

Inspection Report



**339 South Esplanade
Alpharetta, Georgia 30009**

Inspection Date September 10, 2020
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Executive Summary

This is a summary review of the inspectors' findings during the inspection. However, this summary does not contain every detailed observation and we recommend that you read the entire report. These summary items were listed as a courtesy which, in the opinion of the inspector, may have priority over the other items listed in the body of this report. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for any maintenance, repair and/or replacement costs. We recommend consultation with your Real Estate Professional for further advice with regards to any concerns listed in this report.

Significant Concerns

Safety Concerns

None

Items Not Operating

None

Major Concerns

None

Budget to Replace

None

Needs Further Evaluation

Building Structure

None

Items to Monitor

Electrical

2. Smoke Alarm(Hallway and Stairs): all the smoke alarms and CO alarms throughout the house shall be tested at the time of moving in, current code requires each bedroom shall have smoke detector, older house without major renovation doesn't need to meet this requirement but it is strongly recommended

Maintenance Items

Building Exterior

3. Downspout(Exterior: Ground View): Elbow(s) are not properly connected

Room Components

4. Window(Master Bedroom): a number of representative windows were inspected, some of them are painted shut, or difficult to open.

5. Window(Living Room): majority of window frames have caulking cracked

Electrical

6. GFCI(Kitchen): outlet box is loose, need to be fastened to the wall

HVAC

7. Furnace 2(Utility Room): disconnect switch is missing

Plumbing

8. Floor drain(Utility Room): no washer wet pan drain connection found, highly recommended to install.

9. Shower / Tub(3rd Bathroom): Spout diverter is leaking

General Information

- # Of Stories: 2
- Cooling System: Central
- Foundation Design: Slab
- Ground Conditions: Wet
- Heating System: Furnace
- Location Of Attic Entrance: Hallway
- Location of Cleanout / Building sewer access: Exterior
- Location of clean out / Building sewer access: Exterior
- Method To Inspect Roof: Drone, From ground
- Occupancy: Occupied
- Present During Inspection: Buyer
- Sewer System: Public
- Temperature: 83
- Water Source: Public
- Weather Conditions: Cloudy
- Year Built: 2017

Scope of Inspection

- The inspection is limited to visible and accessible components and areas only.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection does not determine the market value of the property or its marketability.
- An inspection is not technically exhaustive.
- You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.
- Inspectors are not required to get on the roof. We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allowed (if roof was inspected).
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- 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.
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Not working

Was not working at the time of the inspection.



Poor

Is operating, but has at least one major concern with its operation.



Not Inspected

Was not inspected. The reason is typically indicated.

Building Exterior

Descriptions:

Gutter

- Material: Aluminum

Concerns and Observations:

✔ **Downspout**

Minor Concern

Elbow(s) are not properly connected

Location	Exterior: Ground View
Impact	Improper connections prevent water drainage is not optimally contained
Suggested Action	Secure or replace the elbow connector
Other Information	The elbow connector should be securely fastened to prevent the elbow from coming loose and assure a leak-free elbow



In Working Order

all the downspout extenders going into the grade should be checked for clogging, clean as need

Location Exterior: Ground View



- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim
- ✓ Gutter
- ✓ Siding

Building Structure

Descriptions:

- Roof Structure
 - Roof Pitch: Medium

Concerns and Observations:

- ✓ Foundation Wall
- ✓ Rafter

In Working Order	
working order	
Location	Attic



Roof Sheathing

Possible Concern

covered by foam insulation

Location Attic



- ✓ Roof Structure
- ✓ Slab
- ✓ Truss

Landscaping and Hardscaping

Descriptions:

Concerns and Observations:

- ✓ Driveway
- ✓ Patio and walkway

Roof

Descriptions:

- Roof Material**
- Approximate Age: 0 - 5 years
 - Roof Material: Rubber membrane

Disclaimers:

- Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.
- 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-free due to weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.
- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, 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

Concerns and Observations:

- ✓ Roof Flashing
- ✓ Roof Material

In Working Order

working condition

Location Exterior: Roof View



Insulation and Ventilation

Descriptions:

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Insulation

In Working Order	
Working order	
Location	Attic



✔ Kitchen / Bath Exhaust

Fireplace and Chimney

Descriptions:

- Fireplace
- Location: Living Room

Concerns and Observations:

✔ Fireplace

In Working Order
due to limited access of the chimney, only about 20% of the system can be visually checked, for the whole system condition assessment, qualified contractor should be hired.
Location Living Room

In Working Order
working condition
Location Living Room



Room Components

Descriptions:

Window

- Window Glass Type: Double pane

Exterior door

- Materials: Metal

Concerns and Observations:

✔ **Attic Entry**

In Working Order

working condition

Location Attic



✓ **Attic Ladder**

In Working Order

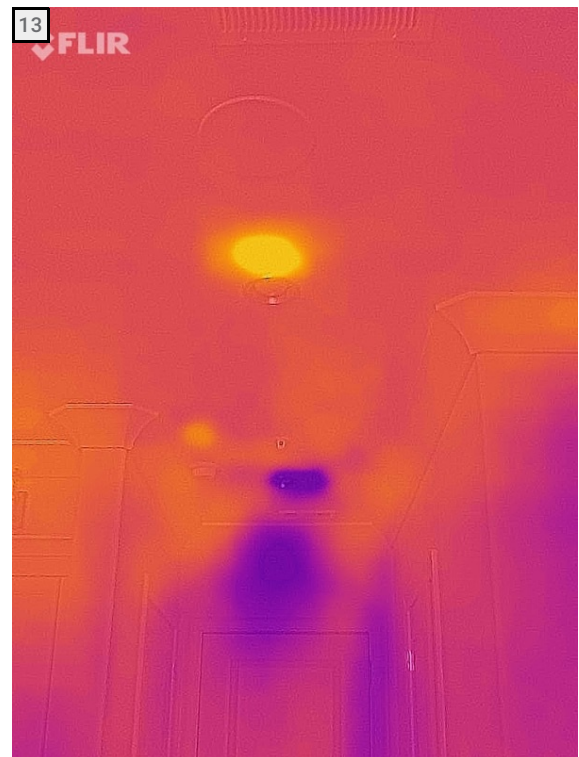
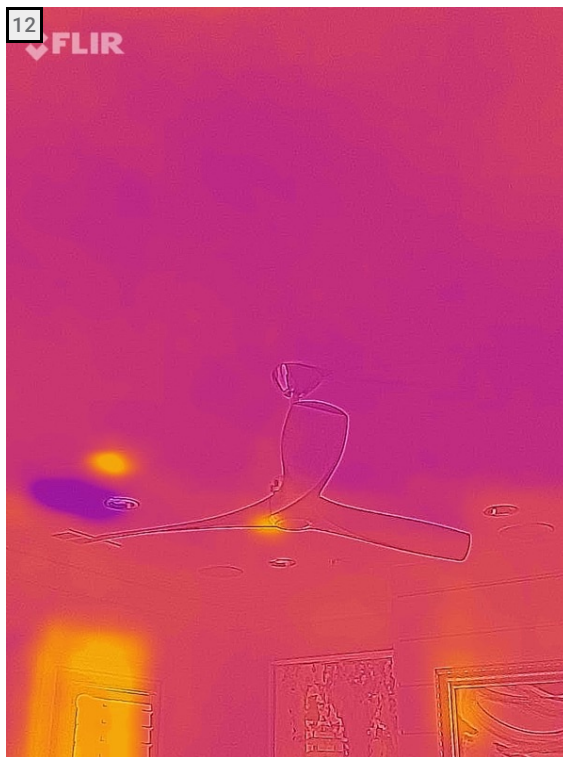
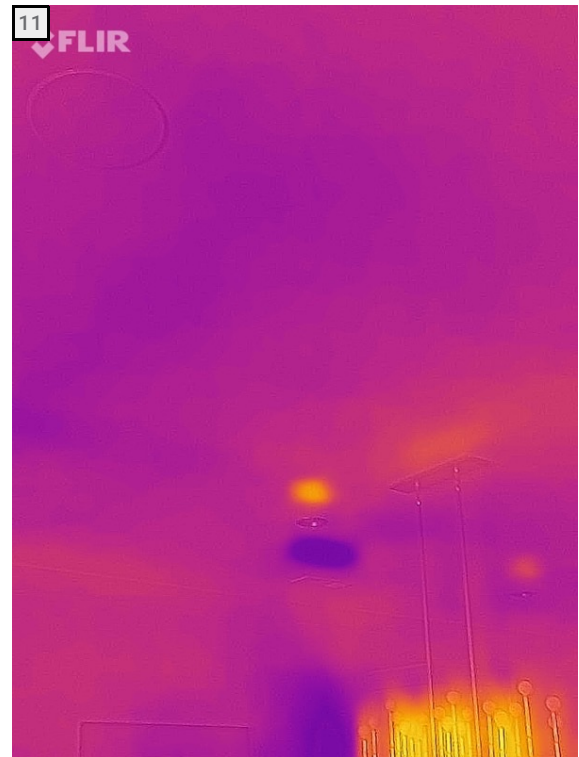
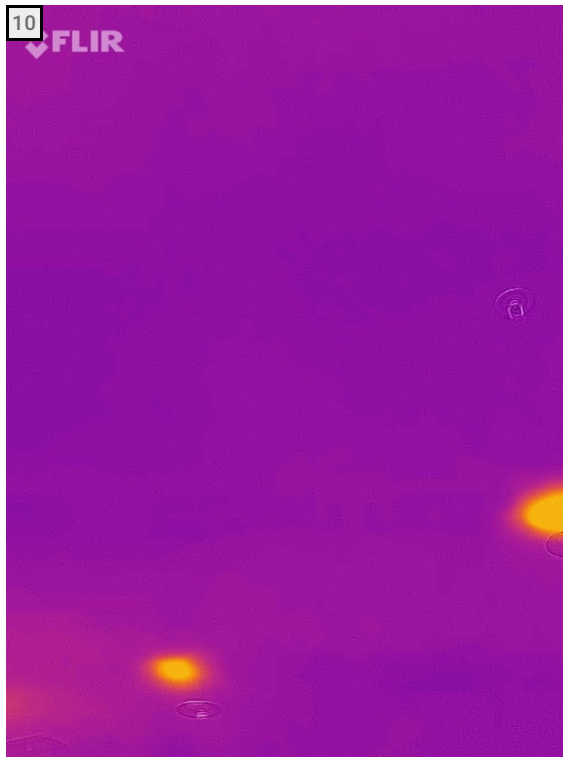
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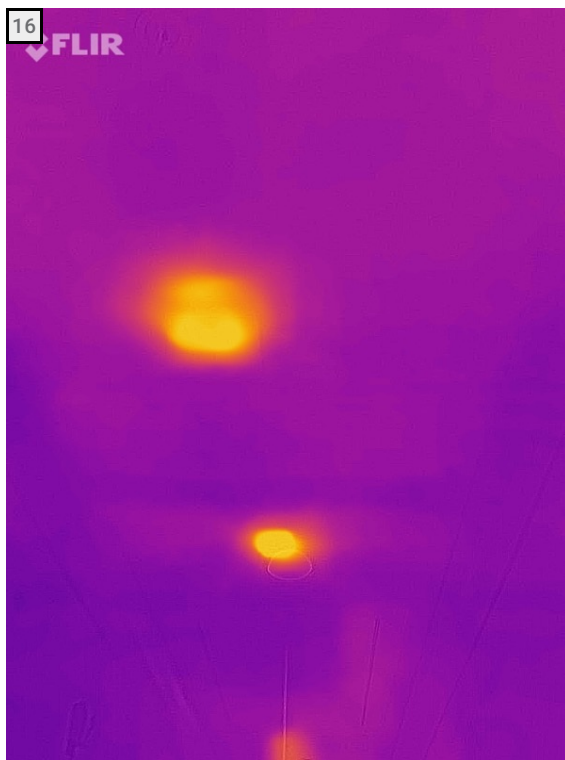
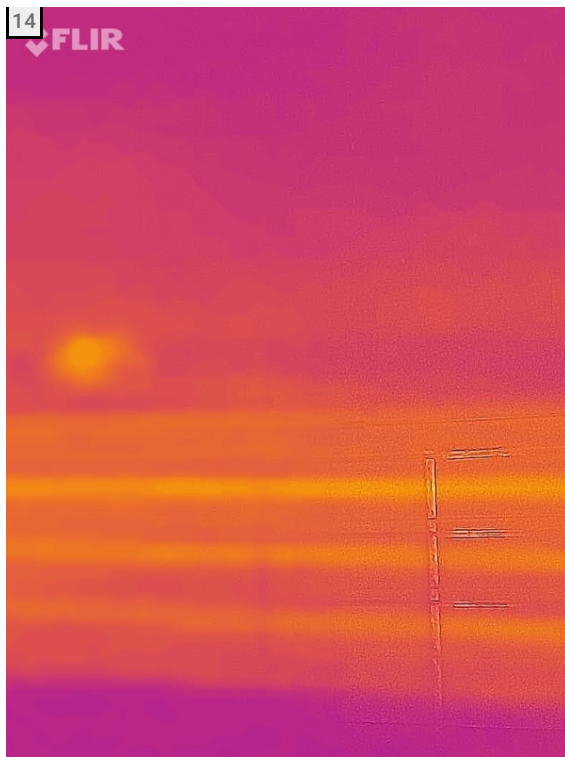
Location Attic

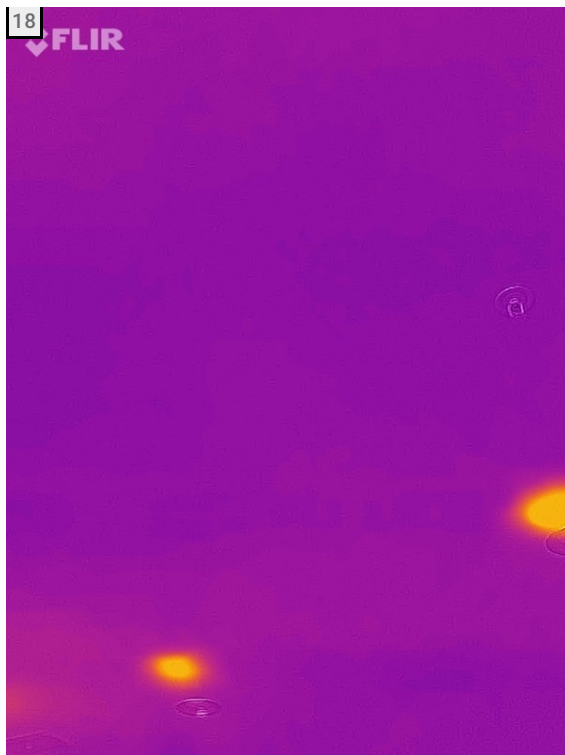


✓ **Cabinet**

✓ **Ceiling**

In Working Order**thermal scan shows there is no active water leak for the area noted****Location** Living Room





- ✓ Countertop
- ✓ Exterior door
- ✓ Floor

In Working Order

working order

Location Attached Garage



- ✓ Garage door opener

In Working Order**working condition****Location** Attached Garage

- ✓ Interior Door
- ✓ Overhead Door
- ✓ Vanity
- ✓ Wall
- Window

Moderate Concern

a number of representative windows were inspected, some of them are painted shut, or difficult to open.

Location Master Bedroom



Minor Concern

majority of window frames have caulking cracked

Location Living Room



Appliances

Descriptions:

Oven/Range

- Energy Source: Gas

Concerns and Observations:

✔ Cook Top

In Working Order

working order

Location Kitchen



✔ Dishwasher

In Working Order

working order

Location Kitchen



✓ **Garbage Disposal**

In Working Order

working order at the time of inspection

Location Kitchen



✓ **Microwave Oven**

In Working Order

working order

Location Kitchen



✔ Oven/Range

In Working Order

working order

Location Kitchen



✓ **Range Hood**

In Working Order

**working order, assuming mounting height is within vendor
installation recommendations**

Location Kitchen



✓ **Refrigerator**

Electrical

Descriptions:

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: exterior wall of the west end unit
- Rating: 240 Volts
- Service Entry Style: Underground

Electric Service Panel

- Location: Utility Room
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Wiring

- Wiring Method: Conduit

Electric Service Panel

- Location: Attached Garage
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Disclaimers:

- Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

Concerns and Observations:

✔ **Electric Service Panel**

In Working Order

200A rated main breaker

Location Attached Garage

In Working Order

all testable breakers were able to be tested tripping at the time of inspection

Location Attached Garage

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Moderate Concern

outlet box is loose, need to be fastened to the wall

Location Kitchen



In Working Order

GFCI tested good

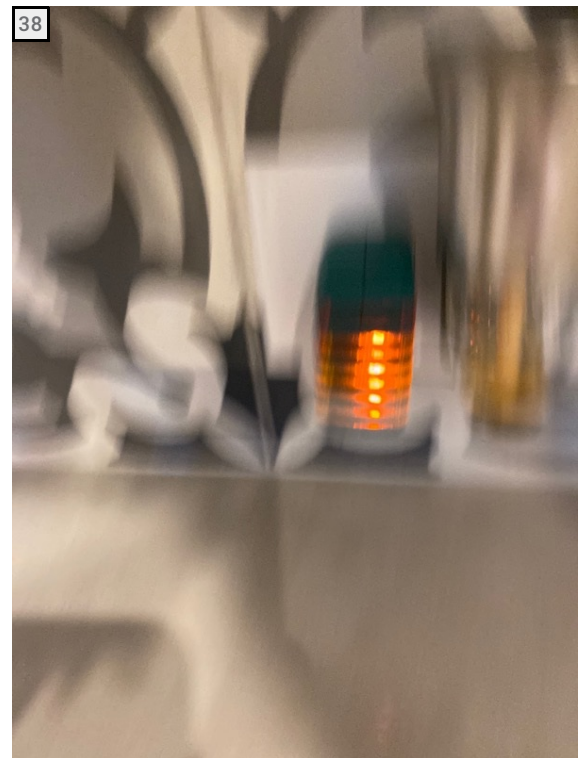
Location Master Bathroom, Partial Bathroom, 2nd Bathroom



In Working Order

GFCI tested good

Location Attached Garage, Kitchen, 3rd Bathroom





- ✓ Light Fixture
- ✓ Outlet
- ✓ Smoke Alarm

Observation to Monitor

all the smoke alarms and CO alarms throughout the house shall be tested at the time of moving in, current code requires each bedroom shall have smoke detector, older house without major renovation doesn't need to meet this requirement but it is strongly recommended

Location Hallway and Stairs

**In Working Order**

centralized fire alarm system noted

Location Hallway and Stairs



- ✓ Switch
- ✓ Wiring

HVAC

Descriptions:

AC-Evaporator Coil 2

- Year Built: 2016

Furnace 2

- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Location: Utility Room
- Manufacturer Name: Lennox
- Year Built: 2016
- [Manual](#)

Furnace 1

- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Location: Attached Garage
- Manufacturer Name: Lennox
- Year Built: 2016
- [Manual](#)

Thermostat

- Location: Master Bedroom

AC-Evaporator Coil 1

- Year Built: 2016

AC-Condenser 1

- Capacity: 2 Ton
- Energy Source: Electric
- Manufacturer: Lennox
- Maximum Fuse / Breaker Rating: 25
- Type: Cased
- Year Built: 2016
- [Manual](#)

AC-Condenser 2

- Capacity: 3 Ton
- Energy Source: Electric
- Manufacturer: Lennox
- Maximum Fuse / Breaker Rating: 30
- Type: Cased
- Year Built: 2016
- [Manual](#)

Concerns and Observations:

✓ AC-Condenser 1

In Working Order

ac cooling appear working at the time of inspection, it did have sufficient cooling, photos were taken at 60F set point

Location Exterior: Roof View



In Working Order

electrical disconnects noted

Location Exterior: Roof View



✓ **AC-Condenser 2**

In Working Order

ac cooling appear working at the time of inspection, it did have sufficient cooling, photos were taken at 60F set point

Location Exterior: Roof View



In Working Order**electrical disconnects noted****Location** Exterior: Roof View**✓ AC-Evaporator Coil 1****In Working Order****AC cooling was turn on, AC appeared in working condition. set point was 60F****Location** Attached Garage





In Working Order

condensate line has a good slope

Location Attached Garage



✓ **AC-Evaporator Coil 2**

In Working Order

AC cooling was turn on, AC appeared in working condition. set point was 60F

Location Utility Room





In Working Order

condensate line has a good slope

Location Utility Room



In Working Order

wet pan is clean, no water signs

Location Utility Room



- ✓ Ductwork
- ✓ Furnace 1

In Working Order

Unit was in working condition at the time of inspection set point was 80F

Location Attached Garage





In Working Order

furnace main gas shut-off valves noted

Location Attached Garage



➡ **Furnace 2**

Moderate Concern

disconnect switch is missing

Location Utility Room



In Working Order

Unit was in working condition at the time of inspection set point was 80F

Location Utility Room





In Working Order

air filter appeared clean

Location Utility Room



In Working Order

furnace main gas shut-off valves noted

Location Utility Room



✓ **Thermostat**

In Working Order**working condition****Location** Master Bedroom**Plumbing****Descriptions:****Water Heater**

- Capacity: tankless
- Energy Source: Natural gas
- Location: Attached Garage
- Type: Recovery
- Year Built: 2016

Main water valve

- Location: Exterior: Ground View, Utility Room, Attached Garage

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Concerns and Observations:

- ✓ **Cleanout**
- ⊖ **Floor drain**

Moderate Concern

no washer wet pan drain connection found, highly recommended to install.

Location Utility Room



- ✓ Fuel Lines
- ✓ Hose Bibb
- ✓ Main fuel supply

In Working Order

main gas cutoff valve noted

Location Exterior: Ground View



- ✓ Main water valve

In Working Order

main water cut valve noted

Location Attached Garage



- ✓ Plumbing Vent
- Shower / Tub

Moderate Concern

Spout diverter is leaking

Location 3rd Bathroom

Impact The leak may become a nuisance. If not repaired, calcium deposits may form at the base of the valve and water flow to the shower head will be reduced

Suggested Action Replace the tub spout including the diverter

Other Information The spout diverter is the knob you pull to divert the water from the tub faucet to the shower head



In Working Order

working order

Location 3rd Bathroom



✓ Sink

In Working Order**working condition****Location** Master Bathroom, Kitchen, Partial Bathroom, 3rd Bathroom**✓ Stand-alone Shower**

In Working Order**working order****Location** Master Bathroom, 2nd Bathroom **Toilet**

In Working Order**working order****Location** Master Bathroom, Partial Bathroom, 2nd Bathroom, 3rd Bathroom**✓ Water Heater**

In Working Order

appear working at the time of inspection

Location Attached Garage



In Working Order

gas shut valve noted

Location Attached Garage



In Working Order

temperature is in normal range

Location Attached Garage



✓ **Water Pipe**