



Inspection Report

Jennifer Salazar

Property Address:
12657 Lecomma Trace
Milton GA 30004



Edifice Inspections, Inc.

**Jeff Bentley ASHI 251653
4015 Wetherburn Way NW
Building A, Suite 200
Peachtree Corners, GA 30092
770-953-0767**

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Date: 9/17/2020	Time:	Report ID: 7651
Property: 12657 Lecomma Trace Milton GA 30004	Customer: Jennifer Salazar	Real Estate Professional:

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.

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

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Temperature:

Over 65 (F) = 18 (C)

Weather:

Heavy Rain

General Summary



A DIVISION OF CHAMPIA

Edifice Inspections

**4015 Wetherburn Way NW
Building A, Suite 200
Peachtree Corners, GA 30092
770-953-0767**

Customer
Jennifer Salazar

Address
12657 Lecom Trace
Milton GA 30004

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.

2. Exterior

2.0 WALL CLADDING

Attention required

- (1) Open caulk joints were noted at several locations including all sides of the cement fiber siding. Correction is recommended so that the exterior walls are fully sealed to prevent air infiltration and possible water entry.
- (2) Peeling paint and bare wood were noted at several wood locations (rear patio trellis). Scraping off loose paint, recaulking, and repainting is recommended soon to fully seal and protect the wood surfaces.
- (3) The rear overhead patio trellis is not attached to the house. While attachment of a free standing structure is not required, additional structural support is recommended.

3. Attic / Roof

3.1 ROOF STRUCTURE AND ATTIC

Attention required

- (1) An engineered roof truss has been cracked, broken or damaged at the left center rear. The truss has been partially braced but the repair does not appear to be adequate. This type of repair is most often completed by installing full size bracing on both sides of the damaged truss member for the full length of the truss.

Further evaluation is advised by an engineer or a truss design professional to determine the full extent of repair needs and to prescribe the repair specifications to meet all structural loads.

It is suggested that a copy of the repair design and certification be posted in the attic, in a plastic bag, and stapled to the repaired truss member. In addition, client may want to keep a copy of the original for disclosure when selling the home in the future and pass it on to the home buyers.

(2) The roof has been framed with TechShield roof decking that contains a foil based coating designed to significantly reduce heat gain into the attic from the hot sun outside. This roof type of roof decking can reduce attic temps by up to 30-40 degrees in the hot summer months which can help to reduce air conditioning loads and energy use in the home.

3.8 ROOF DRAINAGE SYSTEMS

Attention required

(1) A gutter is loose at the rear left corner. Repair is recommended so that the gutter is secure and drains properly to the downspout.

(2) A gutter is improperly sloped at the left side of the garage and is holding water. Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.

4. Garage / Carport

4.2 GARAGE FLOOR

Attention required

(1) Typical cracks were noted at the garage floor. None appear to be structurally significant. Continue to monitor for any changes in crack length or width.

(2) Storage obstructions in the garage restrict full visibility of the floor and lower walls, unable to fully inspect. Further evaluation is recommended after the storage items have been removed.

4.4 GARAGE DOOR OPERATION (report whether or not doors will reverse when met with resistance)

Attention required

The automatic reverse safety feature of the overhead garage door opener was tested and did not respond to resistance. This condition is a potential safety hazard and should be corrected. Repair or adjustment is recommended.

5. Interiors

5.2 FLOORS

Attention required

Excessive floor squeaking was noted in the 2nd floor hallway. This condition is an indication that the floor is not properly secured to the subfloor below. Further evaluation is recommended by a professional flooring contractor to determine the full extent of repair needs.

5.5 WINDOWS (representative number)

Attention required

(1) The exterior coating of the master bedroom left side front window appears to be defective - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning.

Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

(2) An active leak and standing water at the sill were noted at the 2nd floor left window at the top of the staircase. May be caused by defective or leaking flashing at the top of the window. Further evaluation and repair/replacement is recommended by a professional window contractor.

7. Plumbing System

7.5 BATHROOMS

Attention required

A slow drain was noted at the "Jack and Jill" left bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.

8. Electrical System

8.3 CONNECTED DEVICES AND FIXTURES (observed from a representative number of ceiling fans, lighting fixtures and switches)

Attention required

Inoperative lights were found at the microwave and garage. Check bulbs or repair as needed.

9. Heating / Air Conditioning

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

Attention required

An unsealed filter access was found at both of the attic space HVAC systems. The existing filter covers do not fully seal against attic space air infiltration. Unconditioned and hot attic space air is entering the HVAC systems which can negatively affect performance and efficiency. Correction is recommended to fully seal the filter access and to make it airtight. Client should consider sealing the filter access with duct tape for a more efficient seal.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Bentley

Orientation: Description of exterior locations from facing front.

Attached features:

Driveway

Patio

Covered porch

Sidewalk

Driveway:

Concrete

Walkways:

Concrete

Patios:

Concrete

Flagstones

		IN	NI	NP	AR
1.0	STOOPS, STEPS, AREAWAYS, PORCHES	•			
1.1	VEGETATION (with respect to their effect on the condition of the building)	•			
1.2	DRIVEWAY, WALKWAYS, PATIOS	•			
1.3	GRADING, DRAINING (with respect to their effect on the condition of the building)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

IN NI NP AR

GROUND

The inspector shall inspect: Attached and adjacent decks, balconies, stoops, steps, porches, and their associated flashings and railings. Vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Adjacent and entryway walkways, patios and driveways. **The inspector is NOT required to inspect:** Fences, boundary walls, and similar structures. Geological and soil conditions. Recreational facilities. Seawalls, break-walls, and docks. Erosion control and earth stabilization measures.

2. Exterior

Orientation: Description of exterior locations from facing front.

Styles & Materials

Siding material:	Exterior entry doors:	Trim soffit fascia:
Brick veneer	Wood	Fiber cement
Fiber cement	Fiberglass	Wood

		IN	NI	NP	AR
2.0	WALL CLADDING				•
2.1	FLASHING AND TRIM	•			
2.2	SOFFITS AND FASCIAS	•			

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INNI NP AR

Comments:

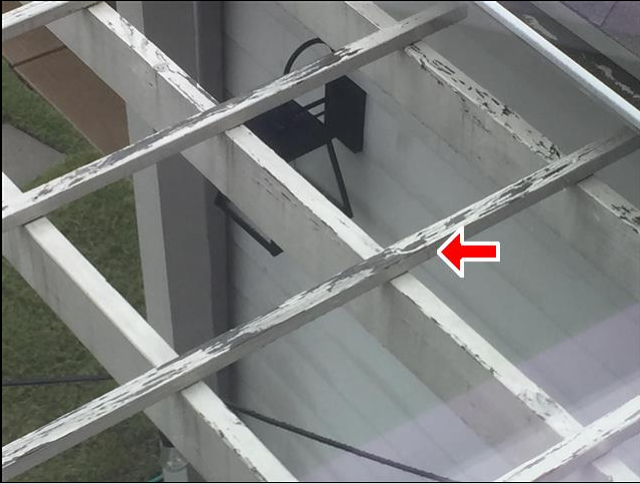
2.0 (1) Open caulk joints were noted at several locations including all sides of the cement fiber siding. Correction is recommended so that the exterior walls are fully sealed to prevent air infiltration and possible water entry.



2.0 Open Caulk Joints

2.0

2.0 (2) Peeling paint and bare wood were noted at several wood locations (rear patio trellis). Scraping off loose paint, recaulking, and repainting is recommended soon to fully seal and protect the wood surfaces.



2.0 Peeling Paint

2.0 (3) The rear overhead patio trellis is not attached to the house. While attachment of a free standing structure is not required, additional structural support is recommended.

EXTERIOR

The inspector shall inspect: Wall coverings, flashing, and trim, exterior doors, eaves, soffits, and fascias where accessible from the ground level. **The inspector shall describe:** Wall coverings. **The inspector is NOT required to inspect:** Screening, shutters, awnings, and similar seasonal accessories. Outbuildings other than garages and carports.

3. Attic / Roof

Orientation: Description of roof locations from facing front.

Styles & Materials

Method used to observe attic:

Walked

Attic info:

Light in attic
Pull-down stairs

Roof covering:

Architectural

Roof structure:

Engineered wood trusses

Roof decking:

Common board
Not visible

Viewed roof covering from:

Ground
Binoculars

		IN	NI	NP	AR
3.0	ATTIC ACCESS	•			
3.1	ROOF STRUCTURE AND ATTIC				•
3.2	INSULATION IN ATTIC	•			
3.3	VENTILATION OF ATTIC	•			
3.4	ANIMAL AND INSECT ACTIVITY IN THE ATTIC	•			
3.5	ROOF COVERINGS	•			
3.6	FLASHINGS	•			
3.7	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
3.8	ROOF DRAINAGE SYSTEMS				•

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IN NI NP AR

Comments:

3.1 (1) An engineered roof truss has been cracked, broken or damaged at the left center rear. The truss has been partially braced but the repair does not appear to be adequate. This type of repair is most often completed by installing full size bracing on both sides of the damaged truss member for the full length of the truss.

Further evaluation is advised by an engineer or a truss design professional to determine the full extent of repair needs and to prescribe the repair specifications to meet all structural loads.

It is suggested that a copy of the repair design and certification be posted in the attic, in a plastic bag, and stapled to the repaired truss member. In addition, client may want to keep a copy of the original for disclosure when selling the home in the future and pass it on to the home buyers.

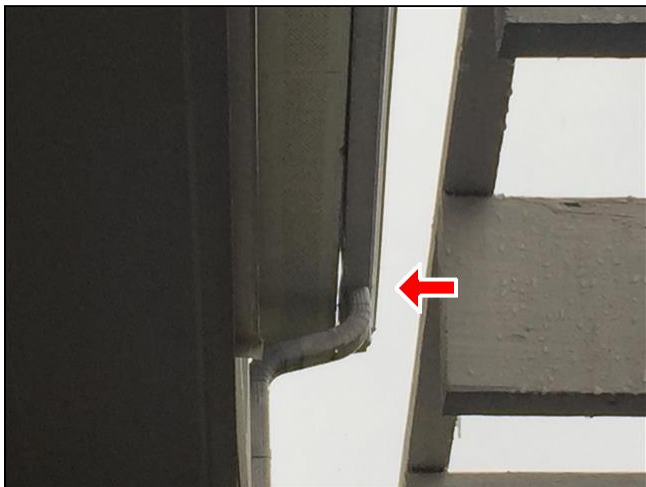


3.1 Damaged Truss

3.1

3.1 (2) The roof has been framed with TechShield roof decking that contains a foil based coating designed to significantly reduce heat gain into the attic from the hot sun outside. This roof type of roof decking can reduce attic temps by up to 30-40 degrees in the hot summer months which can help to reduce air conditioning loads and energy use in the home.

3.8 (1) A gutter is loose at the rear left corner. Repair is recommended so that the gutter is secure and drains properly to the downspout.



3.8 Loose Gutter

3.8 (2) A gutter is improperly sloped at the left side of the garage and is holding water. Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.



3.8 Gutter Holding Water

ROOF / ATTIC

The inspector shall inspect: Roofing materials, roof drainage systems. Flashing, skylights, chimneys and roof penetrations. Insulation and ventilation of attics. **The inspector shall describe:** Methods used to inspect the roofing. Roofing materials, insulation and vapor retarders in unfinished spaces. Absence of insulation in unfinished spaces at conditioned surfaces. **The inspector is NOT required to disturb insulation. The inspector is NOT required to inspect:** Antennae, interiors of vent systems. Flues and chimneys that are not readily accessible. Other installed accessories. **The inspector is NOT required to traverse:** Attic load-bearing components that are concealed by insulation or by other materials.

4. Garage / Carport

Orientation: Description of garage locations from facing garage entry.

Styles & Materials

Garage door type:
One automatic

		IN	NI	NP	AR
4.0	GARAGE CEILINGS	•			
4.1	GARAGE WALLS	•			
4.2	GARAGE FLOOR				•
4.3	GARAGE DOORS	•			
4.4	GARAGE DOOR OPERATION (report whether or not doors will reverse when met with resistance)				•
4.5	FIRE SAFETY	•			
4.6	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			

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INNI NP AR

Comments:

4.2 (1) Typical cracks were noted at the garage floor. None appear to be structurally significant. Continue to monitor for any changes in crack length or width.

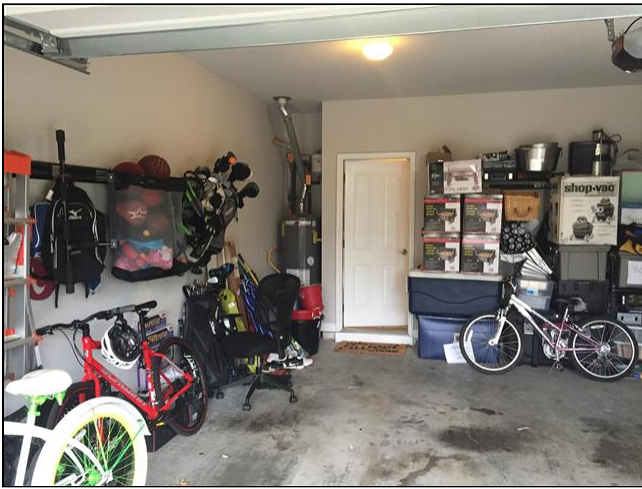
4.2 (2) Storage obstructions in the garage restrict full visibility of the floor and lower walls, unable to fully inspect. Further evaluation is recommended after the storage items have been removed.



4.2 Storage Items



4.2



4.2



4.2

4.4 The automatic reverse safety feature of the overhead garage door opener was tested and did not respond to resistance. This condition is a potential safety hazard and should be corrected. Repair or adjustment is recommended.

GARAGE

The inspector shall inspect: Garage vehicle doors and garage vehicle door operators.

5. Interiors

Orientation: Description of interior locations from facing entry from front or specific room entry.

Styles & Materials

Ceiling materials:
Gypsum Board

Wall material:
Gypsum Board

Floor covering(s):
Carpet
Hardwood T&G
Tile

Window types:
Vinyl

Types of fireplaces:
Vented gas logs

Operable fireplaces:
One

		IN	NI	NP	AR
5.0	CEILINGS	•			
5.1	WALLS	•			
5.2	FLOORS				•
5.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
5.4	DOORS (representative number)	•			
5.5	WINDOWS (representative number)				•
5.6	FIREPLACES (heating devices, flues, vents)	•			
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Comments:

5.2 Excessive floor squeaking was noted in the 2nd floor hallway. This condition is an indication that the floor is not properly secured to the subfloor below. Further evaluation is recommended by a professional flooring contractor to determine the full extent of repair needs.

5.5 (1) The exterior coating of the master bedroom left side front window appears to be defective - the surface of the glass has a splotchy / streaky appearance that is not considered normal and can not be removed with cleaning.

Although the window appears to be operating normally, this is a noticeable cosmetic defect. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.



5.5 Defective Glazing

5.5 (2) An active leak and standing water at the sill were noted at the 2nd floor left window at the top of the staircase. May be caused by defective or leaking flashing at the top of the window. Further evaluation and repair/replacement is recommended by a professional window contractor.



5.5 Standing Water



5.5 Leaking From This Area

5.6 Fireplace



5.6

INTERIORS

The inspector shall inspect: Walls, ceilings, and floors, steps, stairways, and railings. A representative number of installed cabinets, a representative number of doors and windows. Fuel-burning fireplaces, stoves, and fireplace inserts, fuel-burning accessories installed in fireplaces, chimneys and vent systems. **The inspector is NOT required to describe:** Systems and components of fuel-burning fireplaces. **The inspector is NOT required to inspect:** Paint, wallpaper, and other finish treatments, floor coverings, window treatments, coatings. Hermetic seals between panes of window glass, central vacuum systems, recreational facilities. Inspect interiors of fireplace vent systems, flues, and chimneys that are not readily accessible, fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion air components and to determine their adequacy. Heat distribution assists (gravity fed and fan assisted), fuel-burning fireplaces and appliances located outside the inspected structures. **The inspector is NOT required to determine:** Draft characteristics of fireplaces. **The inspector is NOT required to move:** Furniture, appliances, fireplace inserts, stoves or firebox contents.

6. Kitchen

Orientation: Description of kitchen locations from facing front or particular appliance/feature.

Styles & Materials

Cabinetry:Wood

Countertops:Granite

		IN	NI	NP	AR
6.0	DISHWASHER	•			
6.1	FAUCETS, DRAINS	•			
6.2	RANGES, OVENS, COOKTOPS	•			
6.3	VENTILATION	•			
6.4	FOOD WASTE DISPOSAL	•			
6.5	MICROWAVE COOKING EQUIPMENT	•			
6.6	CABINETS	•			
6.7	COUNTER TOPS	•			

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INNI NP AR

KITCHEN

The inspector shall inspect: Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. Kitchen exhaust systems. **The inspector is NOT required to inspect:** Installed and free-standing kitchen appliances not listed previously. Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. **The inspector is NOT required to operate, or confirm the operation:** Of every control and feature of an inspected appliance.

7. Plumbing System

Orientation: Description of interior locations from facing front or specific room entry; as practical.

Styles & Materials

Main water shut-off location: At water heater	Plumbing water supply (into home): Not visible	Plumbing water distribution (inside home): CPVC
Plumbing waste drain materials: PVC	Water heater power source: Gas (quick recovery)	Water heater capacity: 50 gallon
Water heater brand: RHEEM	Water heater location: Garage	Water heater age: 7 years
Natural gas shut-off location: Left		

		IN	NI	NP	AR
7.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
7.1	PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES	•			
7.2	FUEL DISTRIBUTION SYSTEM	•			
7.3	HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS	•			
7.4	LAUNDRY	•			
7.5	BATHROOMS				•
7.6	BATHROOM VENTS	•			

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Comments:

7.1 Main Water Shutoff



7.1

7.5 A slow drain was noted at the "Jack and Jill" left bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.

PLUMBING

The inspector shall inspect: Interior water supply and distribution systems including fixtures and faucets. Interior drain, waste, and vent systems including fixtures, water heating equipment and hot water supply systems, vent systems, flues, and chimneys. Fuel storage and fuel distribution systems. Sewage ejectors, sump pumps, and related piping. Clothes dryer, laundry, bathroom and similar exhaust systems. **The inspector shall describe:** Interior water supply. Drain, waste, and vent piping materials. Water heating equipment, including energy source(s). Location of main water and fuel shut-off valves. **The inspector is NOT required to inspect:** Clothes washing machine connections. Interiors of vent systems, flues, and chimneys that are not readily accessible. Wells, well pumps, and water storage related equipment, water conditioning systems. Solar, geothermal, and other renewable energy water heating systems. Manual and automatic fire extinguishing and sprinkler systems. Landscape irrigation systems. Septic and other sewage disposal systems. **The inspector is NOT required to determine:** Whether water supply and sewage disposal are public or private. Water quality. The adequacy of combustion air components. Measure water supply flow and pressure, well water quantity. Fill shower pans and fixtures to test for leaks.

8. Electrical System

Orientation: Description of electrical components from front or facing from room entrance; as applicable.

Styles & Materials

Electrical service conductors: Below ground	Location of main disconnect: At meter	Location panel (main and sub-panels): Garage
Panel capacity: 200 AMP	Branch wire 15 and 20 AMP: Copper	Wiring methods: Romex

		IN	NI	NP	AR
8.0	SERVICE ENTRANCE CONDUCTORS	•			
8.1	SERVICE AND GROUNDING EQUIPMENT, PANELS, BREAKERS	•			
8.2	BRANCH WIRING	•			
8.3	CONNECTED DEVICES AND FIXTURES (observed from a representative number of ceiling fans, lighting fixtures and switches)				•
8.4	RECEPTACLES (observed from a representative number of receptacles)	•			
8.5	GFCI (Ground Fault Circuit Interrupters)	•			
8.6	AFCI (Arc Fault Circuit Interrupters)	•			
8.7	SMOKE DETECTORS	•			
8.8	CARBON MONOXIDE DETECTORS	•			

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INNI NP AR

Comments:

8.1 Main Electrical Panel



8.1

8.3 Inoperative lights were found at the microwave and garage. Check bulbs or repair as needed.

ELECTRICAL

The inspector shall inspect: Service drop, service entrance conductors, cables, and raceways. Service equipment and main disconnects. Service grounding. Interior components of service panels and subpanels. Conductors, overcurrent protection devices. A representative number of installed lighting fixtures, switches and receptacles. Ground fault circuit interrupters and arc fault circuit interrupters. **The inspector shall describe:** Amperage rating of the service. Location of main disconnect(s) and subpanels. Presence or absence of smoke alarms and carbon monoxide alarms. The predominant branch circuit wiring method. **The inspector is NOT required to inspect:** Remote control devices, test smoke and carbon monoxide alarms, security systems, other signaling and warning devices. Low voltage wiring systems and components. Ancillary wiring systems and components not a part of the primary electrical power distribution system. Solar, geothermal, wind and other renewable energy systems. **The inspector is NOT required to measure:** amperage, voltage and impedance. **The inspector is NOT required to determine:** Age and type of smoke alarms and carbon monoxide alarms.

9. Heating / Air Conditioning

Orientation: Description of applicancies at specific locations or serving specific locations; as applicable.

Styles & Materials

1st floor heat system brand: LENNOX Approximate date of manufacture : 2013	1st floor type / tonnage / BTU/hr.: 66,000 BTU/hr.	2nd floor heat system brand: LENNOX Approximate date of manufacture : 2013
2nd floor type / tonnage / BTU/hr.: 66,000 BTU/hr.	1st floor air conditioner brand: LENNOX Approximate date of manufacture : 2013	1st floor type / tonnage: 2 1/2 ton
2nd floor air conditioner brand: LENNOX Approximate date of manufacture : 2013	2nd floor type / tonnage: 3 ton	

		IN	NI	NP	AR
9.0	HEATING EQUIPMENT	•			
9.1	NORMAL OPERATING CONTROLS	•			
9.2	AUTOMATIC SAFETY CONTROLS	•			
9.3	DISTRIBUTION SYSTEMS (fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
9.4	COOLING AND AIR HANDLER EQUIPMENT	•			

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IN NI NP AR

Comments:

9.3 An unsealed filter access was found at both of the attic space HVAC systems. The existing filter covers do not fully seal against attic space air infiltration. Unconditioned and hot attic space air is entering the HVAC systems which can negatively affect performance and efficiency. Correction is recommended to fully seal the filter access and to make it airtight. Client should consider sealing the filter access with duct tape for a more efficient seal.

9.4 The 1st floor AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 49 degrees and the return air temps were 69 degrees with a return air differential of 20 degrees.

The 2nd floor AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 49 degrees and the return air temps were 70 degrees with a return air differential of 21 degrees.

HEATING / COOLING

The inspector shall open: readily openable access panels. **The inspector shall inspect:** Installed heating equipment. Central and permanently installed cooling equipment, vent systems, flues, and chimneys, distribution systems. **The inspector shall describe:** Heating systems, cooling systems and their energy source(s). **The inspector is NOT required to inspect:** Interiors of vent systems, flues, and chimneys that are not readily accessible. Heat exchangers, humidifiers and dehumidifiers, electric air cleaning and sanitizing devices, heating systems using ground-source. Inspect heating and cooling units that are not permanently installed or that are installed in windows. Water-source, solar, and renewable energy technologies. Heat-recovery and similar whole-house mechanical ventilation systems. **The inspector is NOT required to determine:** Heat and cooling supply adequacy and distribution balance. The adequacy of combustion air components.

10. Foundation

Orientation: Description of locations from facing front.

Styles & Materials

Foundation: Poured concrete	Floor structure: Slab	Wall structure: Wood
Columns or piers: Supporting walls		

		IN	NI	NP	AR
10.0	FOUNDATIONS GENERAL	•			
10.1	FOUNDATIONS	•			
10.2	WALLS	•			
10.3	COLUMNS OR PIERS	•			
10.4	FLOORS	•			
10.5	CEILINGS	•			
10.6	ANIMAL AND INSECT ACTIVITY	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, AR= Attention required

INNI NP AR

FOUNDATION

The inspector shall inspect: Structural components, including the foundation and framing. Insulation and vapor retarders in unfinished spaces, ventilation of foundation areas. **The inspector shall describe:** The foundation, the floor structure, the wall structure, the ceiling structure. Insulation and vapor retarders in unfinished spaces. Absence of insulation in unfinished spaces at conditioned surfaces. Methods used to inspect under-floor crawlspaces. **The inspector is NOT required to disturb insulation.** **The inspector is NOT required to provide:** Engineering or architectural services or analysis. **The inspector is NOT required to offer:** An opinion about the adequacy of structural systems and components. **The inspector is NOT required to enter:** Under-floor crawlspace areas that have less than 24 inches of vertical clearance between component and the ground or that have an access opening smaller than 16 inches by 24 inches.



INVOICE

Edifice Inspections
4015 Wetherburn Way NW
Building A, Suite 200
Peachtree Corners, GA 30092
770-953-0767
Inspected By: Jeff Bentley

Inspection Date: 9/17/2020
Report ID: 7651

Customer Info:	Inspection Property:
Jennifer Salazar	12657 Lecomma Trace Milton GA 30004
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection	486.00	1	486.00
Radon	200.00	1	200.00
Termite	75.00	1	75.00
			Tax \$0.00
			Total Price \$761.00

Payment Method:
Payment Status:
Note: