

# Atlanta Property Inspections, Inc. HOME INSPECTION REPORT



**130 Lambdin Lane, Alpharetta, GA 30022**

**Inspection prepared for: Nancy Aranson**

**Date of Inspection: 9/26/2020 Time: 28 Years Old (1992)**

**Age of Home: 2900 SF Size: 2900 SF**

**Weather: Cloudy, Damp Soil, 70 Degrees**

**Inspector: Brandon Anderson**

**ASHI Certified #266876**

**Phone: 912-484-5524**

**Email: brandon5686@gmail.com**



## INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".

This building inspection is a LIMITED VISUAL INSPECTION of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (**Atlanta Property Inspections, Inc.**) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **Pre-Inspection Agreement** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **Pre-Inspection Agreement**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **Pre-Inspection Agreement**.

## GLOSSARY OF TERMS:

**APPEARS SERVICEABLE:** Item inspected is functioning as intended, no repair needs found.

**REPAIR RECOMMENDED:** Item inspected was found to need repair but does not affect the safety of the homes occupants.

**REPAIR ADVISED:** Item inspected was found to be deficient and needs repair, the repair is considered a high priority.

**FURTHER EVALUATION:** Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

**CONTINUE TO MONITOR:** The item inspected should be monitored for any future changes in condition and may require future repairs.

**SAFETY CONCERN / HAZARD:** The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

**GOOD NEWS!** Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

**MINOR REPAIRS:** The approximate repair value should normally cost less than \$300 each item.

**MODERATE REPAIRS:** The approximate repair value of between \$300 to \$1,000 each item.

**MAJOR REPAIRS:** The approximate repair value of a minimum of \$1,000 or more, each item.

**CLIENT RECOMMENDATION:** Suggest that the client consider changing or improving an item or function.

## INSPECTION SUMMARY:

<b>EXTERIOR GROUNDS:</b>		
Page 10	<b>EXTERIOR DRAINAGE:</b>	<ul style="list-style-type: none"> <li>• <b>POOR DRAINAGE:</b> Reverse grading was observed at the rear family room yard. The soil incorrectly slopes back towards the foundation. This condition can lead to water entry issues if not corrected. No signs of water entry was noted in the basement. General construction practice requires a positive slope away from the foundation for adequate drainage. It is recommended that the slope be at least 6 inches within the first 10 feet to meet current drainage requirements, (other approved methods such as catch basin drains may be used). Due to this concern, regrading of the soil is recommended to provide a positive slope away from the foundation wall area. Continue to monitor.</li> </ul>
Page 12	<b>DECK:</b>	<ul style="list-style-type: none"> <li>• This older deck was constructed at a time when building codes did not regulate deck construction very well. Current deck standards call for more fasteners, bolts, flashings and anchors than this deck has.</li> </ul> <p>Concerns with this deck include:</p> <ol style="list-style-type: none"> <li>1. No ledger flashing is present at the deck connection to the house;</li> <li>2. The deck ledger board is anchored to the rear bay window / door which is no longer allowed in newer building codes; the bay window is not framed or rated for this type of structural attachment. Although there are no signs of any structural stress at this location during this limited visual inspection, it is recommended that vertical support be installed below the deck to bay window connection, to relieve the bay window of any additional future stress.</li> <li>3. Inadequate nailing at the 2x2 strip; joist hangers are recommended;</li> </ol> <p>Due to these concerns, further evaluation is recommended by a professional deck contractor to determine the full scope of repair needs and costs. All repair or replacement work should meet the safety requirements and standards of the current building codes for decks. Client is advised to obtain written receipts and warranties of the work completed.</p>
Page 12	<b>PORCH:</b>	<ul style="list-style-type: none"> <li>• <b>MAINTENANCE ITEM:</b> Deteriorating mortar joints were noted at the brick porch; repair is recommended to prevent continued water entry and ice formation which can cause further damage to the brick mortar.</li> </ul>

Page 13	DECK / PORCH SUPPORT:	<ul style="list-style-type: none"> <li>The following concerns were noted (see photos):</li> <li>1. The left side rim joist support post shows signs of settlement - a two inch wood shim is present at this location. Further evaluation is recommended by a professional deck contractor to determine repair needs and costs.</li> <li>2. The steel support posts are installed below grade which is not recommended (see photo); this condition can lead to water and corrosion damage at the lower post areas. Surface corrosion is present at some of the poles. Correction is recommended, eliminate all steel to soil contact.</li> </ul>
Page 13	EXTERIOR STAIRS:	<ul style="list-style-type: none"> <li>The following concerns were noted at the front porch (see photo):</li> <li>1. The brick stairs have dropped and settled approximately 2-3 inches. The stairs may not be adequately supported; further evaluation is recommended to determine the full scope of repair needs.</li> <li>2. A separation gap is present at the brick steps connection to the porch; repair is recommended to prevent continued water entry and ice formation which can cause further damage to the brick mortar.</li> </ul>
<b>EXTERIOR WALLS:</b>		
Page 16	EXTERIOR TRIM:	<ul style="list-style-type: none"> <li>Damaged wood trim was noted at the following exterior locations:</li> <li>1. The basement side entry door;</li> <li>2. The kitchen sink transom window;</li> <li>3. The family room fixed window;</li> </ul> Replacement of the affected wood trim is recommended.
<b>ROOF, GUTTERS, CHIMNEY:</b>		
Page 18	GUTTERS:	<ul style="list-style-type: none"> <li>Rust staining was noted at the steel gutters; this condition is an indication that the gutters are approaching the end of their normal expected lifespan. Client should continue to monitor and budget for gutter replacement.</li> <li>The gutters / covers are full of debris at a few locations around the perimeter of the home including the right side roof and the rear left side upper roof near the chimney (see photo). Gutter cleaning is recommended so that the gutters can drain correctly.</li> </ul>
<b>GARAGE:</b>		
Page 20	OVERHEAD DOOR OPENER:	<ul style="list-style-type: none"> <li>The overhead garage door opener will not operate correctly in the downward cycle. This condition is often associated with misaligned sensors at the lower door opening. Correction / adjustment is recommended so that the door opener operates correctly.</li> </ul>
<b>ATTIC:</b>		

Page 23	<b>ATTIC LEAKS:</b>	<ul style="list-style-type: none"> <li>• Evidence of a roof leak was observed in the attic at the exhaust vent from the basement based on a water stain / divot in the insulation below the vent (see photo). This condition is evidence of a possible roof leak but could not be verified during this limited visual inspection. Further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.</li> </ul>
<b>INTERIOR:</b>		
Page 26	<b>EXTERIOR DOORS:</b>	<ul style="list-style-type: none"> <li>• A large gap is visible below the exterior entry door threshold at the garage entry door. A significant amount of air infiltration is occurring into the home. Repair is recommended to fully seal the doorway. In addition, the exterior door weatherstripping is missing. Daylight is visible and air infiltration is occurring; a minor repair is suggested to fully seal the doorway.</li> <li>• The basement side entry door does not properly engage the strikeplate and will not fully close / lock. Adjustment / repair is recommended. In addition, a concrete barrier was observed at the exterior side of the door and indications previous water entry at this location. No water stains or evidence of recent water entry is present. Ask seller for full disclosure information regarding this concern. Continue to monitor.</li> </ul>
Page 26	<b>INTERIOR DOORS:</b>	<ul style="list-style-type: none"> <li>• An interior door at the second floor hallway bathroom water closet rubs the door frame and is difficult to fully close. Repair / adjustment is suggested.</li> <li>• The door at the second floor hallway bathroom will not stay open and appears to be slightly out of plumb. Repair / adjustment is recommended.</li> </ul>
Page 27	<b>WINDOWS:</b>	<ul style="list-style-type: none"> <li>• Water damage was noted to the window frame at the lower left living room fixed pane window (see photo). Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.</li> <li>• Minor water damage was noted to the window sill at the office and the left side dining room windows (see photo). The damaged area appears to be isolated to the "nose" of the sill only which is often a relatively easy and inexpensive repair. Replacement of the damaged wood is recommended; continue to keep this window well sealed.</li> <li>• <b>UNABLE TO FULLY INSPECT:</b> The windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows in the home are fully functional, particularly for emergency egress in bedrooms if needed.</li> </ul>

Page 28	INTERIOR WALLS / CEILINGS:	<ul style="list-style-type: none"> <li>• <b>LIMITED INSPECTION:</b> A water stain was observed in the sheetrock ceiling at the garage (see photo). This is an indication of an active or previous leak. Because this is a limited visual inspection, we are unable to determine if this is an active leak or not. The following is recommended:               <ol style="list-style-type: none"> <li>1. Ask seller for full disclosure information regarding this leak.</li> <li>2. Further evaluation may be needed to determine repair needs, if any.</li> <li>3. Continue to monitor, future repairs may be needed.</li> </ol> </li> <li>• A sheetrock ceiling repair was noted at the basement below the kitchen. It is suggested that client ask the seller for more information regarding this repair.</li> </ul>
Page 29	INTERIOR STAIRS:	<ul style="list-style-type: none"> <li>• <b>UNSAFE CONDITION:</b> The guard railing at the upstairs hallway is loose; this condition is a potential safety hazard. Correction is advised by a professional stair / railing contractor. Current standards require that guard railings meet a safety rating of 200 pounds.</li> </ul>
<b>BATHROOMS / LAUNDRY</b>		
Page 31	BATH SINKS:	<ul style="list-style-type: none"> <li>• A slow drain was noted at the second floor hallway bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.</li> <li>• A defective sink drain stopper is present at the half bathroom sink. Repair or replacement is recommended.</li> <li>• No drain stopper is present at the two master bathroom and the second floor guest bathroom sinks. Replacement of the missing sink drain stoppers is suggested.</li> </ul>
Page 31	BATH TUBS / SHOWERS:	<ul style="list-style-type: none"> <li>• The following concerns were noted:               <ol style="list-style-type: none"> <li>1. The shower diverter in the two second floor guest bathrooms are defective. The water flow is not fully diverted to the shower head and water is still flowing out of the tub faucet. Correction is recommended by a professional plumber.</li> <li>2. A loose / unsecured tub faucet was noted in the basement bathroom; repair is recommended.</li> <li>3. A slow drain is present at the second floor guest bathroom tub / shower. This condition could be an indication of a clog. Further evaluation and repair is recommended by a professional plumber.</li> <li>4. Openings in the tile grout were inside the master bathroom shower. The unsealed openings are minor and need to be grouted and sealed to prevent possible water leakage inside the wall and floor.</li> <li>5. No drain stopper is present at the second floor guest bathroom tub / shower. Correction is recommended.</li> </ol> </li> </ul>
Page 32	LAUNDRY:	<ul style="list-style-type: none"> <li>• <b>SAFETY CONCERN:</b> The dryer exhaust vent cover has a screened cover that can allow dryer lint to collect and clog the vent cover; this condition is a safety concern. Removal of the dryer vent screened cover is advised. Continue to monitor and clean as needed.</li> </ul>

**PLUMBING:**

Page 34	<b>PLUMBING SUPPLY:</b>	<ul style="list-style-type: none"> <li>• The left side wall hose bib valve handle does not have a stop and continues to turn in a complete circle during operation. Further evaluation and repair is recommended by a professional plumber.</li> </ul>
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**ELECTRICAL SYSTEM:**

Page 40	<b>LIGHTS / SWITCHES:</b>	<ul style="list-style-type: none"> <li>• An inoperative light fixture was found at one basement utility fixture. Check bulb or repair as needed.</li> </ul>
Page 40	<b>ELECTRICAL WIRING:</b>	<ul style="list-style-type: none"> <li>• Improper wiring was noted at the rear deck extension cord to the rear yard water feature. The wiring is not enclosed in protective conduit as required to protect the wire from physical damage. This condition is a safety concern and a violation of the National Electric Code (NEC). Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.</li> </ul>
Page 41	<b>RECEPTACLES:</b>	<ul style="list-style-type: none"> <li>• The exterior outlet located at the front porch has a loose weatherproof cover; correction is recommended.</li> <li>• A loose outlet was found at the garage and second floor hallway. Correction is recommended to fully secure the outlet.</li> </ul>

**HEATING:**

Page 44

**HEATING 1:****• HEAT PUMP INOPERATIVE:**

Unable to operate, fully test, and inspect this heating system - the heat pump would not come on or respond to normal thermostat controls during the inspection. This inspection is limited to a visual inspection only and is not complete. Further evaluation is advised by a professional HVAC contractor to determine the full scope of repair needs.

**• BUDGET FOR REPLACEMENT:**

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on industry standards, the heating system appears to be at the end of its normal expected lifespan of 15 - 20 years.

Consider these cost saving strategies when replacing HVAC equipment:

**1. MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates:

<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates:

<http://m.lennox.com/promotions/national.asp>

Trane Rebates:

<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

**2. UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

**3. TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

**4. GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.

**AIR CONDITIONING:**

<p>Page 47</p>	<p>AC UNIT 1:</p>	<ul style="list-style-type: none"> <li>• <b>AC UNIT INOPERATIVE:</b> We are unable to operate, fully test, and inspect this air conditioning system - the exterior unit would not come on or respond to normal thermostat controls during testing. This inspection is limited to a visual inspection only and is not complete. Further evaluation is advised by a professional HVAC contractor to determine the full scope of repair / replacement needs and costs.</li>   <li>• <b>AGING EQUIPMENT - BUDGET FOR REPLACEMENT:</b> Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.</li>   <li>Consider these cost saving strategies when replacing HVAC equipment:</li>   <li>1. <b>MANUFACTURERS REBATES:</b> Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:                      Carrier Rebates:  <a href="http://www.carrier.com/homecomfort/en/us/rebates-and-financing/">http://www.carrier.com/homecomfort/en/us/rebates-and-financing/</a>                      Lennox Rebates:  <a href="http://m.lennox.com/promotions/national.asp">http://m.lennox.com/promotions/national.asp</a>                      Trane Rebates:  <a href="http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html">http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html</a>                      York Rebates: <a href="http://york.com/residential/promotions-savings/default.aspx">http://york.com/residential/promotions-savings/default.aspx</a> </li>   <li>2. <b>UTILITY COMPANY REBATES:</b> Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</li>   <li>3. <b>TIME OF INSTALLATION:</b> Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</li>   <li>4. <b>GET MULTIPLE QUOTES:</b> Always get more than one quote before making your decision - prices can vary widely from one company to another.</li> </ul>
<p>Page 48</p>	<p>AC UNIT 2:</p>	<ul style="list-style-type: none"> <li>• <b>AGING EQUIPMENT - BUDGET FOR REPLACEMENT:</b> Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.</li> </ul>

<p>Page 49</p>	<p>AC UNIT 3:</p>	<ul style="list-style-type: none"> <li>• Poor performance was noted during the temperature testing of the air conditioning cycle, the unit does not appear to be cooling effectively. During temperature testing of the system, the return air differential is too low at 5-7 degrees and is expected to be in the 12 - 20 degree range. (The temperature differential is the difference between the return air and the delivery air). In many cases, the system may simply need a coolant recharge. In some cases there could be problems with a coolant leak, dirty evaporator coils, clogged filter or some other reason for the poor performance. Further evaluation is recommended by a professional HVAC contractor to determine repair needs and costs. If the AC unit is older, it may be possible that the unit may need to be replaced.</li>   <li>• <b>AGING EQUIPMENT - BUDGET FOR REPLACEMENT:</b> Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.</li> </ul>
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**RADON / MOLD / ASBESTOS / LEAD PAINT**

<p>Page 53</p>	<p>MOLD:</p>	<p><b>MOLD AND THE INSPECTION:</b> This is a limited home inspection and is NOT A MOLD INSPECTION. We are not inspecting for mold and we are not responsible or liable for any mold that may be present in this home. As a courtesy, we are mentioning the following observation:</p> <p><b>MOLD OBSERVED IN THE CEILING:</b> Based on a limited visual inspection, suspected mold like substance or fungus growth is visible at the sheetrock ceiling located at the basement below the family room (see photo).</p> <p>Because the suspected mold appears to be isolated to a small area, less than 10 square feet based on our limited visual inspection, the EPA standards allow cleanup and removal of the affected area which could be handled by the homeowner or a handyman type of contractor.</p> <p><b>INSPECTION LIMITATIONS:</b> 1. Because this is a limited visual inspection, it is possible that other molds may be present that are not identified in this report. Mold testing may be helpful in identifying other mold spores that are not visible. 2. No mold samples were collected at this time. The inspection is limited to a visual inspection only.</p>
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## EXTERIOR GROUNDS:

**GRADING / DRAINAGE:** Proper grading of the soil and proper drainage around the home's foundation area is one of the most important aspects of the property because of the direct and indirect damage that can be caused by water intrusion issues. Water is one of the home's biggest adversaries and can have a negative impact on concrete surfaces, basements and crawl spaces, deck and porch footings, and other components around the homes exterior grounds.

While the performance of lot drainage may appear serviceable at the time of this visual inspection, the inspector can not predict the future performance of the drainage systems as conditions constantly change. The inspection is limited to conditions at the time of this inspection and any obvious signs of past problems.

### EXTERIOR DRAINAGE:

OK	Minor	Moder	Major	Recom
X	X	X		

- **The yard has a gentle slope overall;**

- **The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, except as noted below:**

- **POOR DRAINAGE:**

Reverse grading was observed at the rear family room yard. The soil incorrectly slopes back towards the foundation. This condition can lead to water entry issues if not corrected. No signs of water entry was noted in the basement.

General construction practice requires a positive slope away from the foundation for adequate drainage. It is recommended that the slope be at least 6 inches within the first 10 feet to meet current drainage requirements, (other approved methods such as catch basin drains may be used). Due to this concern, regrading of the soil is recommended to provide a positive slope away from the foundation wall area. Continue to monitor.



Reverse grade at family room rear yard

**DRIVEWAY / SIDEWALK:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A concrete driveway and sidewalk are present.
- A stone walkway is present at the rear.

• **The overall condition of the driveway and sidewalk is good; typical concrete cracks were observed and are not considered to be significant. Continue to monitor and seal if necessary.**

**FENCING / VEGETATION:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- A wood fence is present; the fencing appears serviceable; no concerns were observed.

• **The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed.**

• **The exterior yard landscape lighting, fixtures and wiring are not within the scope of this inspection. Further evaluation is suggested.**

**RETAINING WALL:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **A concrete block retaining wall is present; the retaining wall appears serviceable, no concerns were noted.**

**DECK:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A wood deck is present at the rear.
- Wood guard railings are present.

• **This older deck was constructed at a time when building codes did not regulate deck construction very well. Current deck standards call for more fasteners, bolts, flashings and anchors than this deck has.**

Concerns with this deck include:

1. No ledger flashing is present at the deck connection to the house;
2. The deck ledger board is anchored to the rear bay window / door which is no longer allowed in newer building codes; the bay window is not framed or rated for this type of structural attachment. Although there are no signs of any structural stress at this location during this limited visual inspection, it is recommended that vertical support be installed below the deck to bay window connection, to relieve the bay window of any additional future stress.
3. Inadequate nailing at the 2x2 strip; joist hangers are recommended;

Due to these concerns, further evaluation is recommended by a professional deck contractor to determine the full scope of repair needs and costs. All repair or replacement work should meet the safety requirements and standards of the current building codes for decks. Client is advised to obtain written receipts and warranties of the work completed.



Missing flashing and joist hangers recommended at ledger board



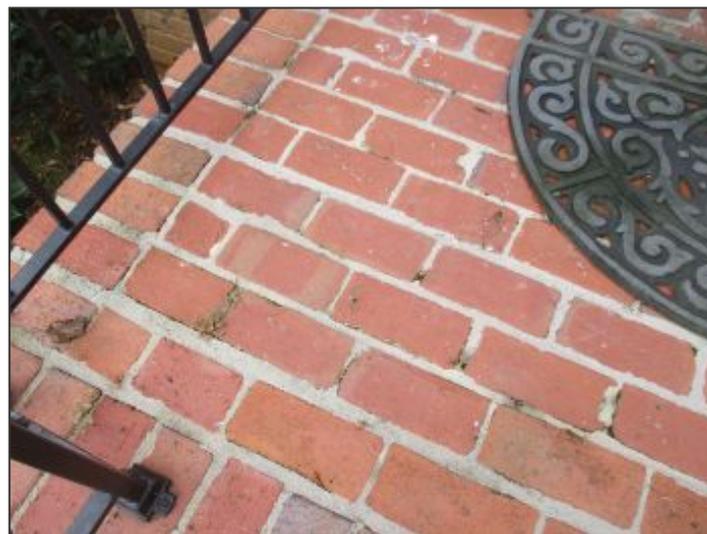
Deck attached to bay window / door

**PORCH:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A brick porch is present at the front entry.
- The front porch appears serviceable overall, no concerns were noted except as listed below:

• **MAINTENANCE ITEM:**  
 Deteriorating mortar joints were noted at the brick porch; repair is recommended to prevent continued water entry and ice formation which can cause further damage to the brick mortar.



Deteriorating mortar at front porch

### DECK / PORCH SUPPORT:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The following concerns were noted (see photos):
  1. The left side rim joist support post shows signs of settlement - a two inch wood shim is present at this location. Further evaluation is recommended by a professional deck contractor to determine repair needs and costs.
  2. The steel support posts are installed below grade which is not recommended (see photo); this condition can lead to water and corrosion damage at the lower post areas. Surface corrosion is present at some of the poles. Correction is recommended, eliminate all steel to soil contact.



Deck support poles installed below grade



Wood shim at deck side rim joist

### EXTERIOR STAIRS:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Brick steps are present at the front porch.
- Wood steps are present at the rear deck.

- The following concerns were noted at the front porch (see photo):
  1. The brick stairs have dropped and settled approximately 2-3 inches. The stairs may not be adequately supported; further evaluation is recommended to determine the full scope of repair needs.
  2. A separation gap is present at the brick steps connection to the porch; repair is recommended to prevent continued water entry and ice formation which can cause further damage to the brick mortar.



Settlement and separation at front porch stairway

**IRRIGATION SYSTEM:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CLIENT NOTE:**

The irrigation system and its components are not within the scope of this inspection. Further evaluation is recommended. It is suggested that client learn more about local water restrictions and times of use for this local area.

# EXTERIOR WALLS:

## EXTERIOR WALLS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This home has brick veneer at the exterior front and side walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.

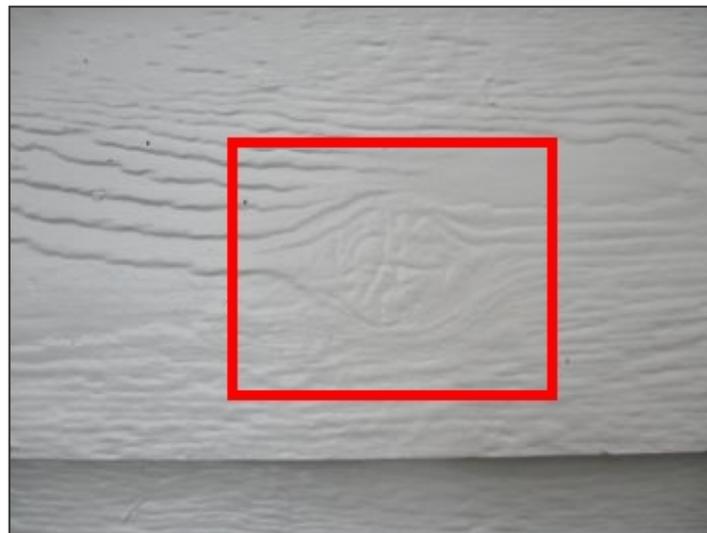
### POSITIVE FEATURE!

Some replacement cement fiber siding is present; this type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (50 years for HardiPlank brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance / painting as wood siding products.

Louisiana Pacific wood fiber siding is present at the rear wall and the left side second floor walls.

This type of siding has a history of product defect claims and class action litigation and is no longer used due to concerns with moisture damage. Continue to monitor and keep the siding well painted and caulked. Future replacement of some, or all of the siding may be needed.

• **The exterior brick and siding appears serviceable; no concerns were noted.**



Louisiana Pacific wood fiber present

## EXTERIOR TRIM:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood trim is present;**

• **Damaged wood trim was noted at the following exterior locations:**

1. The basement side entry door;
2. The kitchen sink transom window;
3. The family room fixed window;

Replacement of the affected wood trim is recommended.



Damaged trim at kitchen sink transom window

Damaged trim at basement side entry door

**FASCIA / SOFFIT:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Wood soffit / fascia are present. The exterior soffit / fascia appears serviceable; no concerns were noted.

**PAINTING / CAULKING:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The overall condition of the exterior painting and caulking appears to be adequate, continue to maintain as needed.

• **POSITIVE FEATURE!**  
 The exterior of this home has been recently repainted and appears to be well sealed. Continue to monitor and maintain exterior sealants as needed.

# ROOF, GUTTERS, CHIMNEY:

## ROOF INSPECTION LIMITATIONS:

The following roof inspection is an opinion of the general quality and condition of the roofing system and its components at the time of this inspection. The inspection is a limited visual inspection of the roofing system. The inspector does not offer an opinion or warranty as to whether the roof is actively leaking or whether the roof may be subject to future leaks. Client is advised to inspect the roof annually and to maintain the roof and make repairs as needed.

## ROOF ACCESS:

Roof access is at the sole discretion of the inspector, the roof may be inspected by walking the roof, viewed from a ladder, from the ground using binoculars and / or other methods of inspection. Our inspection methods meet or exceed the professional standards of the American Society of Home Inspectors (ASHI). Work safety, weather conditions, and potential material damage are the governing factors in deciding whether to walk the roof or not.

## ROOF REPAIRS:

It is our strong recommendation that all roofing repairs or evaluations recommended in this report be conducted by a professionally licensed and insured roofing contractor, during the buyer's due diligence period; all repairs should meet all professional roofing industry standards, warranties, and applications.

## ROOF DESCRIPTION / ACCESS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **ROOF DESCRIPTION:** Intersecting gable style roof, Steep pitch, Unknown Age

### • POSITIVE FEATURE!

This roof has architectural or profile shingles; this attractive and slightly more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-35 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.

• Metal roofing is present at the small living room accent roof.

• **ROOF INSPECTION ACCESS:** The roof was viewed and inspected from the ground with binoculars.



Architectural shingles present

**ROOF:**

OK  Minor  Moder  Major  Recom

• **The roof appears serviceable and within its normal useful life. No concerns were noted with shingles, flashings and valleys. Continue to monitor the roof for any changes. Annual inspections are suggested, particularly after heavy storms and high winds.**

**ROOF FLASHING:**

OK  Minor  Moder  Major  Recom

• **Metal roof flashing is present; the visible roof flashings appear serviceable; no concerns were noted.**

• **Black vinyl boots are present at the plumbing vent stacks. The visible roof flashings appear serviceable; no concerns were noted.**

**GUTTERS:**

OK  Minor  Moder  Major  Recom

• **Aluminum and steel gutters and downspouts are present. The gutters appear to be in good working condition except as listed below:**

• **Rust staining was noted at the steel gutters; this condition is an indication that the gutters are approaching the end of their normal expected lifespan. Client should continue to monitor and budget for gutter replacement.**

• **The gutters / covers are full of debris at a few locations around the perimeter of the home including the right side roof and the rear left side upper roof near the chimney (see photo). Gutter cleaning is recommended so that the gutters can drain correctly.**



Corrosion staining at gutters



Debris in gutters at right side roof



Debris on gutter covers

**CHIMNEY:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A wood frame chimney is present with brick veneer. The chimney appears serviceable; no concerns were observed.

**SKYLIGHTS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• A skylight is present. Based on a limited visual inspection, the skylight appears to be serviceable. As with all skylights, continue to monitor and inspect annually for future repair needs.

# GARAGE:

## GARAGE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **An attached two car garage is present.**

• **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**

## GARAGE DOOR:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A single wood overhead door is present. The garage door appears serviceable; no concerns were noted.

## OVERHEAD DOOR OPENER:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The overhead garage door opener will not operate correctly in the downward cycle. This condition is often associated with misaligned sensors at the lower door opening. Correction / adjustment is recommended so that the door opener operates correctly.**

## GARAGE FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**The garage fire separation looks good - the garage walls, ceilings, and the entry door appear to meet current fire safety separation standards.**

# BASEMENT FOUNDATION:

## BASEMENT:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A basement is present and has been finished into living space; the basement is constructed with poured concrete walls.

**LIMITED INSPECTION:** The finished walls, ceilings and floors in the basement do not allow for full visibility of the framing and structural components. This inspection is limited to visible and accessible areas of the basement only.

• The overall condition of the finished basement appears serviceable. No concerns were noted.

## FRAMING WALLS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Stud Walls are present - 2X6 studs spaced 16" on center.

• Wood Beams and assorted window and doorway headers are present. Appears serviceable; no beam or header concerns were noted.

• **LIMITED INSPECTION:**

The basement wall framing (studs, beams and headers) is not fully visible for inspection due to the finished basement. A few representative areas were visible for inspection but not all areas of the wall framing could be evaluated.

## FLOOR SYSTEM:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• 2 X10 floor joists are present; the floor joists appear to be serviceable, no concerns were noted.

## FIRESTOPPING / INSULATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Fire stopping of basement walls and floors appears to be adequate.

**A NOTE ABOUT FIRESTOPPING:**

Current building codes require firestopping between floor levels to help prevent the spread of fire and to increase response time for the homeowner. All openings such as drain penetrations, HVAC ducting, plumbing and gas piping are all required to be sealed with wood, sheet metal or in some cases 16 inches of unfaced fiberglass insulation to meet this fire safety standard. Many older homes do not meet this standard because it was not required at the time of the home's original construction.

## INSULATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Fiberglass insulation batts are present at the exterior wood framed walls and appears serviceable.

**WOOD DESTROYING INSECTS:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• It was noted that a termite bait station system is present around the perimeter of the foundation. It is suggested that client find out more about this system and whether a termite bond is in place.

**RODENTS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• At the time of this home inspection, there is no visible evidence of rodent activity in the basement during this limited visual inspection of the accessible and visible areas of the basement.

**IMPORTANT NOTE:** As a courtesy, we will mention visible evidence of rodent activity when we see it; however, because we are not certified pest control contractors, we can not guarantee that we will be able to identify and report on all previous or active rodent activity in the basement. We will not be responsible for any rodent activity discovered after our inspection.

# ATTIC:

## ATTIC ACCESS:

OK  Minor  Moder  Major  Recom

• The attic is accessible by a pull down ladder. The attic access appears serviceable; no concerns were noted.

## ATTIC / ROOF FRAMING:

OK  Minor  Moder  Major  Recom

• Conventional framing is present in the attic and consists of 2 x 6 roof rafters and 2 x 8 ceiling joists spaced 16 inches on center. The roof decking has been framed with oriented strand board (OSB).

• The attic and roof framing appears serviceable during this limited inspection, no concerns were noted.

## ATTIC LEAKS:

OK  Minor  Moder  Major  Recom

• Evidence of a roof leak was observed in the attic at the exhaust vent from the basement based on a water stain / divot in the insulation below the vent (see photo). This condition is evidence of a possible roof leak but could not be verified during this limited visual inspection. Further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.



Water stain / divot in insulation below exhaust vent

## ATTIC VENTILATION:

OK  Minor  Moder  Major  Recom

• The roof and attic ventilation consists of:  
• Soffit vents, ridge vents, box vents and gable vents;

• The roof and attic ventilation appears to be adequate, no concerns were noted.

## ATTIC INSULATION:

OK  Minor  Moder  Major  Recom

• **Cellulose** Blown In Insulation; 8.5 inches of depth or about R-30. The attic insulation appears serviceable, no concerns were noted.



Insulation coverage in attic looks good

### ATTIC FIRE SEPARATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Appears serviceable; the attic fire separation looks good, no concerns were noted.**

### ATTIC RODENTS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **At the time of this home inspection, there is no visible evidence of rodent activity in the attic during this limited visual inspection of the accessible areas of the attic space.**

**IMPORTANT NOTE:** As a courtesy, we will mention visible evidence of rodent activity when we see it; however, because we are not certified pest control contractors, we can not guarantee that we will be able to identify and report on all previous or active rodent activity in the attic, including bats that may be roosting outside the attic space. We will not be responsible for any rodent activity discovered after our inspection.

**As a precaution, we strongly advise that client schedule a professional termite inspection that includes an inspection of the attic spaces to determine the presence of rodent, animal, or bat activity in the attic.**

# INTERIOR:

## INSPECTION LIMITATIONS - FLOORS:

The flooring inspection is limited to a visual inspection only. The inspector does not lift or remove floor coverings such as carpeting or vinyl flooring to evaluate the floor. No furniture, cabinets, storage items, or rugs are moved to evaluate floorings. This inspection is limited to visible and accessible areas of the floor system. The inspector does not report on cosmetic defects with the floors such as carpet stains, carpet damage, carpet stretching needs, hardwood floor scratches or hardwood floor stain / color fading.

## INSPECTION LIMITATIONS - WINDOWS:

During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections. However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection.

We assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair.

We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.

## INSPECTION LIMITATIONS - CEILINGS:

During the inspection, it is common to find water stains in the sheetrock ceilings and walls. Because this is a limited visual inspection, we can not fully evaluate this condition or make a determination whether an active leak is present. If water stains are visible, we recommend that the buyer ask the home seller for full disclosure information regarding this condition.

### EXTERIOR DOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The exterior doors include steel coated entry doors as well as wood doors; the exterior doors appear serviceable and operate normally; no concerns except as noted below.

**CLIENT RECOMMENDATION:**

As a standard security measure, it is recommended that client consider installation of new door locks or rekeyed locks after move-in to insure that no one else has a copy of the house keys.

• A large gap is visible below the exterior entry door threshold at the garage entry door. A significant amount of air infiltration is occurring into the home. Repair is recommended to fully seal the doorway. In addition, the exterior door weatherstripping is missing. Daylight is visible and air infiltration is occurring; a minor repair is suggested to fully seal the doorway.

• The basement side entry door does not properly engage the strikeplate and will not fully close / lock. Adjustment / repair is recommended. In addition, a concrete barrier was observed at the exterior side of the door and indications previous water entry at this location. No water stains or evidence of recent water entry is present. Ask seller for full disclosure information regarding this concern. Continue to monitor.



Concrete barrier at basement side entry door



Threshold gap at garage entry door

### INTERIOR DOORS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• An interior door at the second floor hallway bathroom water closet rubs the door frame and is difficult to fully close. Repair / adjustment is suggested.

• The door at the second floor hallway bathroom will not stay open and appears to be slightly out of plumb. Repair / adjustment is recommended.

**WINDOWS:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The windows are wood framed windows with single pane glass.

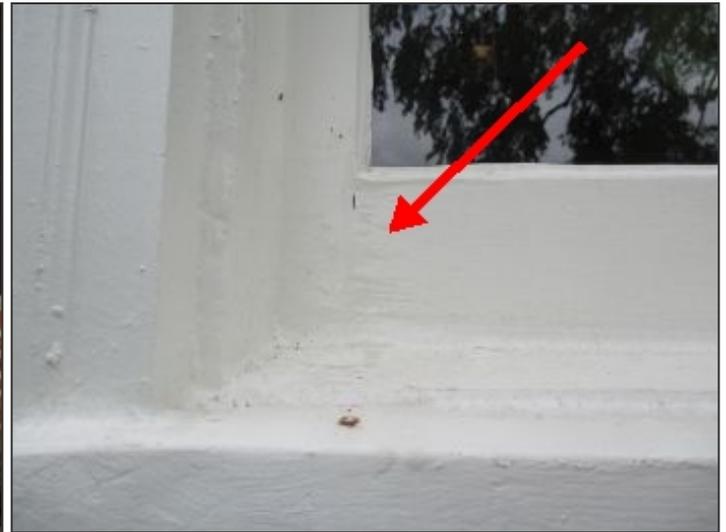
- Water damage was noted to the window frame at the lower left living room fixed pane window (see photo). Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.

- Minor water damage was noted to the window sill at the office and the left side dining room windows (see photo). The damaged area appears to be isolated to the "nose" of the sill only which is often a relatively easy and inexpensive repair. Replacement of the damaged wood is recommended; continue to keep this window well sealed.

- **UNABLE TO FULLY INSPECT:** The windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows in the home are fully functional, particularly for emergency egress in bedrooms if needed.



Damaged "nose" at office window sill



Damaged frame at living room window

**INTERIOR WALLS / CEILINGS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **The interior walls and ceilings are covered with sheetrock / gypsum board. The overall condition of the interior walls and the ceilings appears to be serviceable during this limited visual inspection; no concerns were noted except as listed below:**

• **LIMITED INSPECTION:**

A water stain was observed in the sheetrock ceiling at the garage (see photo). This is an indication of an active or previous leak. Because this is a limited visual inspection, we are unable to determine if this is an active leak or not.

The following is recommended:

1. Ask seller for full disclosure information regarding this leak.
2. Further evaluation may be needed to determine repair needs, if any.
3. Continue to monitor, future repairs may be needed.

• A sheetrock ceiling repair was noted at the basement below the kitchen. It is suggested that client ask the seller for more information regarding this repair.



Water stain at garage ceiling

**FLOORS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The general condition of floors appears to be serviceable. NOTE: This inspection is limited due to floor coverings and does not evaluate cosmetic conditions with floor coverings such as carpet stains, floor scratches, etc. Floor conditions below carpeting and underneath area rugs will not be reported in this inspection and are excluded. We will not move the home sellers furniture in order to inspect flooring conditions. Buyer is advised to move all area rugs as needed for a more full evaluation of the floor conditions below the rugs.**

**INTERIOR STAIRS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The interior stairs appear to be serviceable; no concerns were noted except as noted below:**

• **UNSAFE CONDITION:** The guard railing at the upstairs hallway is loose; this condition is a potential safety hazard. Correction is advised by a professional stair / railing contractor. Current standards require that guard railings meet a safety rating of 200 pounds.



Loose guard rail at second floor hallway

**FIREPLACE:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **1. Fireplace Location: Family room Fireplace Type: Prefabricated Metal with gas logs**

The fireplace appears serviceable; no concerns were observed. Annual inspections are recommended along with regular cleaning of the chimney flue as needed.

• **2. Fireplace Location: Basement Fireplace Type: Pre-fabricated Metal with a gas starter**

The fireplace appears serviceable; no concerns were observed. Annual inspections are recommended along with regular cleaning of the chimney flue as needed.

# KITCHEN:

## KITCHEN CABINETS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Wood cabinets and solid surface countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.**

## KITCHEN SINK / FAUCET:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A stainless steel sink is present; the kitchen sink and faucet appear serviceable; no concerns were noted.**

## STOVE / OVEN / COOKTOP:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **An electric cooktop is present;**

• **An electric oven is present;**

• **Appears serviceable. The cooktop and oven were both tested and appear to be functioning normally.**

## DISHWASHER:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The kitchen dishwasher was operated through a normal wash, rinse and dry cycle. Operation was normal; no concerns were noted.**

## KITCHEN VENTILATION:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **The kitchen vent hood is a down draft type and is ducted to the exterior.**

• **The kitchen vent hood fan is functional; no concerns were noted.**

## DISPOSAL:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Appears serviceable; the disposal was tested and operated normally.**

## REFRIGERATOR:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• **The kitchen refrigerator is not within the scope of this inspection and was not inspected. The refrigerator was not moved to inspect behind the unit. The built-in ice maker, if present is also not within the scope of this inspection. If the refrigerator is staying with the home, it is suggested that client inspect the refrigerator for condition issues and performance.**

# BATHROOMS / LAUNDRY

## NUMBER OF BATHROOMS:

4 and a half baths.

## BATH SINKS:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A slow drain was noted at the second floor hallway bathroom sink, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.

• A defective sink drain stopper is present at the half bathroom sink. Repair or replacement is recommended.

• No drain stopper is present at the two master bathroom and the second floor guest bathroom sinks. Replacement of the missing sink drain stoppers is suggested.

## BATH TOILETS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The bathroom toilets were operated and tested and all appear to be serviceable.

### POSITIVE FEATURE!

The toilets are the newer low flow water saving toilets that use only 1.6 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.

## BATH TUBS / SHOWERS:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The following concerns were noted:

1. The shower diverter in the two second floor guest bathrooms are defective. The water flow is not fully diverted to the shower head and water is still flowing out of the tub faucet. Correction is recommended by a professional plumber.
2. A loose / unsecured tub faucet was noted in the basement bathroom; repair is recommended.
3. A slow drain is present at the second floor guest bathroom tub / shower. This condition could be an indication of a clog. Further evaluation and repair is recommended by a professional plumber.
4. Openings in the tile grout were inside the master bathroom shower. The unsealed openings are minor and need to be grouted and sealed to prevent possible water leakage inside the wall and floor.
5. No drain stopper is present at the second floor guest bathroom tub / shower. Correction is recommended.



Openings in master bathroom shower grout



Unsecured faucet at basement tub

**BATHROOM VENTILATION:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A window and vent fan are both present; the bathroom ventilation appears serviceable, no concerns were observed.

**LAUNDRY:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- The laundry room is located near the kitchen.
- The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present.

**LIMITED INSPECTION:**

1. The laundry appliances, if present, were not tested.
2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.

**CLIENT RECOMMENDATION:**

The laundry dryer outlet still has the older 3 prong receptacle; it is suggested that client upgrade this outlet to the newer 4 prong outlet with improved grounding (required after 1998).

**CLIENT RECOMMENDATION:**

Due the finished space located below the laundry room, client should consider the installation of metal reinforced supply hoses for the washing machine. This inexpensive upgrade (\$20) can help reduce leaks and water damage to the space below.

• **SAFETY CONCERN:** The dryer exhaust vent cover has a screened cover that can allow dryer lint to collect and clog the vent cover; this condition is a safety concern. Removal of the dryer vent screened cover is advised. Continue to monitor and clean as needed.



Screened dryer vent at exterior wall

# PLUMBING:

## PLUMBING INSPECTION LIMITATIONS:

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, gas piping, or irrigation use are specifically excluded from this inspection. Plumbing leakage, clogged drains or obstructions, or corrosion damage in any of the underground plumbing piping or gas piping system can not be detected during this limited visual inspection.

This inspection company assumes no liability for any underground leaks or clogs and any damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, underground gas piping, and underground irrigation systems are also not within the scope of this inspection. In addition, overflow drains for tubs and sinks are not flooded or tested during this inspection.

It is our strong recommendation that all recommended plumbing or gas piping repairs or further evaluation listed in this report should be conducted by a licensed, professional plumbing contractor prior to closing. All repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

It is suggested that client request written receipts and warranties for all plumbing work completed.

## PLUMBING SUPPLY:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The water service is public and appears serviceable; the underground piping appears to be Copper. No concerns were observed.

• The main plumbing supply cut-off valve is located in the basement.

• Copper piping is present. Copper piping has been the most commonly used piping for residential housing until very recently when plastic piping has gained more popularity. Copper piping is known for its reliability, customer satisfaction, low maintenance needs, and has withstood the test of time well. Copper is corrosion resistant, will not burn or give off toxic gases, and conducts heat well.

• **The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the water heater and was found to be normal at 80 PSI.**

• The left side wall hose bib valve handle does not have a stop and continues to turn in a complete circle during operation. Further evaluation and repair is recommended by a professional plumber.



Main plumbing supply cut off valve



80 PSI normal at water heater

### PLUMBING DRAINS / SEWAGE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• A public sewer system appears to be present with plastic drain pipes and plastic vent stacks. (NOTE: The presence of a sewer system can not be guaranteed during this inspection; client is advised to confirm the type of waste system of the home).

• The drain piping appears serviceable; no concerns were found.

### GAS SERVICE:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The gas meter is located at the right side wall exterior wall and appears serviceable; the main gas shutoff valve is located at the exterior meter; no concerns were found. (NOTE: The gas lines inside the walls, ceilings and floors are not fully visible for inspection and could not be evaluated).

# WATER HEATER:

## WATER HEATER MAINTENANCE RECOMMENDATIONS:

**1. TEST THE T&P VALVE:** Client is advised to test the temperature and pressure relief valve (TPR valve) at least once per year to insure normal valve operation and safe performance of the water heater. Lack of testing can lead to a potential safety hazard. Corrosive buildup could form inside the valve causing the valve to lock up and fail to open. The valve should open thermostatically, on its own, if needed during an overheating event or due to increased pressure inside the tank. This valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal itself. If the valve fails to fully open, fully close, or if the valve leaks several minutes after testing, valve replacement may be needed by a professional plumber.

**2. DRAIN THE TANK:** The water heater manufacturer recommends draining the water heater at least once per year to flush unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power or gas to the tank, turning off the cold water supply to the tank, attaching a garden hose to the drain valve at the bottom of the tank, and opening the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5-10 gallons needs to be released. Monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on. If your hot water is supplied by a tankless system, the maintenance recommendations are very different from tank systems; please read the owners manual for specific draining and rinsing requirements and maintenance procedures.

**3. READ THE OWNER'S MANUAL:** Read the entire water heater owner's manual for more information concerning tank safety and tank maintenance.

**WATER HEATER:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The water heater is operated by natural gas and is located located in the basement.

• **TANK DESCRIPTION:** Rheem, 50 gallons, 8 years old (2012)

• **POSITIVE FEATURE!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames from traveling out to the floor in case of flammable spillage at the tank location. If a vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service.

• **The gas water heater appears serviceable, no concerns were noted. The gas piping, exhaust venting and **combustion air** requirements all look good.**

**The temperature and pressure relief valve was NOT tested. Due to concerns with leaks, we do not test this type of valve. As a maintenance item, client is advised to test this safety valve at least once per year to insure normal valve operation.**

**A thermal **expansion tank** / valve is present on the cold water line and appears serviceable.**



Water heater located in basement

# ELECTRICAL SYSTEM:

## ELECTRICAL INSPECTION LIMITATIONS:

This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

## GFCI PROTECTION - SELF TEST REGULARLY:

GFCI protection (Ground Fault Circuit Interrupt) is now required by the National Electric Code (NEC) to protect occupants against electric shock and injury at "wet locations" which includes outlets at all exterior location, all garage outlets, basements, all bathroom outlets, all kitchen countertop outlets, jetted tubs or hot tubs, and any outlet within 6 feet of a sink such as a wet bar or a laundry wash tub. Outlets near or around swimming pools are also included. Exceptions include outlets for washing machines, garage door openers, refrigerators and sump pumps. In older homes, GFCI protection may not be present in each of the required locations but is suggested as an upgrade for improved safety.

Client is advised to test all GFCI protected outlets at least once per year to insure they are functioning properly; because there is a high failure rate with older GFCI outlets, many need replacement after just a few years. It is recommended that client purchase a simple GFCI outlet tester at the local hardware store or home center; this type of inexpensive tester (\$8) is a good addition to any tool box and will provide a more accurate test.

## ELECTRICAL SERVICE:

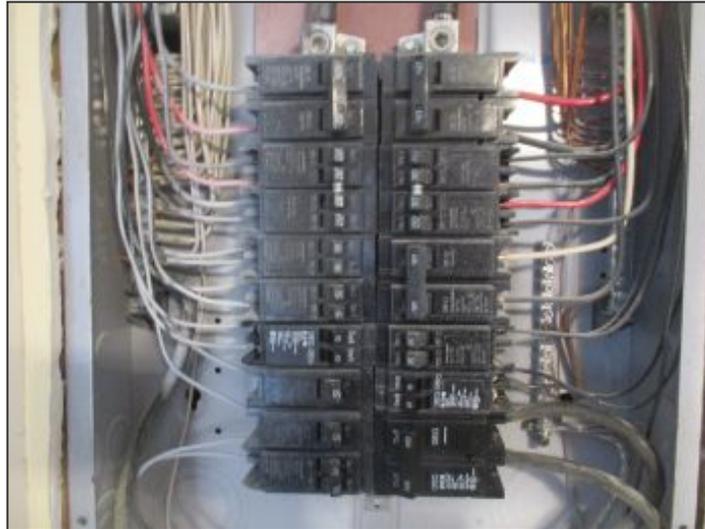
OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **The electrical service is underground - 110/220 volt;**
- **The electrical grounding consists of a single ground rod near the electrical meter.. The electrical service and grounding appears serviceable; no concerns were noted.**
- **A 150 amp main breaker is present at the exterior meter location. Appears serviceable, no concerns were noted.**

## MAIN PANEL:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **The main panel is located in the basement . Circuit breakers are present. The main panel box appears serviceable during a limited visual inspection inside the panel; no concerns were found.**



Main electrical panel in basement

**SUBPANEL:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A 100 amp subpanel is located in the basement.
- The subpanel appears to be serviceable, no concerns were noted.



Subpanel located in basement

**LIGHTS / SWITCHES:**

OK	Minor	Moder	Major	Recom
X	X			X

**• LIGHTING UPGRADE SUGGESTED: INSTALL BETTER LIGHT BULBS:**

Installation of newer LED bulbs or compact fluorescent light bulbs (CFL's) is recommended for reduced energy use and savings. LED and CFL bulbs are slightly more expensive than incandescent bulbs but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power, about one fourth as much energy to produce the same amount of light when compared to an incandescent bulb. This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year.

**• POSITIVE FEATURE!**

A motion activated spotlight is present at the driveway and deck. This type of lighting can provide additional convenience lighting and security lighting such as illuminating a guest's arrival at the driveway or announcing an intruder's activities on the property. Security lighting is one of the most effective and least expensive security features the homeowner can install.

**• The overall condition of the lighting and switches appears serviceable, except as noted below:**

**• An inoperative light fixture was found at one basement utility fixture. Check bulb or repair as needed.**

**ELECTRICAL WIRING:**

OK	Minor	Moder	Major	Recom
X	X			

**• The overall condition of the visible wiring appears to be serviceable, except as noted below:**

**• Improper wiring was noted at the rear deck extension cord to the rear yard water feature. The wiring is not enclosed in protective conduit as required to protect the wire from physical damage. This condition is a safety concern and a violation of the National Electric Code (NEC). Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.**



Missing conduit at rear deck extension cord

**RECEPTACLES:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **A representative number of receptacles / outlets were tested and appeared to be functional, except as noted below:**

- The exterior outlet located at the front porch has a loose weatherproof cover; correction is recommended.
- A loose outlet was found at the garage and second floor hallway. Correction is recommended to fully secure the outlet.

**GFCI / AFCI PROTECTION:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **GFCI** protection is present at all required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly. Client is advised to test these locations at least once per year to insure the GFCI protection is fully functional. An inexpensive GFCI outlet tester can be purchased for around \$10.

**FIRE SAFETY:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The smoke detector alarms were tested and all responded to test button operation. It is suggested that client continue to test all smoke detectors regularly and change each 9 volt battery at least once a year.

**POSITIVE FEATURES!**

1. The smoke detectors are inter-connected or "hardwired" as required by current building codes and fire safety codes for improved fire safety. This condition allows the smoke detectors to all activate at the same time for improved fire safety and increased response time. For example, if a fire starts in a basement near the electrical panel, when the basement detector goes off, the upstairs master bedroom smoke detector also activates, long before smoke develops, giving the occupants much more time to respond. This inter-connection requirement has been credited with saving many lives during residential house fires.

2. A fire hydrant is near the property at the street. The presence of a fire hydrant close to the home may qualify this home for a homeowners insurance discount; contact your insurance agent for more information.

**• UPGRADE SUGGESTED - FIRE SAFETY:**

For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.

**SECURITY SYSTEM:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A security system is present. The security system and its components are not within the scope of this home inspection. Further evaluation and inspection is recommended.

# HEATING:

## HVAC INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.
2. Client is advised that the condition of the Heat Exchanger is NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.
3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.
4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.
5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.
6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.
7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

**HEATING 1:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• **Basement Zone: Carrier, located in the basement, Heat Pump / Heat Strips, 20 years old (2000)**

• **The electric strip cycle was found to be functioning normally during a limited visual inspection. Continue to maintain the system and have it serviced regularly.**

• **HEAT PUMP INOPERATIVE:**

Unable to operate, fully test, and inspect this heating system - the heat pump would not come on or respond to normal thermostat controls during the inspection. This inspection is limited to a visual inspection only and is not complete. Further evaluation is advised by a professional HVAC contractor to determine the full scope of repair needs.

• **BUDGET FOR REPLACEMENT:**

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on industry standards, the heating system appears to be at the end of its normal expected lifespan of 15 - 20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.



Heating system located in basement - 2000



Normal temps at basement heat strips

### HEATING 2:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **First Floor Zone: American Standard, located in the basement, 80,000 BTU, 8 years old (2012)**

• **80% Efficiency: This is the most common efficiency rating.**

• **The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.**



First floor furnace located in basement - 2012



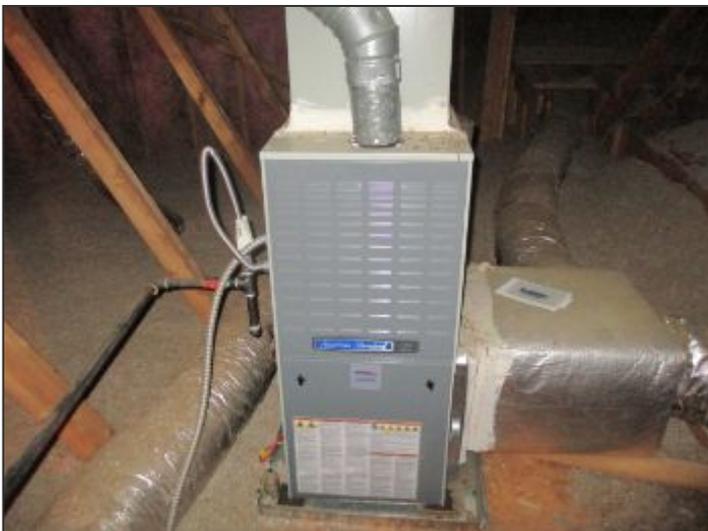
Normal temps at first floor furnace

### HEATING 3:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **Second Floor Zone: American Standard, located in the attic, 60,000 BTU, 8 years old (2012)**

- **80% Efficiency: This is the most common efficiency rating.**
- **The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.**



Second floor furnace located in attic - 2012



Normal temps at second floor furnace

# AIR CONDITIONING:

## AC UNIT 1:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• **Basement Zone: Payne, 1.5 ton, 20 years old (2000)**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **POSITIVE FEATURE!**

**The HVAC condensate drain has been extended a few feet away from the exterior wall which will help to prevent an excessive amount of moisture along the foundation wall.**

• **AC UNIT INOPERATIVE:**

We are unable to operate, fully test, and inspect this air conditioning system - the exterior unit would not come on or respond to normal thermostat controls during testing. This inspection is limited to a visual inspection only and is not complete. Further evaluation is advised by a professional HVAC contractor to determine the full scope of repair / replacement needs and costs.

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.



Basement A/C unit - 2000

**AC UNIT 2:**

OK	Minor	Moder	Major	Recom
X			X	

• **First Floor Zone: American Standard, 2.5 ton, 13 years old (2007)**

• **POSITIVE FEATURE!**

This air conditioner has a 15 SEER rating (Seasonal Energy Efficiency Ratio). This 15 SEER system exceeds normal standards and is expected to be around 40% - 50% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. It will cost approximately 40% - 50% less to cool your home, a significant energy savings.

• **POSITIVE FEATURE!**

The HVAC condensate drain has been extended a few feet away from the exterior wall which will help to prevent an excessive amount of moisture along the foundation wall.

• **The AC unit appears serviceable during this limited visual inspection and test; the delivery temps were 50 degrees and the return air temps were 67 degrees with a return air differential of 17 degrees.**

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.



High efficiency first floor A/C unit - 2007



Normal temps at first floor A/C unit

**AC UNIT 3:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• **Second Floor Zone: Trane, 2.5 ton, 17 years old (2003)**

• **POSITIVE FEATURES!**

- 1. This air conditioner has a 13 SEER rating (Seasonal Energy Efficiency Ratio). This 13 SEER system should be approximately 25% - 30% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 25% - 30% less to cool your home, a significant energy savings. The 13 SEER minimum rating requirement began in January 2006.**
- 2. This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.**
- 3. The HVAC condensate drain has been extended a few feet away from the exterior wall which will help to prevent an excessive amount of moisture along the foundation wall.**

• **Poor performance was noted during the temperature testing of the air conditioning cycle, the unit does not appear to be cooling effectively. During temperature testing of the system, the return air differential is too low at 5-7 degrees and is expected to be in the 12 - 20 degree range. (The temperature differential is the difference between the return air and the delivery air).**

**In many cases, the system may simply need a coolant recharge. In some cases there could be problems with a coolant leak, dirty evaporator coils, clogged filter or some other reason for the poor performance. Further evaluation is recommended by a professional HVAC contractor to determine repair needs and costs. If the AC unit is older, it may be possible that the unit may need to be replaced.**

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

**Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.**



High efficiency second floor A/C unit - 2003



Good condensate drain extensions

# THERMOSTATS / FILTERS / DUCTING:

## THERMOSTATS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The thermostats appear to be functional and working normally during testing of the HVAC systems.

• Installation of a "Smart" thermostat is recommended; this type of thermostat has lots of new features over the traditional thermostats that can help save money and increase comfort. Most smart thermostats range in price from \$150 to \$300.

## HVAC FILTERS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The filters appear serviceable. No concerns were noted. Client is encouraged to change the filters regularly. Regular filter changing helps to maintain clean HVAC equipment, cleaner air ducts, and reduced dirt and dust inside the home. Consider using good quality filters. Good filter choices include a pleated filter or larger media filter that provides more surface area for improved air cleaning. Look for filters with a higher micro-particle performance rating (800 and up), and a higher MERV rating (Minimum Efficiency Reporting Value - 8 to 10 and up).

• Filter Size: 14x20x1 at the basement HVAC and 16x25x1 at the first and second floor HVAC systems.

## HVAC DUCTING:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Flexible Round HVAC ducting is present for both delivery ducts and return ducts; the HVAC ducting appears serviceable during this limited visual inspection, no concerns were noted.

# RADON / MOLD / ASBESTOS / LEAD PAINT

## RADON:

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **RADON TEST RECOMMENDED:**

According to the Environmental Protection Agency (EPA), this home is located in one of the four (4) Georgia counties that the EPA lists as having a "High Probability" of radon gas. The EPA Georgia county map identifies Gwinnett, Cobb, DeKalb and Fulton counties as red or "High Probability". Because this home may have a higher risk of radon gas entry, further evaluation is recommended. Ask the home seller if there has been any recent radon testing of the home. If no recent radon information is available, then a current radon screening is recommended.

Visit [www.epa.gov/radon](http://www.epa.gov/radon) for more information on radon gas, radon testing and a view of the Georgia county map - <http://www.epa.gov/radon/zonemap.html> .

**WE CAN HELP!** Atlanta Property Inspections, Inc can conduct professional radon screening, for an additional fee. The radon screening consists of placement of a continuous radon monitor, usually in the lowest available living space such as a basement or first floor room. The radon monitor takes hourly radon readings during the 48 hour testing period, and an overall radon average will be calculated. The EPA strongly recommends that steps be taken to reduce indoor radon, with a professionally installed radon mitigation system, when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher. The average cost of a radon mitigation system is usually between \$1500 and \$2000.

**MOLD:**

OK	Minor	Moder	Major	Recom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**No mold samples were collected at this time. The inspection is limited to a visual inspection only.**

**MOLD AND THE INSPECTION:**

This is a limited home inspection and is **NOT A MOLD INSPECTION**. We are not inspecting for mold and we are not responsible or liable for any mold that may be present in this home. As a courtesy, we are mentioning the following observation:

**MOLD OBSERVED IN THE CEILING:**

Based on a limited visual inspection, suspected mold like substance or fungus growth is visible at the sheetrock ceiling located at the basement below the family room (see photo).

Because the suspected mold appears to be isolated to a small area, less than 10 square feet based on our limited visual inspection, the EPA standards allow cleanup and removal of the affected area which could be handled by the homeowner or a handyman type of contractor.

**INSPECTION LIMITATIONS:**

1. Because this is a limited visual inspection, it is possible that other molds may be present that are not identified in this report. Mold testing may be helpful in identifying other mold spores that are not visible.
2. No mold samples were collected at this time. The inspection is limited to a visual inspection only.



Suspected mold growth at basement ceiling below family room

**ASBESTOS:**

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present.**

**Please visit <http://www.epa.gov/asbestos> for more information on asbestos materials.**

### LEAD BASED PAINT:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Because this home is newer and was NOT constructed prior to 1978, it is unlikely that lead based paint (LBP) is present. According to the Environmental Protection Agency (EPA), homes built prior to 1978 have a higher risk of having LBP in the home. For more information regarding LBP, call the National Lead Information Clearinghouse at 800.424.LEAD or visit <http://www.epa.gov/lead> .**

## Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.