspected



The control knob for shower is missing at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.5.B Item 1(Picture)



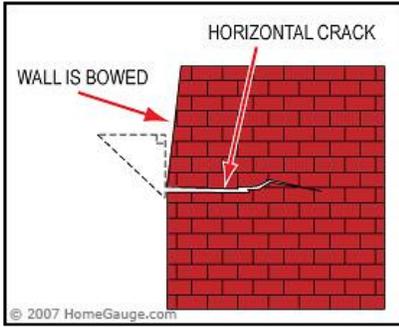
6. Structural Components

6.1 WALLS (Structural)

Inspected



Structural crack in wall at the right side (facing front). The appearance of settlement crack is large enough for concern. Recommend a "Structural Engineer" to inspect.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.2 FLOORS (Structural)
Inspected

- 
 (1) Rodent droppings noted in crawlspace. A treatment may be needed. A qualified pest contractor should correct as needed.



6.2 Item 1(Picture)

- 
 (2) The floors sag and crown in areas throughout home. This can be typical in older homes. No visible structural failures were seen in the crawlspace/ basement, although some areas were not completely accessible. Normal settlement and aging can cause this condition. If un-level floors are a requirement for purchase, a structural engineer or contractor should further examine and advise as to cost of repair.

6.3 COLUMNS OR PIERS

Inspected

- 
 The steel jackpost(s) appears to work but are considered temporary supports in the crawlspace. Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



6.3 Item 1(Picture)

6.5 INSULATION UNDER FLOOR SYSTEM

Inspected

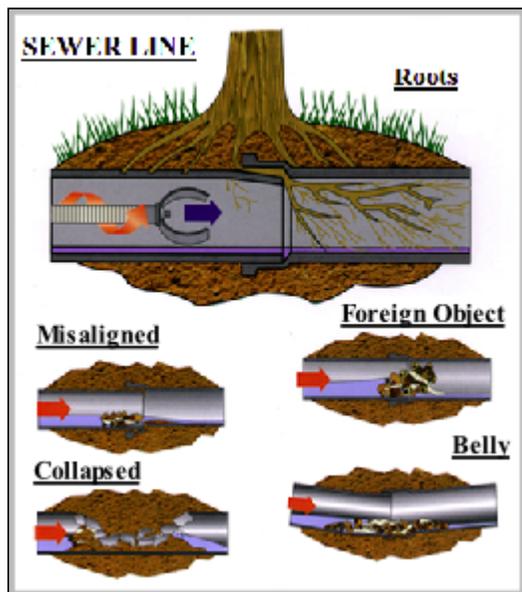
- 
 The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Insulation in crawlspaces and unfinished basements was not required in construction before 1985. This is FYI.

7. Plumbing System

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

- 
 (2) The main soil pipe(waste line) for the home is cast iron. Typical lifespan of this material is 40-50 Years. These pipes rust from the inside out, most of the time with little or no warning. No obstructions or leaks were noted at the time of inspection; however, when solid waste or large volumes of waste are introduced pipes could clog or begin to leak. Recommend a qualified plumber scope waste lines for further inspection to determine the integrity of system. Buyer should budget for replacement.



7.0 Item 3(Picture)

7.0 Item 2(Picture)

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

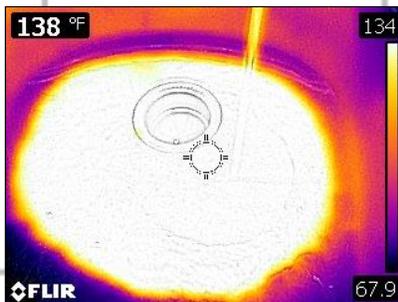
Inspected



(3) The hot water temperature was greater than 125 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 125 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.



7.2 Item 3(Picture)



7.2 Item 4(Picture)



(4) The draft hood for water heater is loose or not secured. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.



7.2 Item 5(Picture)

8. Electrical System

8.7 SMOKE DETECTORS

Inspected



(2) The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



8.7 Item 1(Picture)

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Inspected



(2) The gas furnace will fire, but carbon deposits on burners or jets and rust within furnace indicate the need to service. A more thorough inspection by a qualified contractor is needed. A qualified HVAC person should inspect further and repair or replace as needed.



9.0 Item 2(Picture)

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

Inspected



(2) The supply duct pipe boots are not insulated to subfloor in the crawlspace. This is causing condensation(sweating). A licensed HVAC contractor should inspect and correct as needed.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

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

Inspected



The vent pipe for water heater terminates in a clay liner and/or brick chase. This can be safety issue and should be further evaluated by a licensed HVAC contractor. I recommend a qualified licensed heat contractor inspect further and repair as needed.



Chase should be scoped by a qualified heat contractor to determine if liner is safe to use.



9.6 Item 1(Picture)

9.10 COOLING AND AIR HANDLER EQUIPMENT

Inspected



(3) The condensation pump's float switch is not connected to HVAC unit. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.



9.10 Item 2(Picture)



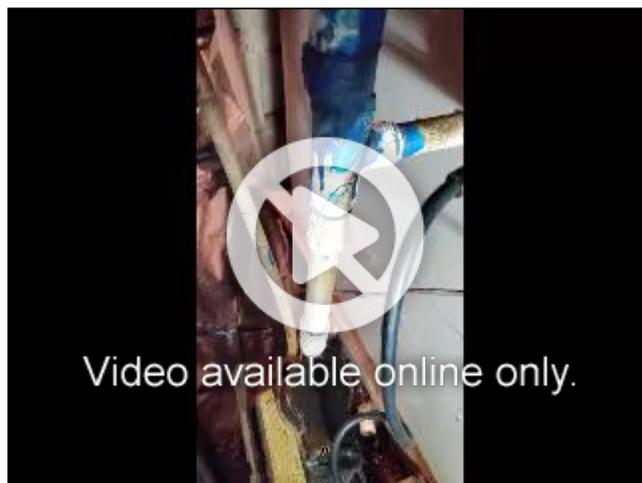
9.10 Item 3(Picture)



(4) The condensation pump is not operable. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.



(5) The evaporator coil is leaking in the crawlspace at air handler and should not as this can lead to fungi growth and water damage. This can be an indication that the evaporator coil pan has rusted through. Leaks can cause damage to unit or home. A qualified HVAC person should inspect further and repair or replace as needed.



9.10 Item 4(Video)



(7) The evaporator coil box is missing grommet where compressor lines enter at air handler inside. Missing grommets can cause energy loss and condensation. A licensed HVAC contractor should service or repair unit. A grommet can be installed or unit can be sealed with silicone.



9.10 Item 9(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. The home inspector is not required to report on pest (rodent activity, this should be performed by a licensed pest control company).

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Informational Summary



1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Inspected



(1) Average lifespan of architectural shingles in GA is 25 to 28 Years. Also known as laminated or dimensional shingles, architectural roofing shingles are among the highest quality roofing products made. Traditionally, they are composed of heavy fiber glass material base and ceramic-coated mineral granules that are tightly embedded in carefully refined, water-resistant asphalt.



1.0 Item 1(Picture)

- i (2) Part or all of this structures roofing is shed(low pitched roof with selvage roofing). Membrane or selvage roofing is installed. Low pitched roofing does need periodic maintenance(including cleaning, prepping, resealing on a regular basis. Please have roof inspected every three years for servicing. This is FYI.

Drainage lines should be inspected and cleared annually.

Typical lifespan for selvage roofing is 12 to 15 years.

- i (3) The roof covering appears to be the over 10 years old. This is the inspectors "reasonable estimate" based a visual review on what appears to be normal degradation of the roof covering. If an exact age and future useful life of the roof is needed I would recommend that a licensed roofing contractor evaluate and verify the age of the roof and estimate its future useful life. This is for your information
- i (4) The roof covering appears to be over 15 years old. This is the inspectors "reasonable estimate" based a visual review on what appears to be normal degradation of the roof covering. If an exact age and future useful life of the roof is needed I would recommend that a licensed roofing contractor evaluate and verify the age of the roof and estimate its future useful life. This is for your information

1.1 FLASHINGS

Inspected

- i (2) The metal drip edge is missing along rake/eaves. Moisture or water could leak in to attic when raining. A qualified roofing contractor should inspect and repair as needed.

Recent changes in code require installation of drip edge flashing when roof is replaced. This change is not retroactive on shingles installed prior to 2012.. This also supports edge of roof shingles and covers the "builder gap" between fascia board and roof sheathing.

The "builder gap" that helps prevent rodent and insect intrusion. This is FYI.

IRC R905. 2.8



1.1 Item 4(Picture)



1.1 Item 5(Picture)

1.3 ROOF VENTILATION

Inspected



(1) Types of ventilation for attic.



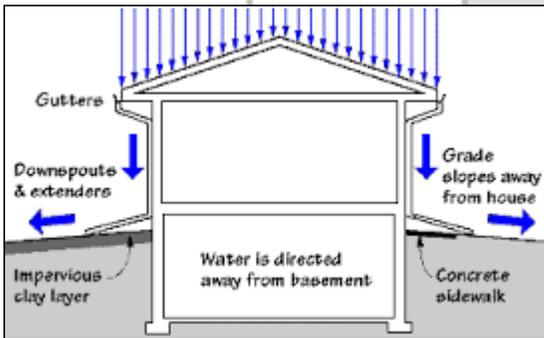
1.3 Item 1(Picture)

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

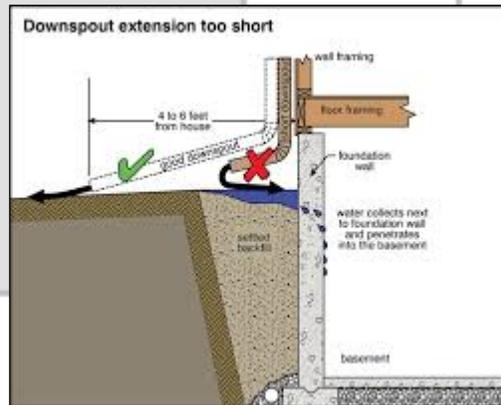
Inspected



(1) Gutters and Downspouts along with proper grading around home protects foundation from water intrusion and erosion.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



(2) The below ground drain lines for downspouts are old and I am unable to determine if drains will function properly.

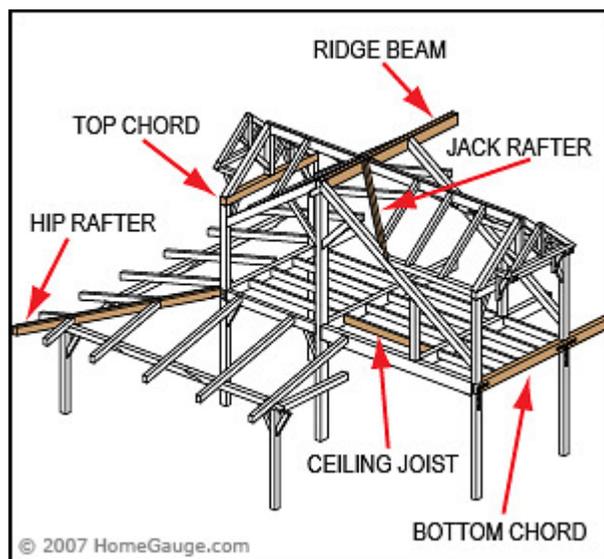


1.4 Item 3(Picture)

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Inspected

(1) Diagram of roof system.



1.5 Item 1(Picture)

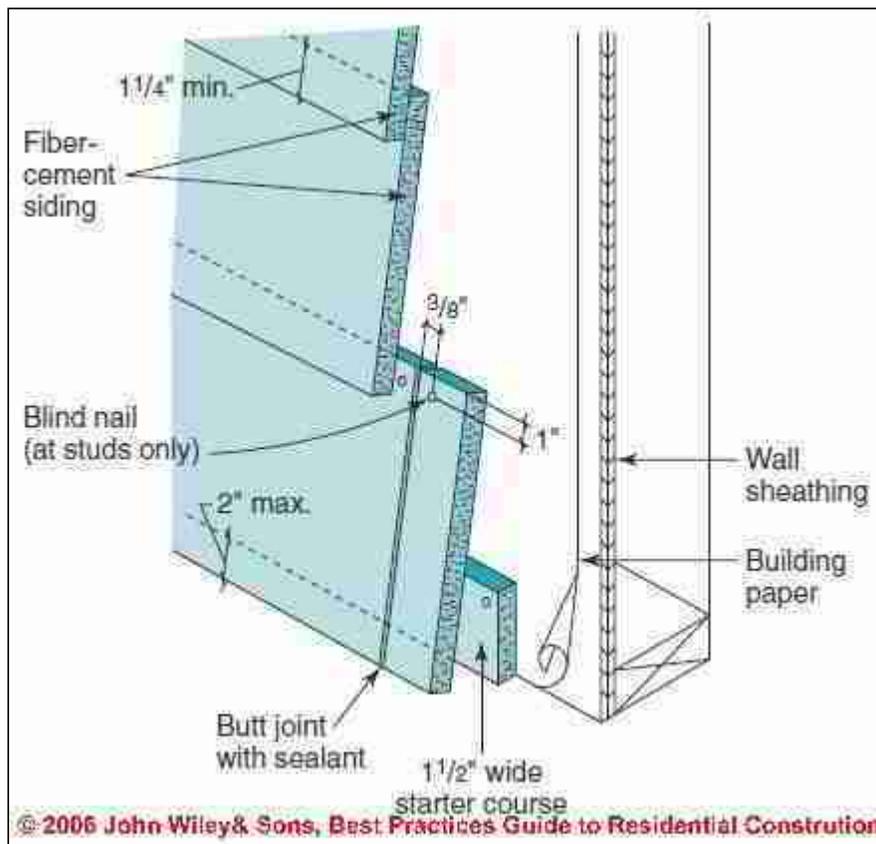
2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected

(1) Wood cladding must be properly finished with a paint, stain, or clear sealer. Left unprotected, it's susceptible to rot and decay caused by moisture. Of special concern is the fact that wood expands and contracts with normal changes in humidity and temperature. These fluctuations may cause paint finishes to chip and crack, and over time puts stress on caulked seams around windows, doors, and at corners. If the caulk separates and fails to keep out moisture, wood rot may develop. Even species of wood that have a natural resistance to rot, such as redwood, cypress, and cedar, may decay if not properly protected from the elements.

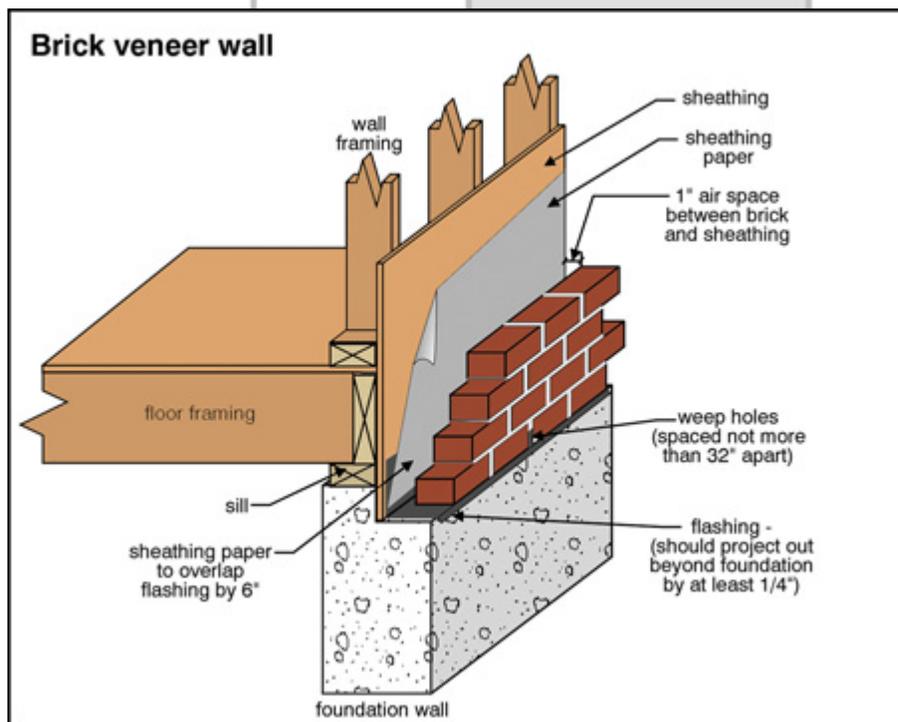
(3) Fiber Cement boards are strong and designed to hold up under extreme climates where intense sunlight, moisture or wind is common. This material is also resistant to fire, insects and rotting. Fiber cement board doesn't require painting. Boards can be colored at the factory to suit your design needs. If you choose to paint this material, it will soak it up well, and with quality paint it won't peel or chip as painted vinyl or steel does. It is designed to be a low-maintenance building material, but it does require regular cleaning and inspecting caulked joints around windows and doors yearly.



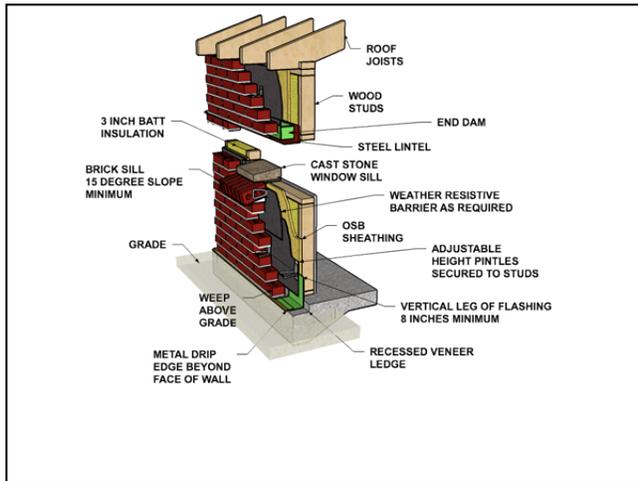
2.0 Item 1(Picture)



(4) Brick masonry is the process of constructing a building from individual bricks laid in a specific pattern and bound together, usually by mortar. Occasionally, the term is also used to refer to the brick units themselves. Masonry is considered a durable construction method, and brick is one of the most common types of masonry used in industrialized nations. The strength of a structure created with this method depends on the type and uniformity of the individual bricks selected, as well as the style of masonry used.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 DOORS (Exterior)

Inspected

(1) For personal safety reasons please change all locks or have existing locks re-keyed to all exterior locks. Also have garage door codes change.

2.2 WINDOWS

Inspected

(2) Most screens are missing. This is not a code issue or required, just an FYI.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

(1) The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for me to find multiple deficiencies in relation to a decks' construction; and in my opinion there are a few reasons for this.

Most decks are built by laborers during the construction of the home and while they can build a "functional" deck, typically multiple important details are missed due to them not knowing the building standards that were in place at the time of construction.

Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now. Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why I will evaluate all decks by today's standards, as safety can not be compromised, and safety is what I inspect for. While I may list multiple deficiencies, a good deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

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

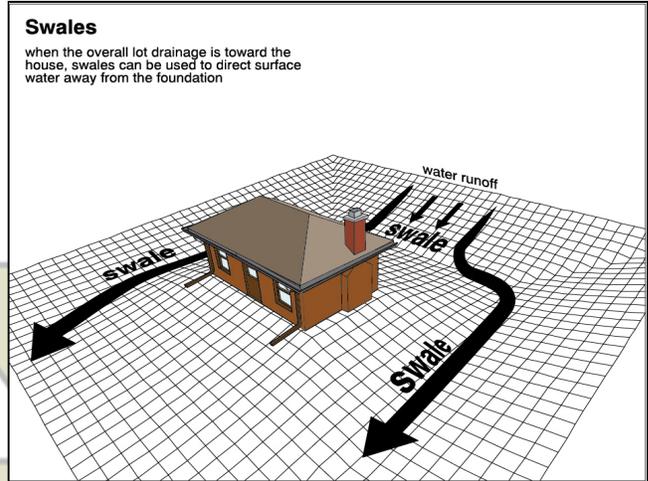
Inspected

(1) Shrubs that are too close to your house can deflect rain onto the siding and prevent moisture from drying out. This can result in rotten wood and provide a fertile environment for mold and mildew to grow. It can also result in a termite infestation. Keep bushes trimmed back at least 12" to 18" away from your house and well back from air conditioner units.

The grounds in contact with the home were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted in this report.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) The ground drain located at the front of home will need periodical cleaning and maintenance.



2.4 Item 3(Picture)

(5) The ground drain located at the front of home will need periodical cleaning and maintenance.



2.4 Item 8(Picture)

4(D) . Hallway and Other Rooms

4.2.D FLOORS
Inspected

i The sub floor squeaks in areas (nuisance only) throughout home. This is a cosmetic issue for your information. I recommend repair as desired.

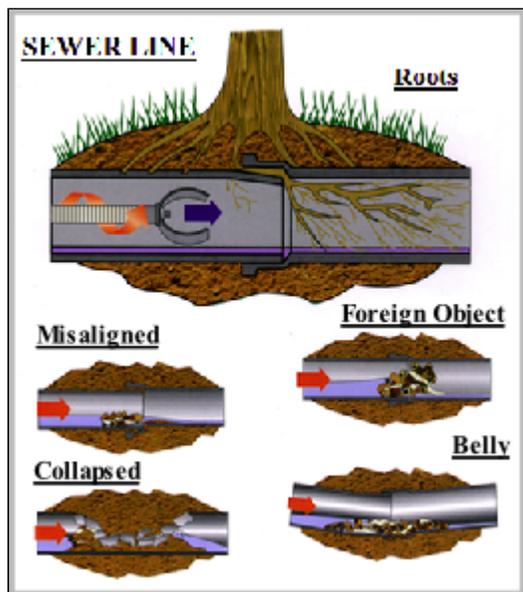
7. Plumbing System

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

i (1) A sewer inspection video camera allows the service technician to see any problems with the pipe. This might include root intrusion, bellies, cracks, punctures, corrosion, or misaligned pipe sections. The camera will also identify grease buildup, leaks and obstructions.

All home inspections come with a 90 day Sewer-Gard protection plan with of coverage of \$4000; however, if sewer line is scoped the policy is extended to 1 year. Please let our office know if you are interested in performing a sewer line inspection. [What does this Evaluation Look Like?](#)

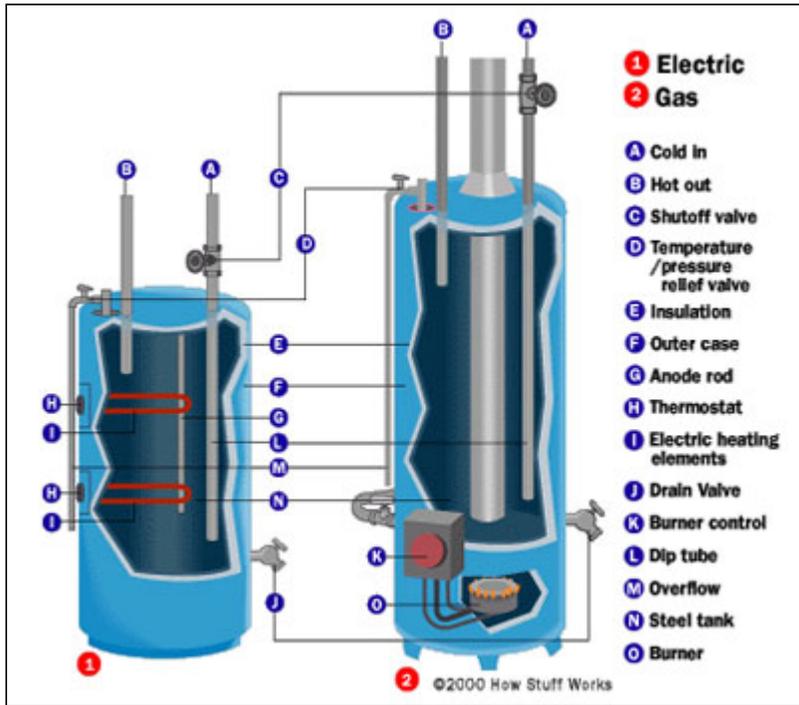


7.0 Item 1(Picture)

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

i (1) Average useful lifespan of water heater in Georgia is 14 Years. If water heater is over this age, buyer should budget for replacement. This is FYI.



7.2 Item 1(Picture)

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

i The main shut off is the blue knob/lever located in the crawlspace. This is for your information.



7.3 Item 1(Picture)

7.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected

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



7.5 Item 1(Picture)

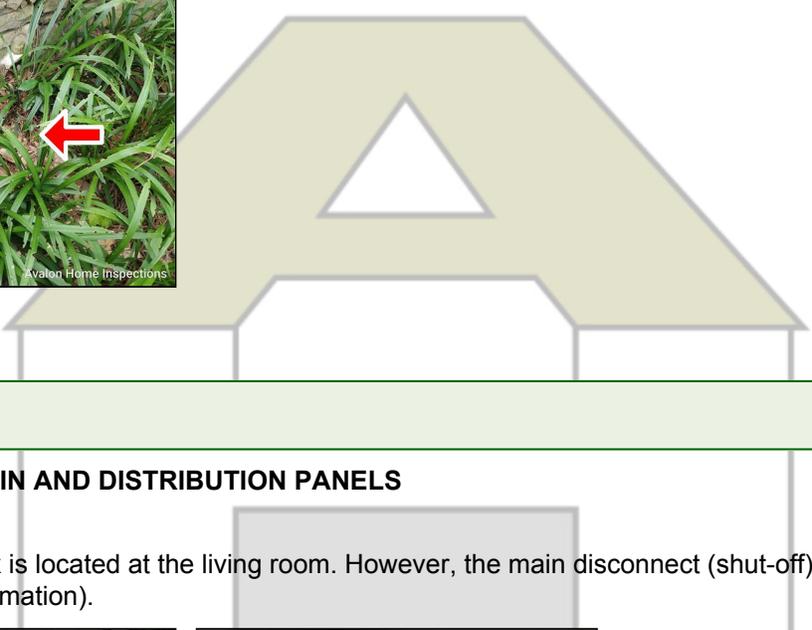
7.7 MAIN WASTE LINE CLEANOUT

Inspected

i Waste line cleanout is located at the front of home(picture)



7.7 Item 1(Picture)



8. Electrical System

8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

i The main panel box is located at the living room. However, the main disconnect (shut-off) is outside at meter base panel (for your information).



8.6 Item 1(Picture)



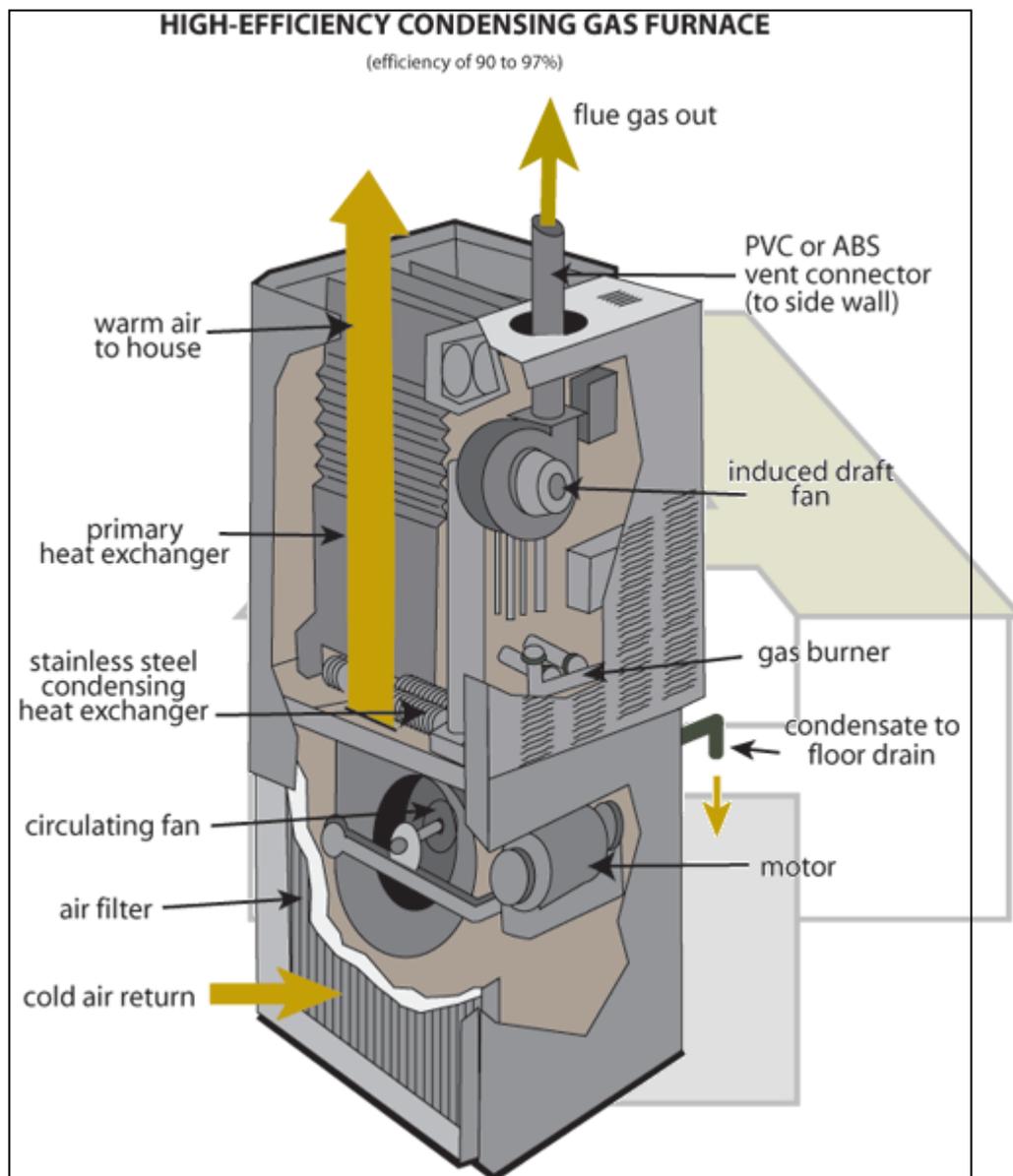
8.6 Item 2(Picture)

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Inspected

- (1) Average lifespan of gas furnace in Georgia is 25 Years. If unit is above this age, buyer should budget for replacement. This is FYI.



9.0 Item 1(Picture)

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

Inspected

- (1) [How to change your HVAC filter.](#)

9.4 FILTER LOCATION

Inspected

- Filter location(picture) in the hallway.



9.4 Item 1(Picture)

9.9 AC/AIR HANDLER DISCONNECTS(pictures)

Inspected



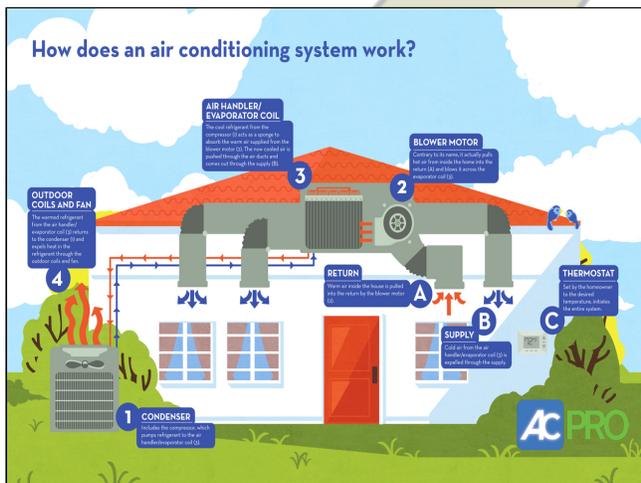
Disconnect(s) if applicable.

9.10 COOLING AND AIR HANDLER EQUIPMENT

Inspected



(1) Average lifespan of Air Conditioner in Georgia is 15 Years.If unit is above this age, buyer should budget for replacement. This is FYI.



9.10 Item 1(Picture)



(2) The air conditioning system currently uses R-22 type of refrigerant. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making some substantial and costly changes to system components.

Update R-22 freon can now be replaced with RS-44b refrigerate for the foreseeable future. This should keep the cost reasonable until unit expires.



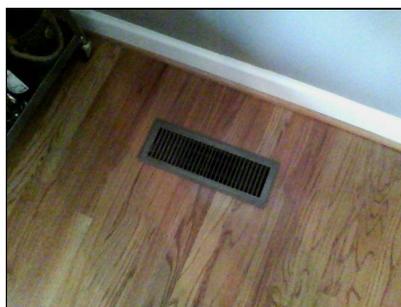
(6) The ambient air test was performed by using thermometers at the main level air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 53 degrees, and the return air temperature was 68 degrees. This indicates that the unit is cooling properly.

Despite test results(cooling properly or not cooling properly), as with all mechanical systems the inspector does not warrant its future operation. HVAC systems should be serviced annually. Per disclosure from seller, if unit has not

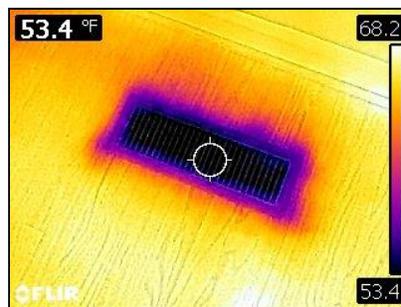
been serviced in the last year it is highly recommended that a licensed HVAC contractor perform an exhaustive evaluation of systems.



9.10 Item 5(Picture)



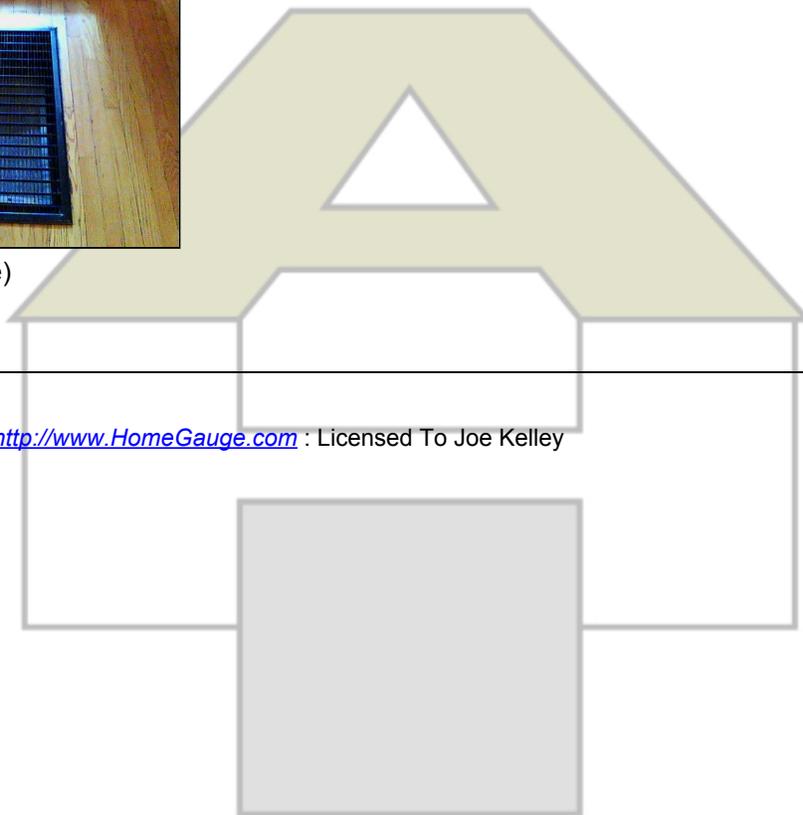
9.10 Item 6(Picture)



9.10 Item 7(Picture)

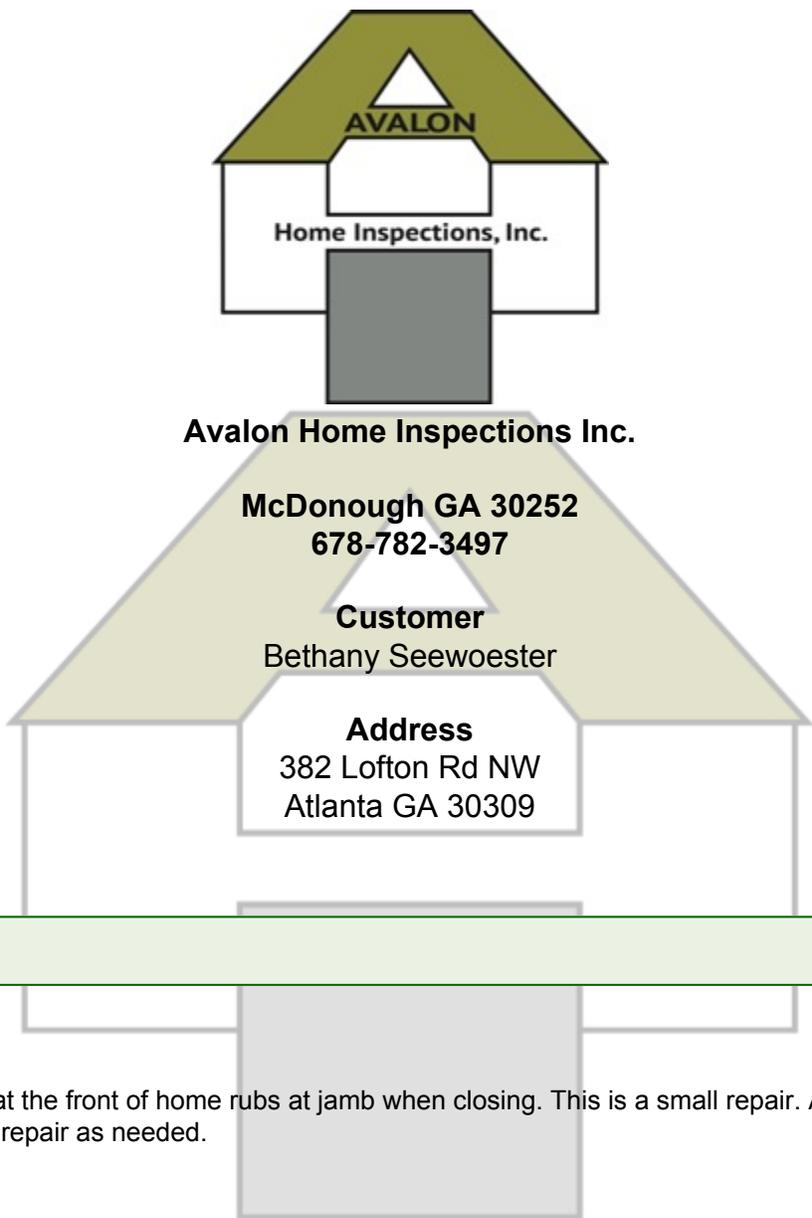


9.10 Item 8(Picture)



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Minor Defects Summary



2. Exterior

2.1 DOORS (Exterior)

Inspected



(2) The entry door at the front of home rubs at jamb when closing. This is a small repair. A qualified contractor should inspect and repair as needed.



2.1 Item 1(Picture)

3. Kitchen Components and Appliances

3.10 RANGES/OVENS/COOKTOPS

Inspected



Two knobs are damaged at the range. Repairs are needed.



3.10 Item 1(Picture)



3.10 Item 2(Picture)

4(A) . Living Room

4.5.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected



One window is damaged at handle or lock hardware at the living room. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



4.5.A Item 1(Picture)

4(B) . Bedrooms

4.0.B CEILINGS

Inspected



The sheetrock on the ceiling reveals a light stain which appears from a water leak. Stain appears old in the guest bedroom. The moisture meter was used and it did not indicate an active leak. I recommend prep and paint using a qualified contractor.

Keep in mind moisture dries out of finished material (sheetrock, wood, etc.) between attic and stained area quickly due to the heat of an attic. False readings on moisture meters and thermal imaging cameras can occur if lack of adequate rain in the last few days has occurred. Please confirm with seller that leak has been evaluated and/or corrected.



4.0.B Item 1(Picture)

6. Structural Components

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected



Typical shrinkage/expansion cracks at the foundation wall. Typical shrinkage/expansion cracks can be sealed and may need to be re-sealed periodically. This is FYI. Small cracks in masonry will sometimes appear as a house ages. These cracks are not structural in nature and are a result of shrinkage and/or settlement. Cracks should be sealed as a precaution to prevent rainwater penetration. During a prolonged or significant rain this can result in moisture intrusion over time and may not always be visible during the home inspection. Minor preventive maintenance can help to eliminate this.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

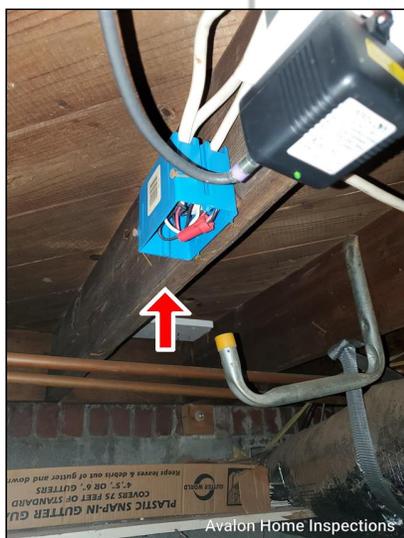
8. Electrical System

8.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected



Several junction boxes in the crawlspace need cover plates. This is a small repair.



8.3 Item 1(Picture)

9. Heating / Central Air Conditioning

9.8 GAS/LP FIRELOGS AND FIREPLACES

Inspected

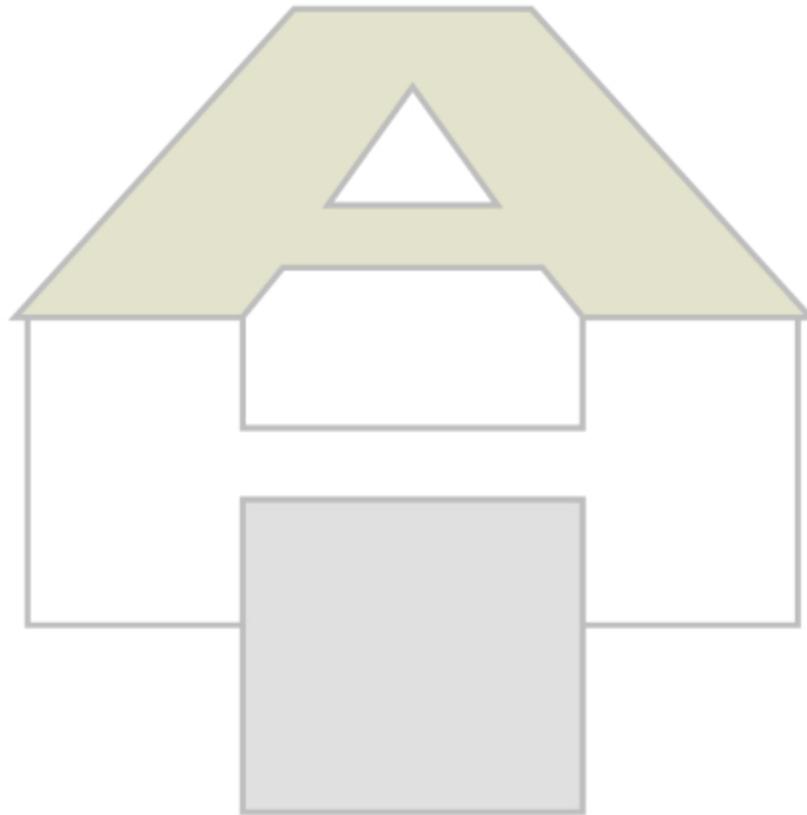


The black soot build-up indicates that Gas Fire logs do not appear to be arranged or positioned according to manufacturer's specs. If logs are not positioned correctly, carbon monoxide can be produced.



9.8 Item 1(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Kelley



Safety Summary



7. Plumbing System

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

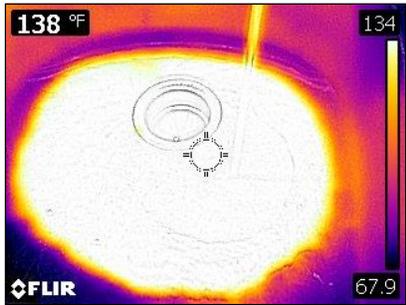
Inspected



(3) The hot water temperature was greater than 125 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 125 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.



7.2 Item 3(Picture)



7.2 Item 4(Picture)

8. Electrical System

8.7 SMOKE DETECTORS

Inspected



(2) The smoke detector has been disconnected intentionally at the common hallway to bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



8.7 Item 1(Picture)

9. Heating / Central Air Conditioning

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

Inspected



The vent pipe for water heater terminates in a clay liner and/or brick chase. This can be safety issue and should be further evaluated by a licensed HVAC contractor. I recommend a qualified licensed heat contractor inspect further and repair as needed.

Chase should be scoped by a qualified heat contractor to determine if liner is safe to use.



9.6 Item 1(Picture)



INVOICE

Avalon Home Inspections Inc.
McDonough GA 30252
678-782-3497
Inspected By: Joe Kelley

Inspection Date: 7/21/2020
Report ID: 31236JK

Customer Info:	Inspection Property:
Bethany Seewoester	382 Lofton Rd NW Atlanta GA 30309
Customer's Real Estate Professional: Cathryn Weldon Keller Williams (Atlanta) InTown	

Inspection Fee:

Service	Price	Amount	Sub-Total
Standard Home Inspection	477.00	1	477.00
Online Discount	-25.00	1	-25.00
			Tax \$0.00
			Total Price \$452.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.

