

Trademark Home Inspection Co.

Property Inspection Report



4410 Beckwith Place, Cumming, GA 30041
Inspection prepared for: Tom Berger & Nancy Berger
Date of Inspection: 9/3/2020 Time: 9am
Age of Home: 1999 Size: 4815
Weather: Clear 85 degrees

Inspector: Ivan Rodriguez
ASHI #258587, InterNACHI #15021603
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Email: CC@trademarkyourhome.com

TRADEMARK
HOME INSPECTION CO.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 3 Item: 1	Driveway and Walkway Condition	• <i>Large cracks in sidewalks, raised areas in walkways may be trip hazard, recommend repairing; see photos.*</i>
Page 4 Item: 2	Grading	• <i>Grade should slope away from home to keep foundation dry, some areas are not properly sloped; see photos.*</i>
Exterior Areas		
Page 6 Item: 2	Exterior Paint & trim	• <i>Some paint maintenance needed, cracks or peeling paint noted in various areas; see photos.*</i> • <i>Decay or dry rot noted in some areas, repairs are needed; see photos.*</i>
Interior Areas		
Page 9 Item: 1	Fireplace	• <i>Damper should be blocked open with gas log use for safety.*</i>
Page 10 Item: 5	Doors	• <i>Some Dead bolts need deeper hole to close properly for safety; see photos.*</i> • <i>Some doors stick and need adjustments or repairs to close properly; see photos.*</i>
Attic		
Page 14 Item: 1	Access notes	• <i>Pull Down Ladder lacks nails in side hinge plates, recommend adding for safety per manufacturer's recommendation.*.*</i>
Page 15 Item: 4	Insulation Condition	• <i>Rodent or wildlife burrow hole observed in attic, recommend a professional Pest or wildlife company to evaluate and trap if needed.*</i> • <i>Insulation missing in many areas around master tray and ceiling, and reduced in many areas of attic.*</i>
Garage		
Page 16 Item: 3	Fire Door & Firewall	• <i>Dead bolt need deeper hole to close properly.*</i>
Page 16 Item: 4	Garage Door Condition	• <i>No manual lock was present, recommended for securing during power outages.*</i>
Bathroom		
Page 19 Item: 3	Toilets	• <i>Tank fill level too high, needs adjusting or may begin to run constantly soon; see photos.*</i>
Page 20 Item: 5	Showers	• <i>Low water pressure noted in master shower or when multiple units running.*</i>
Page 21 Item: 6	Bath Tubs	• <i>Tub drain is damaged in J&J bath, lacks screw for stopper.*</i>
Kitchen & Bar		

Page 21 Item: 1	Counters & cabinets	<ul style="list-style-type: none"> • Countertop needs grinding down at stove to slide forward a little.*
Page 22 Item: 3	Microwave/ venting	<ul style="list-style-type: none"> • Down draft hits stove when rising.*
Heat/AC		
Page 27 Item: 1	Heater Condition	<ul style="list-style-type: none"> • No emergency drain pan and float switch present in basement unit, should have been installed when basement was finished.* • Pan for far basement unit is rusted through, needs to be replaced.*
Page 30 Item: 4	Venting & air supply	<ul style="list-style-type: none"> • Basement units lack proper exterior combustion supply, needs to be added.*
Page 31 Item: 5	supply & drain line notes	<ul style="list-style-type: none"> • Condensation line appears to be covered or blocked, end needs to be open to drain.*
Page 31 Item: 6	Filters and duct comments	<ul style="list-style-type: none"> • Filters need to be replaced in basement units.*
Electrical		
Page 34 Item: 3	Electrical items	<ul style="list-style-type: none"> • Recommend GFCI protection for bath outlets, missing in J&J bath.* • Most exterior GFCI outlets not tripping or not wired correctly.* • Loose conduit at AC unit needs securing.*
Page 35 Item: 4	Detectors notes	<ul style="list-style-type: none"> • Recommend smoke detectors in all bedrooms though not required when home was built.*

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- *Common crack in driveway, not a concern.**
- *Large cracks in sidewalks, raised areas in walkways may be trip hazard, recommend repairing; see photos.**



*Common crack in driveway, not a concern.**

*Common crack in driveway, not a concern.**

Common cracks



Raised areas are trip hazard.*

Common cracks

2. Grading

Observations:

- *Erosion present by drive, needs correction.**
- *Grade should slope away from home to keep foundation dry, some areas are not properly sloped; see photos.**



Erosion present by drive, needs correction.*

Improper slope at rear.*

Improper slope.*

3. Vegetation Observations

Observations:

- *All tree limbs should be cut back at least 10' away from structure to keep squirrels out of attic and extend roof shingle life.**
- *Bushes and vines should not touch structure, needs trimming back.**



Vines should not grow on structure.*

Tree limbs need cutting back.*

All tree limbs should be cut back at least 10' away from structure to keep squirrels out of attic and extend roof shingle life.*



Bushes shouldn't touch structure.*

4. Gutter

Observations:

- *Underground lines should be checked during rains as they tend to clog.**



Underground lines should be checked during rains.*



Exterior Areas

1. Siding Condition

Materials: Hardi-plank or Hardi-board masonry siding • Brick veneer noted.

Observations:

- *Odd brick joint line left of entry, appears to only be cosmetic issue.**
- *Grade is high at siding on right side.**



Grade is high at siding on right side.*

fireplace vent cover needs replacing.*



2. Exterior Paint & trim

Observations:

- *Some paint maintenance needed, cracks or peeling paint noted in various areas; see photos.**
- *Decay or dry rot noted in some areas, repairs are needed; see photos.**



Decay or dry rot, repairs needed.*



Decay or dry rot, repairs needed.*



Peeling or missing paint, maintenance needed.*



Peeling or missing paint, maintenance needed.*



Peeling or missing paint, maintenance needed.*



pressure washing needed.*



Peeling or missing paint, maintenance needed.*

3. Deck condition

Observations:

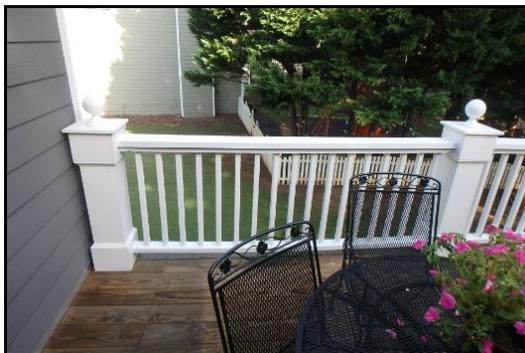
- Deck had no concerning defects at time of inspection.



4. Railings

Observations:

- Rails had no concerning defects at time of inspection.



5. Porch Condition

Observations:

- Porch had no concerning defects at time of inspection.



6. Patio Condition

Observations:

- Large cracks present, raised areas may be a trip hazard, should consider grinding down raised portions.*



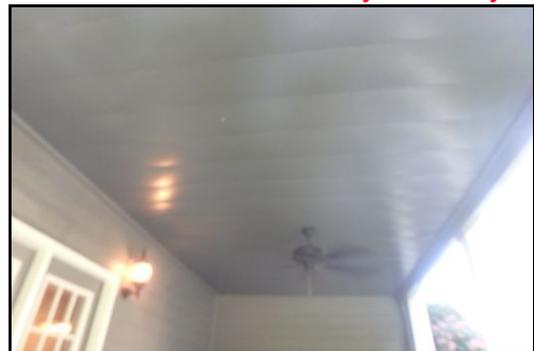
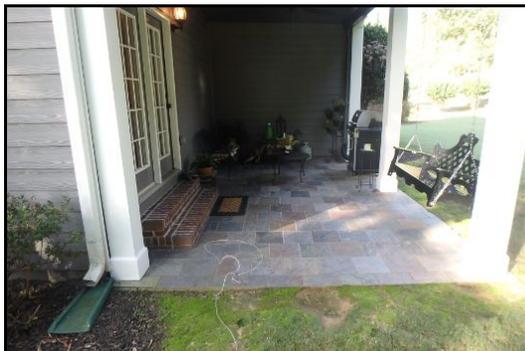
settling cracks at patio



settling cracks at patio/court

settling cracks

improper slope at patio, may hold water by chimney.*



7. Stair notes

Observations:

- *Uneven rise in steps may be a trip hazard.**
- *Settling and separation noted at entry steps, portion is out of level.**



Settling and separation noted at entry steps, portion is out of level.*

Settling and separation noted at entry steps, portion is out of level.*

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Fireplace

Location: Family Room

Materials: Prefabricated wood burning fireplace noted.

Observations:

- *Damper should be blocked open with gas log use for safety.**



Damper should be blocked open with gas log use for safety.*

2. Wall & Ceiling Condition

Materials: Drywall walls noted.

Observations:

- *Common cracks and or nail pops noted.*
- *A little moisture in basement ceiling at patio door, likely from pressure washing patio.**



Nail pops noted.*

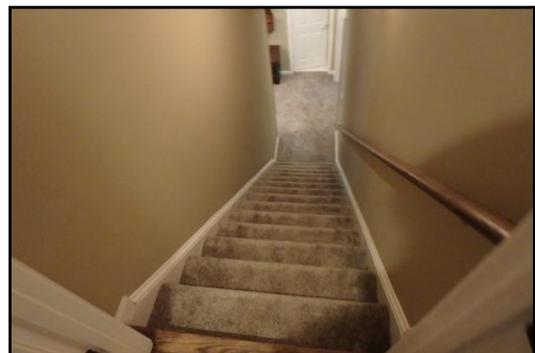
slight moisture present in basement ceiling under patio door.*

10% moisture reading

3. Stairs & Handrail

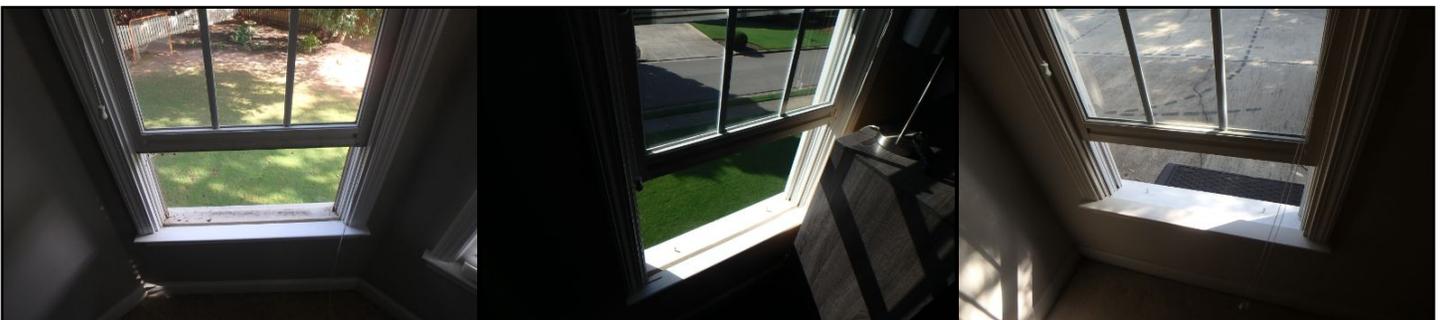
Observations:

- *No visibly concerning defects noted during inspection.*



4. Window Condition

Materials: Wood framed windows noted. • Insulated glass noted.



5. Doors

Observations:

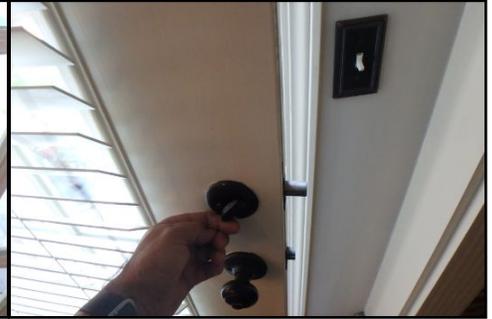
- *Some doors not latching and need repairs or adjustments; see photos.**
- *Some door not sealing well, need additional weatherstrip.**
- *Some doors rub carpet, noted in main floor bedroom.**
- *Some Dead bolts need deeper hole to close properly for safety; see photos.**
- *Some doors stick and need adjustments or repairs to close properly; see photos.**



entry door sticks*



Dead bolt needs deeper hole to close properly at entry.*



Dead bolt needs deeper hole to close properly at patio.*



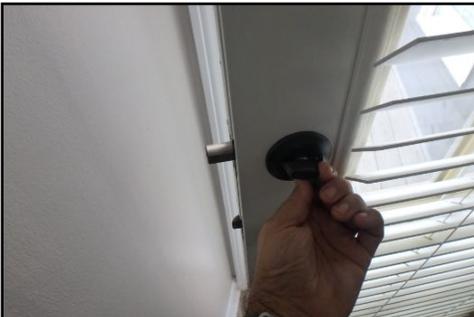
Dead bolt needs deeper hole to close properly at patio.*



Some doors stick and need adjustments or repairs to close properly at patio.*



Dead bolt needs deeper hole to close properly at master.*



Dead bolt needs deeper hole to close properly at master.*



Door not latching, needs adjustment at master toilet door: *



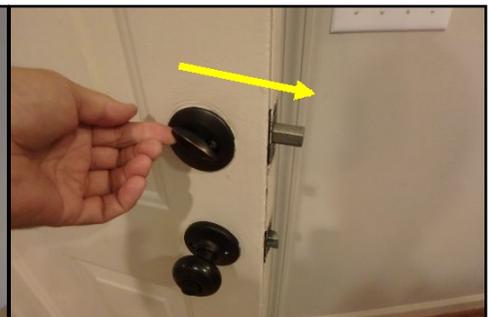
some exterior doors need weatherstrip, not lsealing.*



door rubs carpet in blue carpet room.*



Door not latching, needs adjustment at coat closet .*



Dead bolt needs deeper hole to close properly at garage.*



basement exterior doors not sealing well.*

Dead bolt needs deeper hole to close properly in basement.*

minor damage on basement door.*

6. Floor Condition

Flooring Types: Carpet, • Ceramic tile, • Hardwood flooring,
Observations:

- *Floor is out of level in J&J bath.**



Floor is out of level in J&J bath.*



minor water damage by fridge.*

Roof

1. Roof notes

Materials: Inspected from roof
Materials: Asphalt architectural shingles noted, 30yr product.
Observations:

- *Roof had no visibly concerning defects at time of inspection.*





2. Flashing

Observations:

- *Flashings had no visibly concerning defects at time of inspection.**



3. Chimney

Observations:

- *Chimney had no visibly concerning defects at time of inspection.*





Attic

1. Access notes

Observations:

- Attic cover not insulated to current standards.*
- Pull Down Ladder lacks nails in side hinge plates, recommend adding for safety per manufacturer's recommendation.*.*



Attic cover not insulated to current standards.*

Lack nails in side hinge plates.*

Lack nails in side hinge plates.*

2. Ventilation notes

Observations:

- No visible defects noted during inspection.



3. Vent Screens

Observations:

- No visible defects were noted during inspection.

4. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages 0 to 5 inches. Recommend installing more.

Observations:

- *Rodent or wildlife burrow hole observed in attic, recommend a professional Pest or wildlife company to evaluate and trap if needed.**
- *Insulation missing in many areas around master tray and ceiling, and reduced in many areas of attic.**



Rodent signs noted.*

missing insulation at master tray.*

low insualtion.*



missing tray ceiling insulation.*



low insualtin in master.*

Garage

1. Floor Condition

Materials: Concrete floor noted.

Observations:

- *Settling cracks present but appeared to be within tolerance levels.**



Common cracks not a concern

Settling cracks present but appeared to be within tolerance levels.*

2. Exterior Door

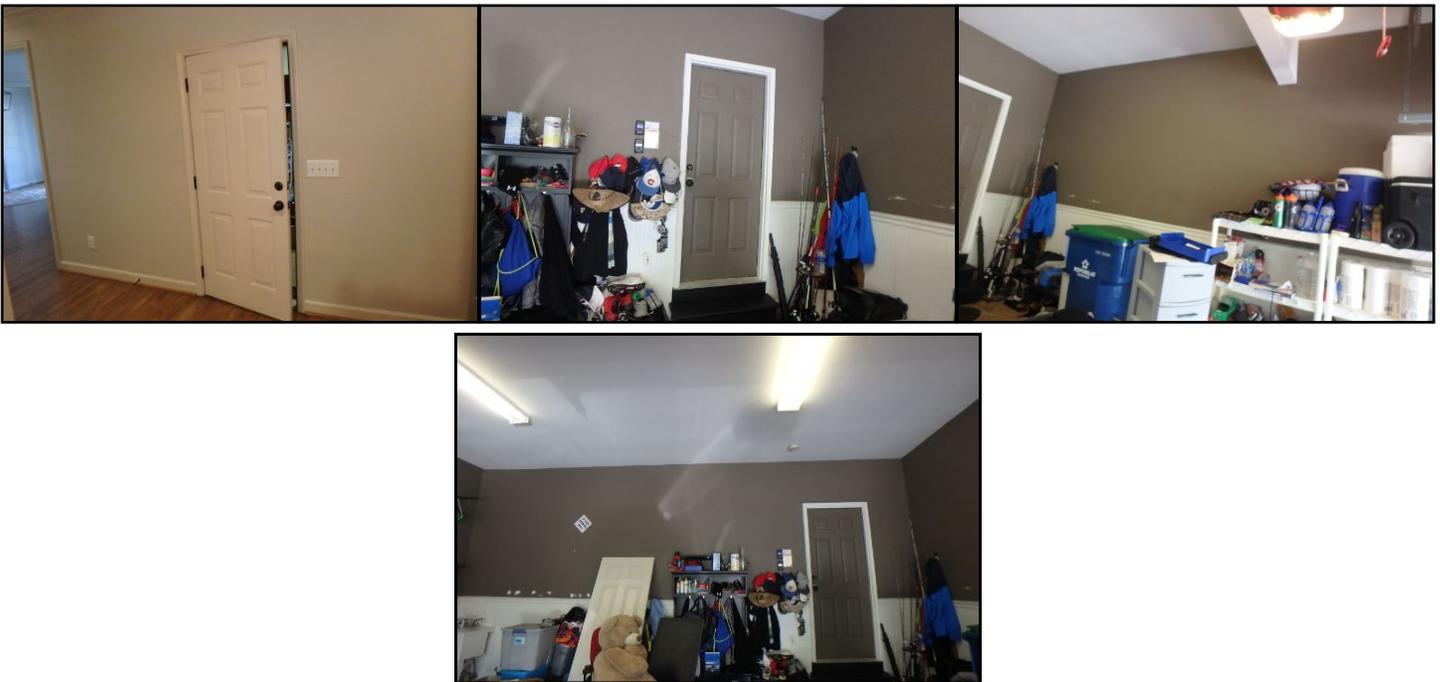
Observations:

- NA

3. Fire Door & Firewall

Observations:

- *Dead bolt need deeper hole to close properly.**



4. Garage Door Condition

Materials: Roll-up metal doors noted.

Observations:

- *No manual lock was present, recommended for securing during power outages.**

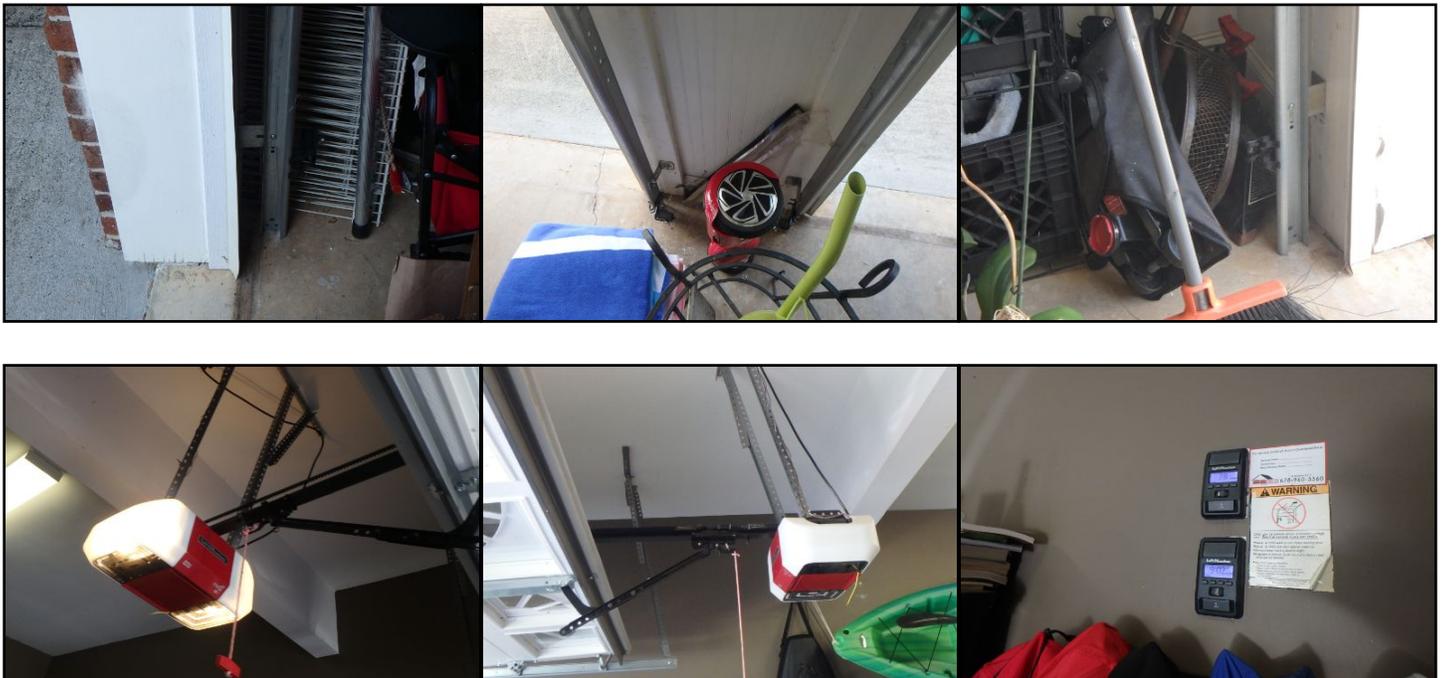


No manual lock present.*

5. Garage Opener & Reverse

Observations:

- Opener was functional, no visibly concerning defects noted during inspection.



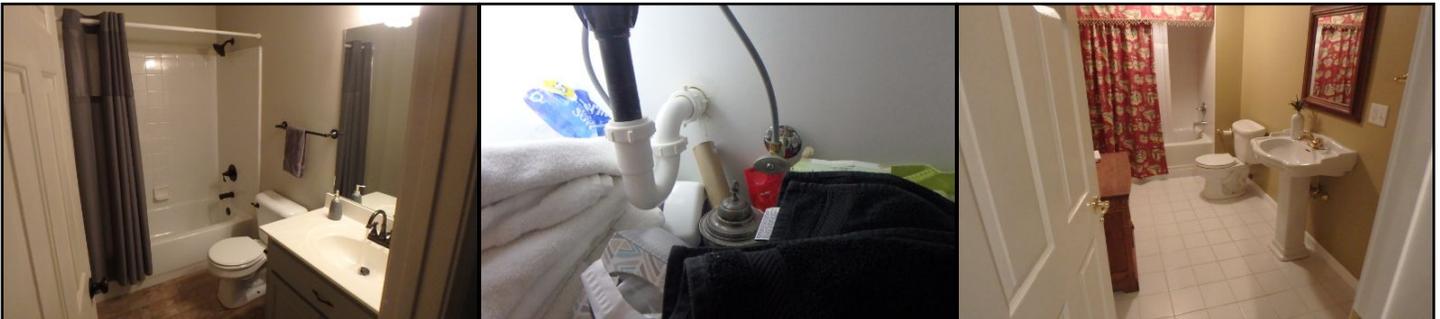
Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Observations:

- Appeared functional, at time of inspection, no visibly concerning defects noted.



2. Sinks

Observations:

- *Right master sink drain is a little slow.**
- *Slow drain in main floor bath sink.**





Right master sink drain is a little slow.*



Slow drain in main floor bath sink.*

3. Toilets

Observations:

- Tank fill level too high, needs adjusting or may begin to run constantly soon; see photos.*



Tank fill level is high, needs adjustment in main floor bath.*



4. Exhaust Fan

Observations:

- *Exhaust fans were functional at time of inspection, but be aware fan covers should be vacuumed on a regular basis.**



5. Showers

Observations:

- *Low water pressure noted in master shower or when multiple units running.**



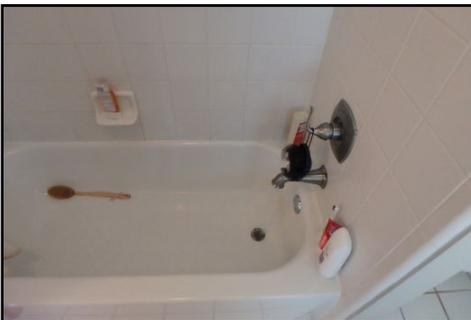
*Low water pressure noted in master shower or when multiple units running.**



6. Bath Tubs

Observations:

- *Tub drain is damaged in J&J bath, lacks screw for stopper.**



*Tub drain is damaged in J&J bath, lacks screw for stopper.**



*master tub faucet not well secured.**

Kitchen & Bar

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Counters & cabinets

Materials: Granite

Observations:

- *Countertop needs grinding down at stove to slide forward a little.**



2. Dishwasher

Observations:

- *No visibly concerning defects noted during inspection.*



3. Microwave/ venting

Observations:

- *Down draft hits stove when rising.**



*Down draft hits stove when rising.**

4. Range/Oven/ cook top notes

Observations:

- *No visibly concerning defects noted during inspection.*



5. Sink comments

Observations:

- *No visibly concerning defects noted during inspection.*



6. Appliance notes

Materials: Refrigerator

Observations:

- *No visibly concerning defects noted during inspection.*

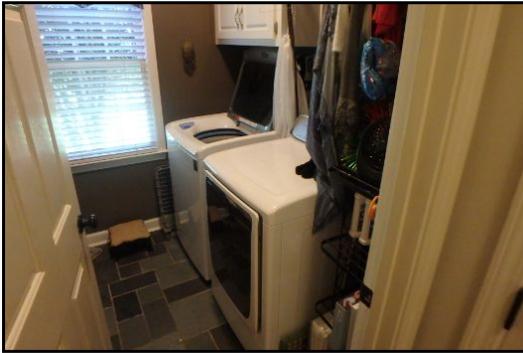


Laundry

1. Laundry room

Observations:

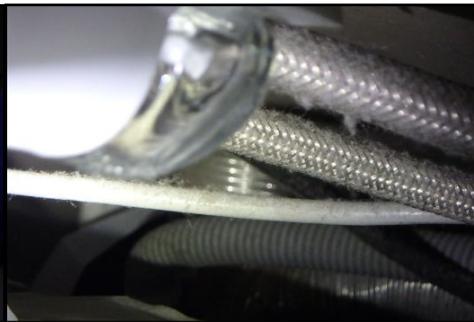
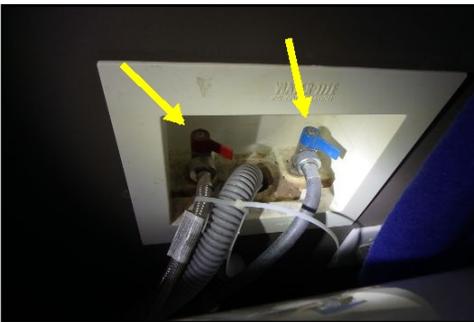
- *No visibly concerning defects noted during inspection.*



2. Plumbing & vent notes

Observations:

- *No visibly concerning defects noted during inspection.*



Not hammer stop valves.*



3. Electric and gas notes

Materials: Gas supply present

Materials: 110 and 220 outlets present

Observations:

- *No visibly concerning defects noted during inspection.*



gas is capped



Water Heater

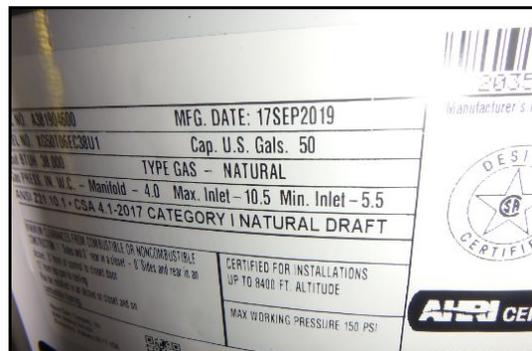
1. Water Heater Condition

Heater Type: Gas • 50 Gallon

Location: The heater is located in the basement.

Observations:

- Unit was functional at time of inspection, no visibly concerning defects noted.



50 gallon 2019 model

2. Gas & Venting

Observations:

- *Gas valves and venting appeared proper during inspection, no visibly concerning defects noted.*



3. Temp Pressure Relief Valve

Observations:

- *TPR tested properly during inspection.*



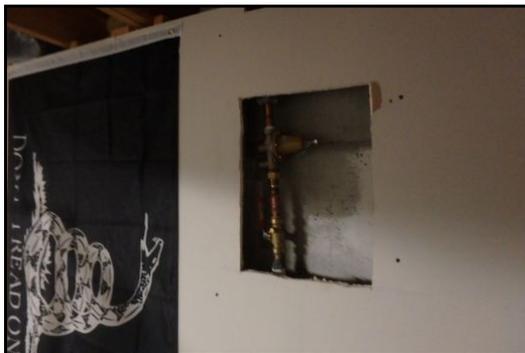
4. Overflow line

Observations:

- *Overflow terminates outdoors as it should.*

Plumbing

1. Materials & Shutoff



2. Pressure & Regulator

Observations:

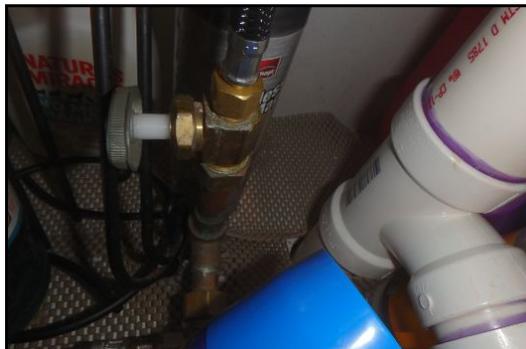
- *Pressure and regulator appeared properly adjusted and functional during inspection.*

3. supply line notes

Materials: Copper

Observations:

- *No visibly concerning defects were noted at time of inspection.*



4. waste & vent notes

Materials: **PVC**/Plastic

Observations:

- *No visibly concerning defects noted at time of inspection.**



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

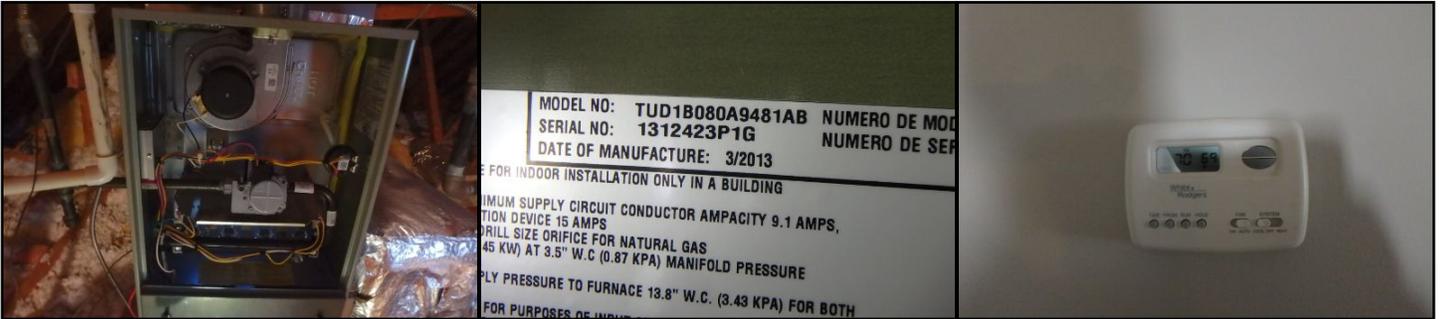
1. Heater Condition

Materials: The furnace is located in the attic • The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

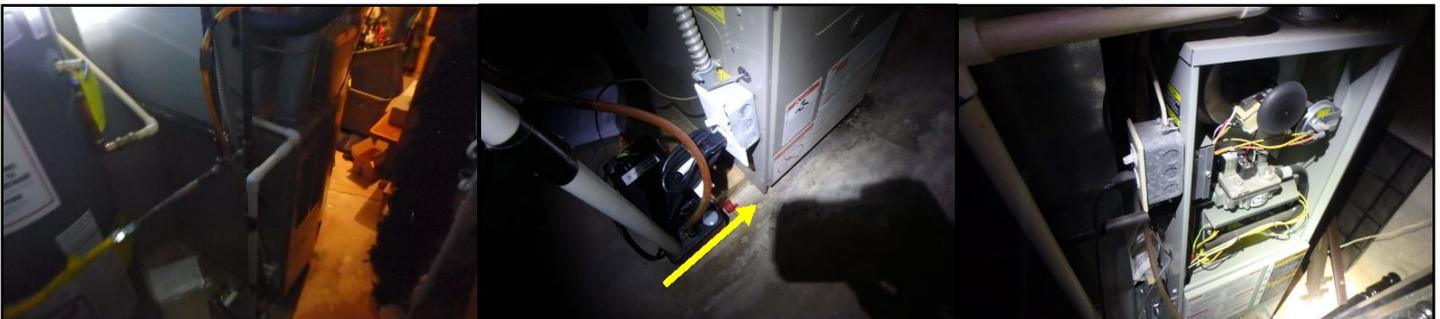
- *Unit was functional during inspection, no visibly concerning defects noted.*
- *No emergency drain pan and float switch present in basement unit, should have been installed when basement was finished.**
- *Pan for far basement unit is rusted through, needs to be replaced.**



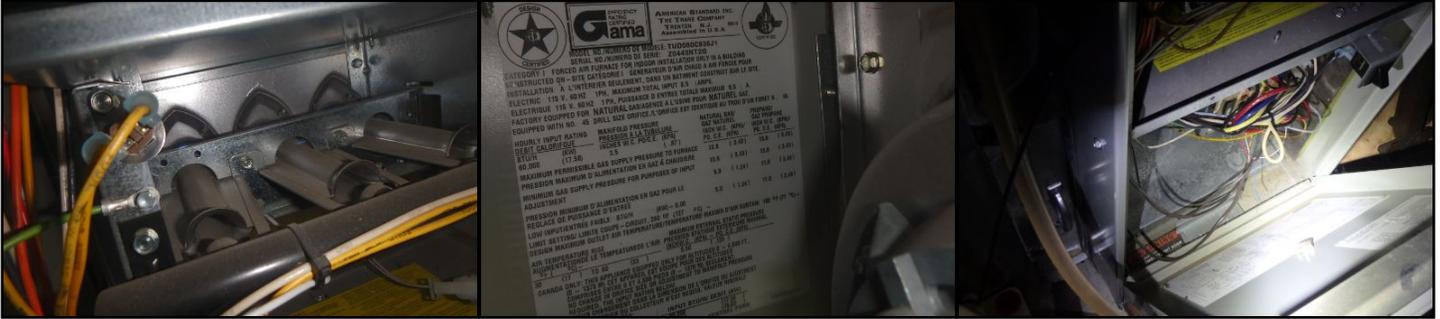
80,000 btu 2013 model attic furnace



Pan for far basement unit is rusted through, needs to be replaced.*



No emergency pan.*



60,000 btu 2004 model (basement unit)



75,000 btu 1998 model (main floor) by Goodman

2. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the left side.

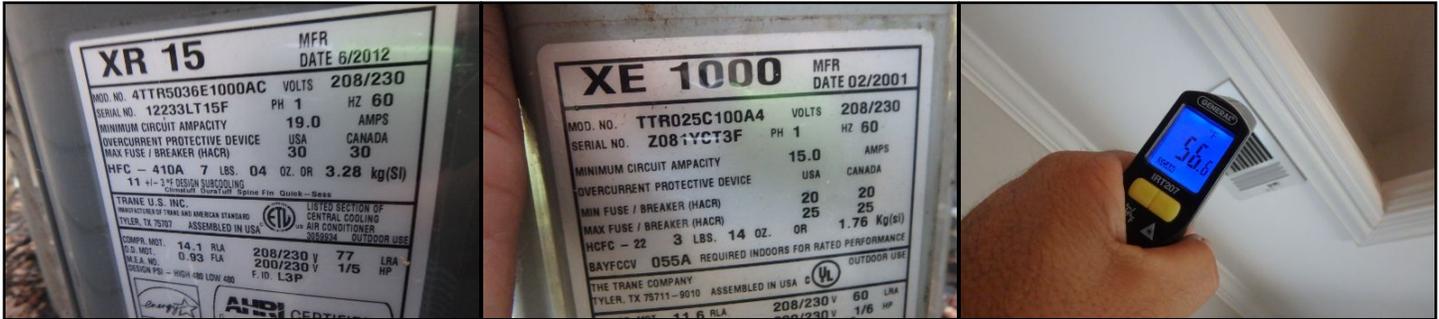
Observations:

- Unit was functional during inspection, no visibly concerning defects noted.
- Recommend clearing debris at unit.*



Recommend clearing debris at unit.*

2.5 ton 2007 model



3 ton 2012 model

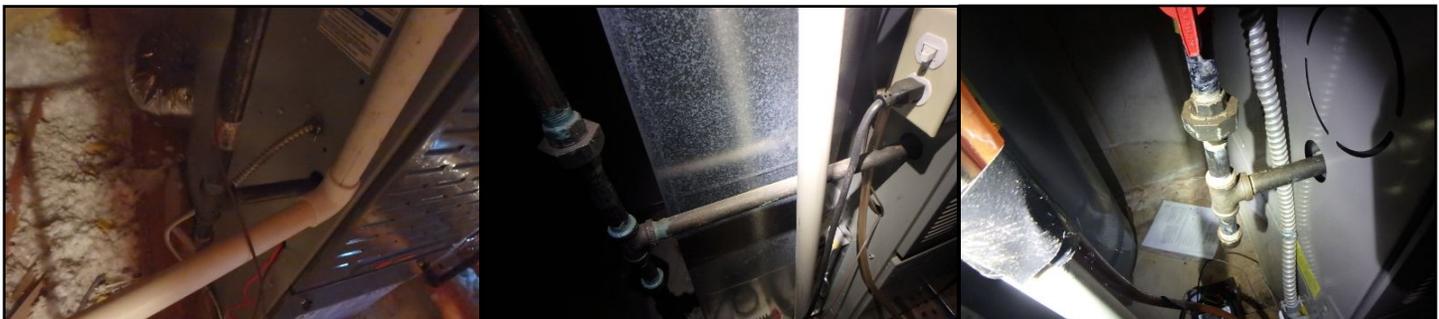
2 ton 2001 model



3. Gas Valves

Observations:

- Gas shut off valves were present and functional, no visibly concerning defects noted.



4. Venting & air supply

Observations:

- Venting and supply air seemed adequate at time of inspection, no visibly concerning defects noted.
- Basement units lack proper exterior combustion supply, needs to be added.*



Basement units lack proper exterior combustion supply, needs to be added.*

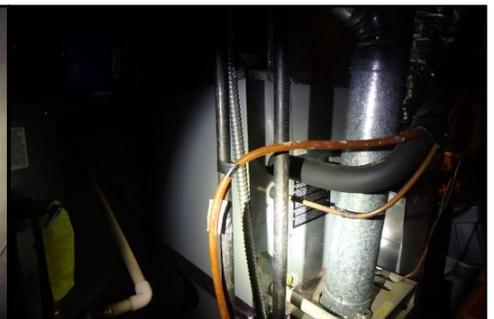
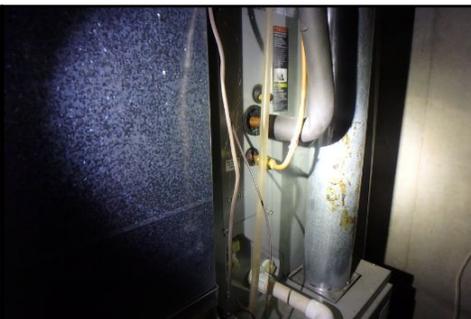
5. supply & drain line notes

Observations:

- *Condensation line appears to be covered or blocked, end needs to be open to drain.**



Condensation line appears to be covered or blocked, end needs to be open to drain.*



6. Filters and duct comments

Materials: Filter located in slot built into ductwork next to unit.

Materials: Modern flex ducting present

Observations:

- *Filters need to be replaced in basement units.**



Filters need to be replaced in basement units.*

Filters need to be replaced in basement units.*



Filter needs to be replaced.*

Gas

1. Gas notes

Materials: Right side of house

Observations:

- *Valve was functional, no visibly concerning defects noted during inspection.*



Electrical

1. Main/ Meter

Materials: Underground

Materials: 200amps

Observations:

- *No visibly concerning defects noted during inspection.*



200 amp service, disconnect on right side

2. Electrical Panel

Location: Basement

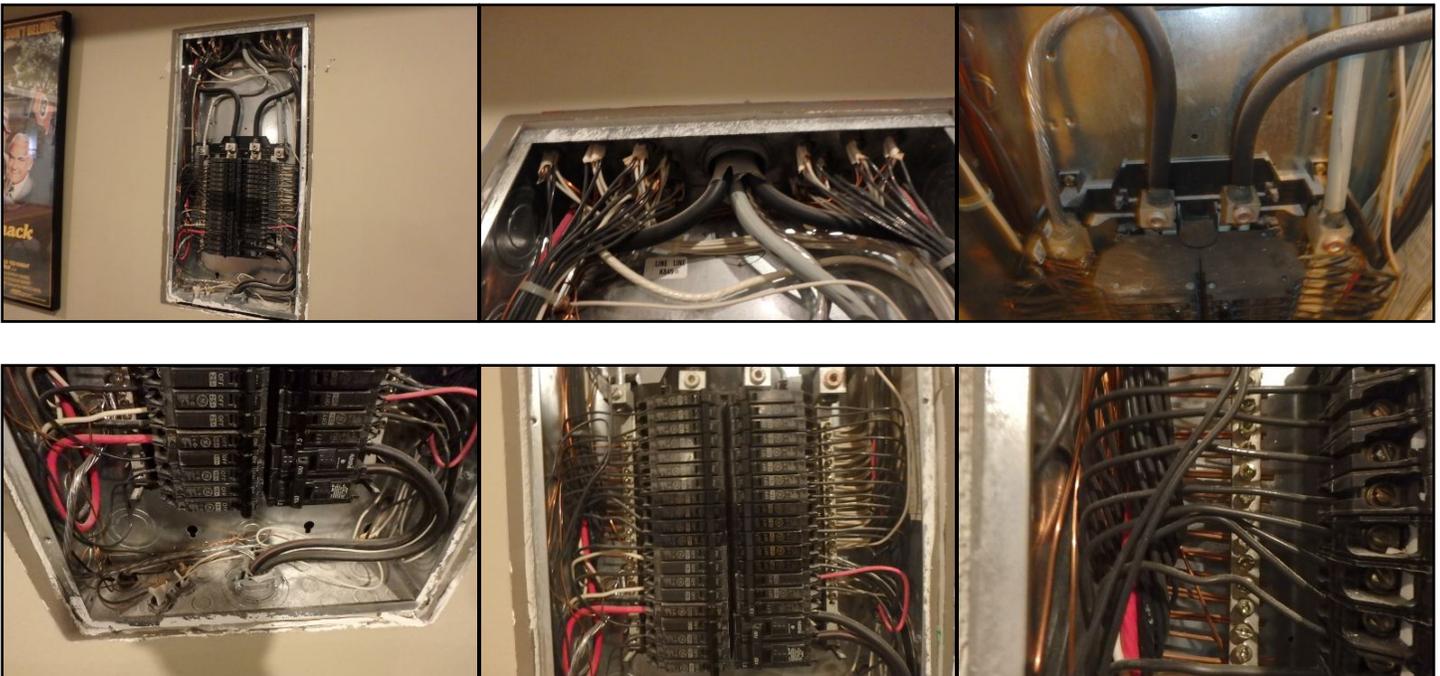
Location: Main feed is Aluminum • Branch wires are Copper

Observations:

- *Appeared functional at time of inspection, no visibly concerning defects noted.*
- *Should not block panels with storage.**



panel blocked by storage.*





3. Electrical items

Observations:

- Recommend **GFCI** protection for bath outlets, missing in J&J bath.*
- Most exterior GFCI outlets not tripping or not wired correctly.*
- Loose conduit at AC unit needs securing.*



Most exterior GFCI outlets not tripping or not wired correctly.*



open ground on side exterior GFCI.*



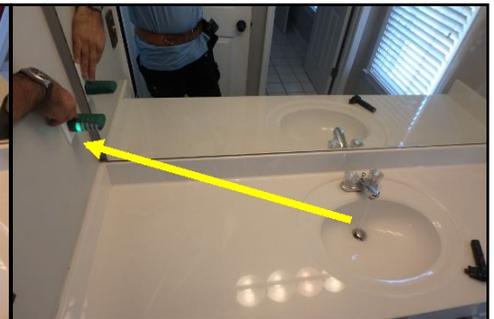
Most exterior GFCI outlets not tripping or not wired correctly.*



Loose conduit at AC unit needs securing.*



Recommend GFCI protection for bath outlets, missing in J&J bath.*



Recommend GFCI protection for bath outlets, missing in J&J bath.*



no light or exhaust fan in master shower.*

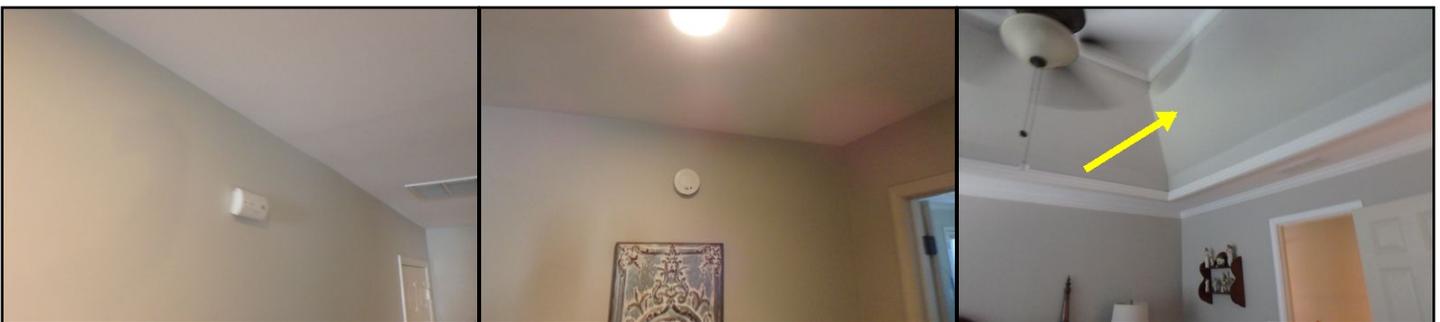
4. Detectors notes

Observations:

- *Recommend smoke detectors in all bedrooms though not required when home was built.**



Recommend smoke detectors in all bedrooms.*



Recommend smoke detectors in all bedrooms.*



lack GFCI protection in main floor bath.*



Recommend smoke detectors in all bedrooms.*

5. Fans & door bell

Observations:

- *No visibly concerning defects noted during inspection.*



Foundation

1. Framing items

Materials: Home has conventional wood framed walls, joist and rafters.

Observations:

- *No visibly concerning defects noted during inspection.*



2. Insulation

Observations:

- *No visibly concerning defects noted.*

3. Foundation notes

Materials: Home has steel reinforced poured concrete basement foundation with strapping or bolting present.

Observations:

- *Common hairline cracks present but within acceptable tolerance.**



Common crack, not a concern



hairline wall cracks, not a concern



cracks in slab

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.