



<http://www.lunspro.com>
inspections@lunspro.com
(770) 483-2808
5174 McGinnis Ferry Rd #136
Alpharetta, GA 30005
Inspector: Wren Musick
Inspector's email: wren.musick@lunspro.com
Inspector's phone: (678) 221-8934



Property Inspection Report

Client(s): **Chuck Caruthers**

Property address: **820 Deerfield Township Way
Alpharetta GA 30004-0913**

Inspection date: **Thursday, September 3, 2020**

This report published on Thursday, September 3, 2020 4:34:40 PM EDT

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

How to Read this Report

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

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

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

General information

Inspector: Wren Musick

Structures inspected: Main house

Age of building: 5 years

Time started: 10:00 am

Total Length of Inspection & Report Writing: 4 hours

Inspection Fee: \$445.00

Payment method: Credit Card

Present during inspection: Client(s)

Occupied: Yes

Weather conditions: Clear

Temperature: Hot

Foundation type: Slab on grade

The following items are excluded from this inspection: Security system, Irrigation system

-
- 1)  All designations such as "left side and right side" are noted as if the house is being viewed from the street.

 - 2)  **LIMITATIONS:** The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

 - 3)  Please feel free to visit www.homewyse.com for any cost related items such as material, maintenance, installation or future projects and/or repairs related to your home.

Exterior

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

Footing material: Poured in place concrete
Foundation material: Poured in place concrete
Apparent wall structure: Wood frame
Wall covering: Cement-based clapboard, Brick veneer
Driveway material: Poured in place concrete
Sidewalk material: Poured in place concrete
Exterior door material: Glass panel

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



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4

5)   Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4

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



Photo 6-1

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



Photo 7-1

8) 🪓🔍 Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



Photo 8-1

9)  General pictures of exterior.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4



Photo 9-5

Roof

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

Roof inspection method: Viewed from ground with binoculars

Roof type: Cross-hipped

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 5 years

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

10)  General pictures of roof area.



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4

Garage

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

11)    No smoke or carbon monoxide alarms are visible in the garage. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices.

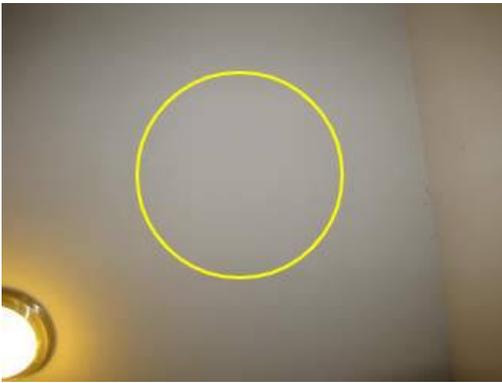


Photo 11-1

12) **i** Much of the garage, including areas around the interior perimeter and in the center are excluded from this inspection due to lack of access from stored items.

13) **i** Garage door opener appeared functional at time of inspection.



Photo 13-1

14) **i** General pictures of garage.



Photo 14-1



Photo 14-2



Photo 14-3

Attic

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

Inspection method: Partially traversed

Roof structure type: Trusses

Ceiling structure: Trusses

Insulation material: Fiberglass loose fill

Insulation depth: 10

Insulation estimated R value: 30

15)  General pictures of the attic area.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4

16)  General pictures of the attic area above the garage.



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4



Photo 16-5

Electric service

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

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 200

Service voltage (volts): 120/240

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

Service entrance conductor material: Aluminum

System ground: Ground rod(s) in soil

Main disconnect rating (amps): 200
 Branch circuit wiring type: Copper
 Smoke detectors present: Yes

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

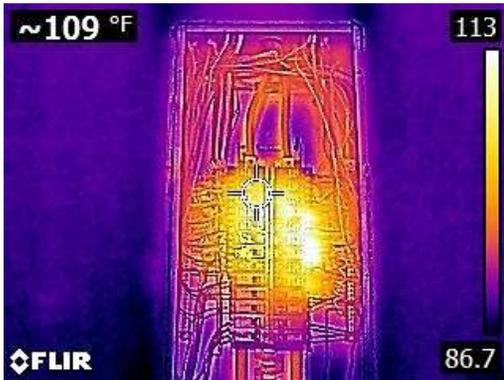


Photo 17-1



Photo 17-2

18)  Location of the main service disconnect.

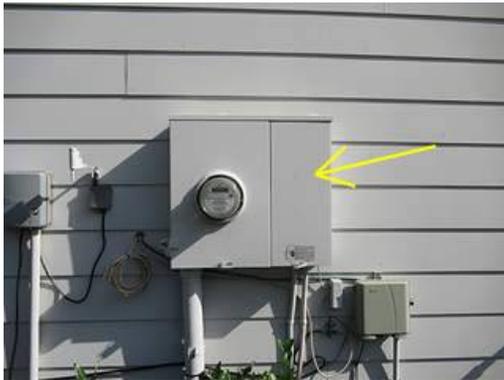


Photo 18-1



Photo 18-2

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

Water heater

LIMITATIONS:: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Estimated age: 4 years

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Manufacturer: Rheem

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



Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4

21) **i** A circulating pump is installed for the hot water supply. It is intended to make hot water immediately available when faucets are turned on. Timers are typically integrated with these pumps, and should be configured so water circulates only at desired times for better energy efficiency. The client(s) should familiarize themselves with the timer's operation and configure it as needed.



Photo 21-1

22) **i** The estimated useful life for most water heaters is 8 to 12 years.

Heating and cooling

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

Estimated age: Both of the furnaces and AC condensing units are 4 years old.

Primary heating system energy source: Natural gas

Primary heat system type: Forced air

Primary A/C energy source: Electric

Primary Air conditioning type: Split system

Distribution system: Flexible ducts

Manufacturer: Lennox

Filter location: At the base of the furnace

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



Photo 23-1

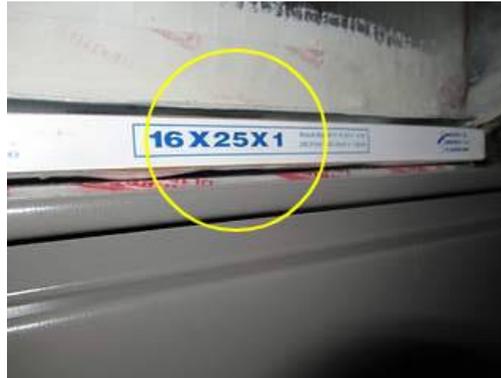


Photo 23-2



Photo 23-3



Photo 23-4

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

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



Photo 25-1

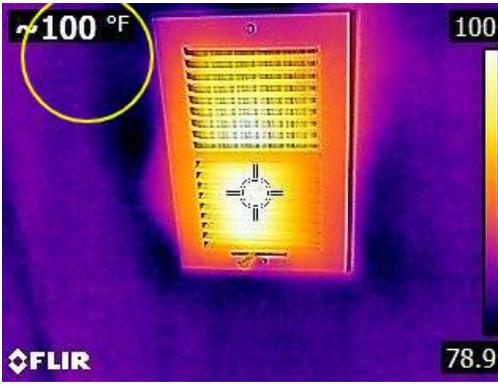


Photo 25-2



Photo 25-3

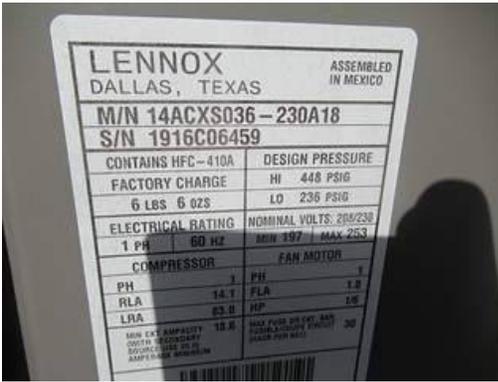


Photo 25-4

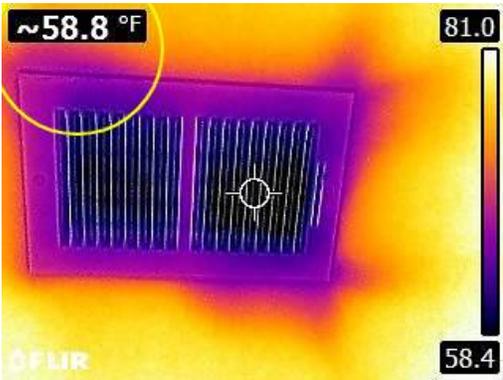


Photo 25-5

-
- 26) **i** The estimated useful life for most forced air furnaces is 15 to 20 years.

 - 27) **i** The estimated useful life for air conditioning compressors is 8 to 15 years.

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



Photo 28-1

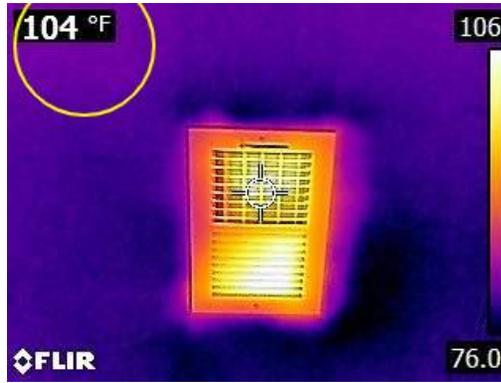


Photo 28-2



Photo 28-3

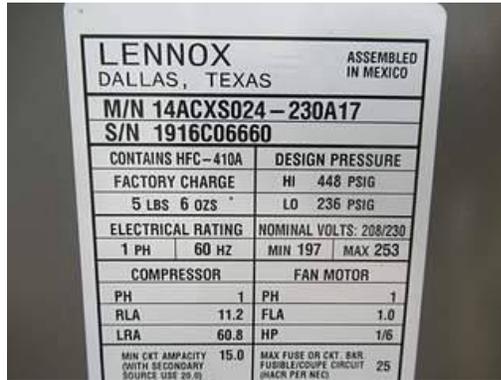


Photo 28-4

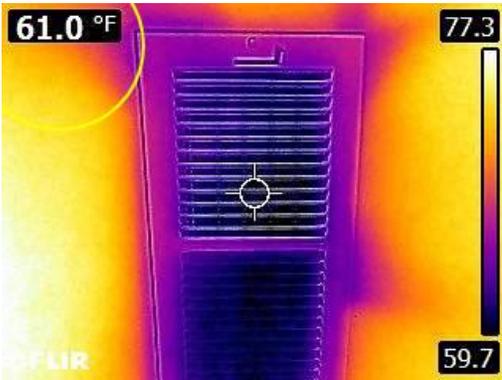


Photo 28-5

Plumbing and laundry

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

Water pressure (psi): 80 psi

Location of main water shut-off valve: In the garage above the water heater

Location of main water meter: At the street

Location of main fuel shut-off: At the meter

Water service: Public

Service pipe material: Polyethelene

Supply pipe material: Polyethelene
Vent pipe material: Plastic
Drain pipe material: Plastic
Waste pipe material: Plastic

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

30)  Location of main water shut off.



Photo 30-1

31)  Location of main gas shut off.



Photo 31-1

32)  Water pressure.



Photo 32-1

33)  General picture of the laundry area.



Photo 33-1

Fireplaces, woodstoves and chimneys

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

Fireplace type: Metal prefabricated

Chimney type: Metal

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



Photo 34-1

Kitchen

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

35) i The dishwasher was checked and appears to be functional.



Photo 35-1



Photo 35-2

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



Photo 36-1



Photo 36-2

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



Photo 37-1



Photo 37-2

38)  The range/oven was checked and appears to be functional.

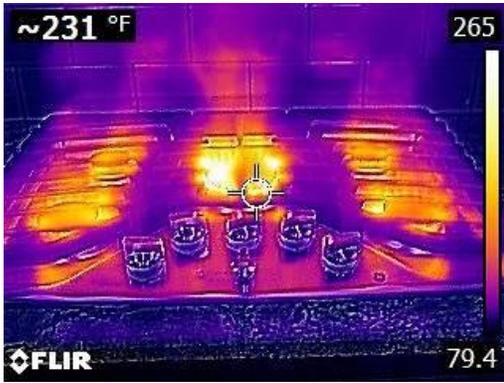


Photo 38-1



Photo 38-2

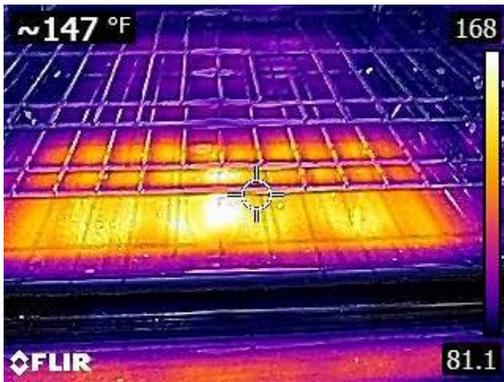


Photo 38-3 Upper oven



Photo 38-4



Photo 38-5 Lower oven



Photo 38-6

39)  Food disposal appeared functional at time of inspection.



Photo 39-1

40)  The wine refrigerator was functional at the time of the inspection.



Photo 40-1



Photo 40-2

41)  General pictures of kitchen.



Photo 41-1



Photo 41-2



Photo 41-3



Photo 41-4

Bathrooms

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

42)  Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.



Photo 42-1 Master shower



Photo 42-2



Photo 42-3 Upstairs attached bathroom



Photo 42-4

43)  General pictures of bathrooms.



Photo 43-1



Photo 43-2



Photo 43-3



Photo 43-4



Photo 43-5



Photo 43-6



Photo 43-7



Photo 43-8



Photo 43-9



Photo 43-10



Photo 43-11

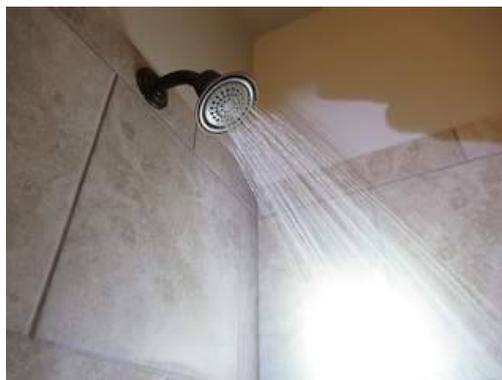


Photo 43-12



Photo 43-13



Photo 43-14



Photo 43-15



Photo 43-16



Photo 43-17



Photo 43-18



Photo 43-19



Photo 43-20



Photo 43-21



Photo 43-22



Photo 43-23



Photo 43-24

44)  The bathroom electrical outlets are GFCI protected. The reset outlet is located in the master bathroom.

Interior rooms

LIMITATIONS:: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

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



Photo 45-1

46)  Trim is damaged and/or deteriorated in one or more areas. Recommend having a qualified contractor replace or repair trim as necessary.



Photo 46-1



Photo 46-2



Photo 46-3



Photo 46-4



Photo 46-5



Photo 46-6

47)  One or more locksets are loose and should be tightened, repaired and or replaced as necessary.



Photo 47-1

48) 🔍 One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.



Photo 48-1

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



Photo 49-1



Photo 49-2



Photo 49-3



Photo 49-4



Photo 49-5



Photo 49-6



Photo 49-7



Photo 49-8



Photo 49-9



Photo 49-10



Photo 49-11



Photo 49-12



Photo 49-13



Photo 49-14



Photo 49-15



Photo 49-16



Photo 49-17



Photo 49-18



Photo 49-19

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

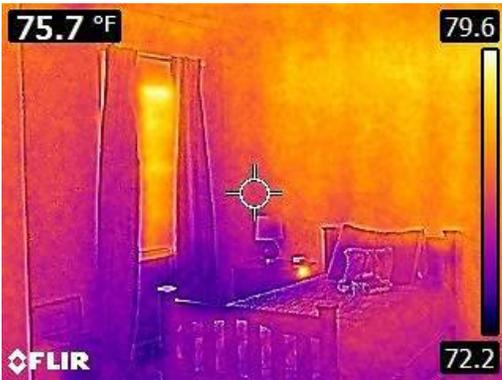


Photo 50-1



Photo 50-2



Photo 50-3

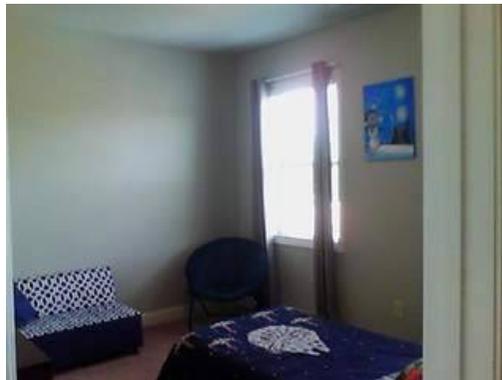


Photo 50-4

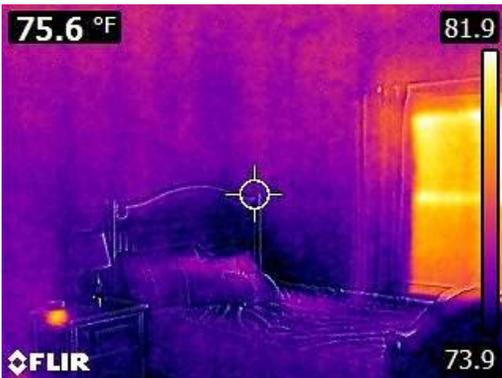


Photo 50-5



Photo 50-6

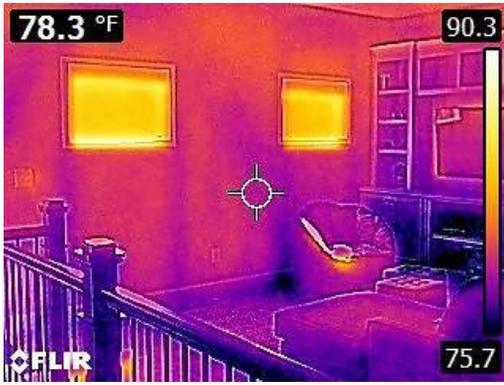


Photo 50-7



Photo 50-8

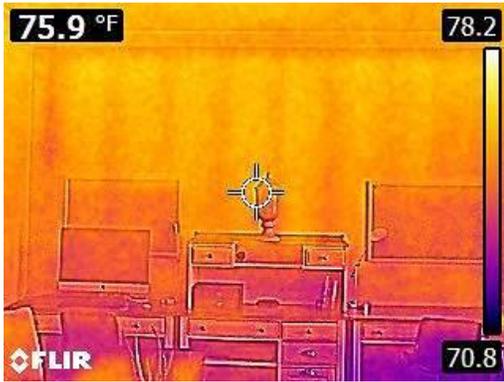


Photo 50-9



Photo 50-10



Photo 50-11



Photo 50-12



Photo 50-13



Photo 50-14

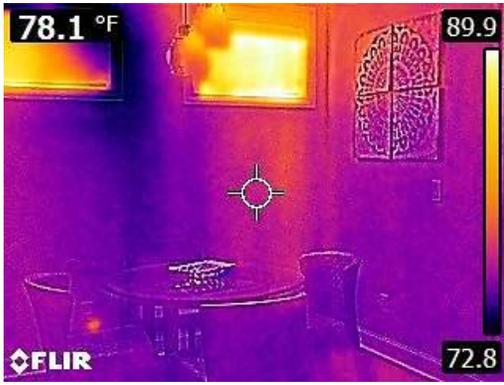


Photo 50-15



Photo 50-16



Photo 50-17



Photo 50-18



Photo 50-19



Photo 50-20

Structural Pest Findings

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

INSPECTOR INFORMATION:

Wren Musick
 ASHI Associate Inspector #267328

Cell # 678-221-8934

Wren Musick



COMPANY INFORMATION:

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

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- *A+ Rated BBB Accredited Business
- *Ultra-exclusive Angie's List 'Gold' merchant
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inspections@lunspro.com
(770) 483-2808
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Alpharetta, GA 30005
Inspector: Wren Musick
Inspector's email: wren.musick@lunspro.com
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Summary

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Inspection date: **Thursday, September 3, 2020**

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	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Exterior

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



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4

5)   Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary.



Photo 5-1

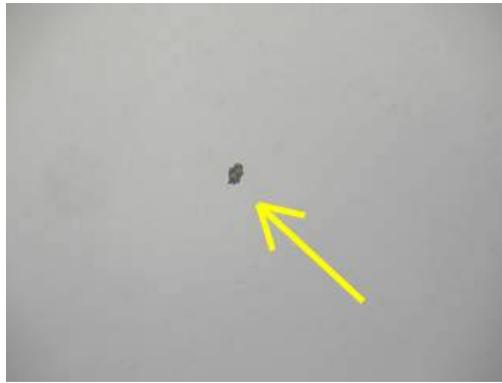


Photo 5-2



Photo 5-3



Photo 5-4

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



Photo 6-1

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



Photo 7-1

8)  Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



Photo 8-1

Garage

11)     No smoke or carbon monoxide alarms are visible in the garage. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices.



Photo 11-1

Heating and cooling

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



Photo 23-1

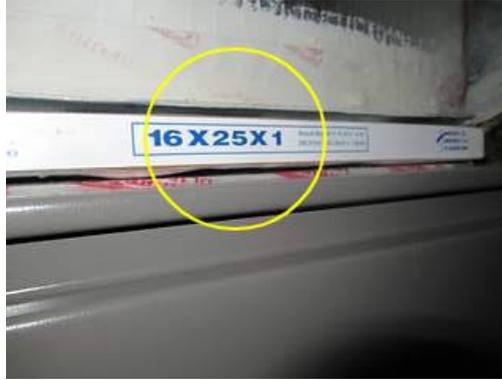


Photo 23-2



Photo 23-3



Photo 23-4

Bathrooms

42)  Tile and/or grout in one or more showers is damaged and/or deteriorated. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.



Photo 42-1 Master shower



Photo 42-2



Photo 42-3 Upstairs attached bathroom



Photo 42-4

Interior rooms

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



Photo 45-1

46)  Trim is damaged and/or deteriorated in one or more areas. Recommend having a qualified contractor replace or repair trim as necessary.



Photo 46-1



Photo 46-2



Photo 46-3



Photo 46-4



Photo 46-5



Photo 46-6

47)  One or more locksets are loose and should be tightened, repaired and or replaced as necessary.



Photo 47-1