



Inspection Report

Seamus McGrath

Property Address:
1745 Hawk View Ct
Cumming GA 30041



Dana Inspection Services, Inc.

**Tom Crawford
490 N Fields Pass
Alpharetta, GA 30004**

Date: 10/15/2020	Time: 01:00:00 PM	Report ID: 101520TC11
Property: 1745 Hawk View Ct Cumming GA 30041	Customer: Seamus McGrath	Real Estate Professional: ann-marie Sharp keller williams

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

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

Monitor (M) = No repairs are presently needed but future repairs are possible.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Buyer's Agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

Yes

General Summary of Repairs



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The following items indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

3. Decks

STEPS/RAILINGS

Repair or Replace

- 1 Gaps between the deck steps should be covered to have less than 4" exposed.

4. Garage

GARAGE WALLS

Repair or Replace

- 2 Damaged drywall was observed at the rear wall of the garage. The area did not show any signs of elevated moisture when tested. Recommend repairs as needed by a qualified contractor.

5. Interiors

WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- 3 (1) Several double double-pane windows are fogging over due to a bad seal between the panes of glass. These locations include: the side lights by the front entry door, the upper fixed window in the foyer, and the left rear lower window in the great room. Have the windows further evaluated for replacement by a qualified window contractor.
- 4 (2) Two windows were observed to have rubber seals that are loosening due to expansion and contraction. This does not affect the window other than being unsightly but can cause fogging. These locations include: the master bathroom closet and the small window above the front entry door. Have further evaluated for replacement by a qualified window contractor.

7. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- 5 If the house is on septic it should be cleaned, inspected and repaired as needed by a qualified septic tank professional.

8. Electrical System

CONNECTED DEVICES AND FIXTURES

Repair or Replace

- 6 Several of the electrical outlets and lights at the left end of the 2nd floor were without power when tested. This is likely related to the arc fault breaker issues listed below. This affected the front left bedroom, the Jack-n-Jill bathroom, the left rear bedroom, and the hallway lights and an outlet.

OPERATION OF ARC FAULT BREAKERS

Repair or Replace

- 7 Two arc fault breakers in the electrical panel did not function properly when tested. One labelled "front bed/bath" did not trip consistently. One labelled " rear bed" tripped, but would not reset. Recommend further evaluation by a qualified electrician for replacement as needed.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

- 8 The kitchen island GFCI outlet no longer trips when tested, indicating that the GFCI protection is no longer operational and posing an increased safety risk. The outlet should be replaced.

9. Heating / Central Air Conditioning/ Fireplaces

HEATING EQUIPMENT

Repair or Replace

- 9 The requirement for sediment traps for gas appliances has changed since the house was built, and the existing sediment trap in the attic is no longer considered adequate. However, this will not have any negative impact and can be changed at some point in the future.

CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

- 10 The furnace exhaust duct (from basement) is in contact with the roof decking and rafter inside attic, which is considered a fire hazard. Have repaired to have at least a 1" gap created.

GAS FIRELOGS AND FIREPLACES

Repair or Replace

- 11 Contact the owner to confirm there is a key for the gas fireplace log lighter. The fireplace was tested for gas flow and was found to be operable.

10. Insulation and Ventilation/Attic, Crawl Space, Basement

EVIDENCE OF RODENTS IN ATTIC

Repair or Replace

- 12 Signs of rodent burrowing were observed inside the attic insulation. Although a common problem, this should be further evaluated and treated by a qualified exterminator or wildlife control professional. The best fix for this would be having the exterior of the house sealed, which is called Exclusion.

GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

Repair or Replace

- 13 (1) Nails are missing at the attic ladder hinge pivot hardware.
- 14 (2) A mold-like substance was observed on a floor joist near the front left basement. Although common, if mold is a concern for you the living space should be further tested for cross contamination by a qualified mold testing professional and removed as needed.

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Items to Monitor



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These are items that do not appear to be having a negative impact on the dwelling, and may never. Future repairs may be needed.

1. Roofing

ROOF DRAINAGE SYSTEMS/GUTTERS

Monitor

- 1 In-ground downspout drains were observed around the house and are not tested. Monitor for signs of improper drainage during rain.

2. Exterior

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Monitor

- 2 Common settling cracks were observed on the driveway.

7. Plumbing System

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Monitor

- 3 A irrigation system control panel was observed in the garage, but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.

9. Heating / Central Air Conditioning/ Fireplaces

COOLING AND AIR HANDLER EQUIPMENT

Monitor

- 4 The A/C condensing unit serving the main floor level is 18 years old and at the end of its useful life. This may require repair or replacement within the next few years.

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1. Roofing

Styles & Materials

Roof Covering:

Architectural Asphalt

Viewed roof covering from:

Ground
Binoculars

Chimney (exterior):

Cement Fiber

Approximate Roof Age:

5 years

Items

1.0 ROOF COVERINGS/DECKING

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Comments: Monitor

In-ground downspout drains were observed around the house and are not tested. Monitor for signs of improper drainage during rain.



Example



Example

2. Exterior

Styles & Materials

Siding Material:

Fiber-cement (e.g., Hardiplank)
Brick veneer

Appurtenance:

Deck
Covered or screened back porch
Covered front porch
Sidewalk

Driveway:

Concrete

Items

2.0 SIDING & EXTERIOR TRIM

Comments: Inspected

**2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

Comments: Monitor

Common settling cracks were observed on the driveway.



Driveway (example)



Driveway (example)

2.2 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS

Comments: Inspected

2.3 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.4 DOORS (Exterior)

Comments: Inspected

2.5 WATER METER

Comments: Inspected

2.6 WINDOWS

Comments: Inspected

2.7 VENTS/VENT HOODS

Comments: Inspected

2.8 FOUNDATION DRAINS

Comments: Not Inspected

3. Decks

Styles & Materials

Deck Material:

Wood

Items

3.0 FLASHING

Comments: Inspected

3.1 STEPS/RAILINGS

Comments: Repair or Replace

Gaps between the deck steps should be covered to have less than 4" exposed.



Rear of house

3.2 FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS

Comments: Inspected

3.3 ATTACHEMENT TO HOUSE

Comments: Inspected

3.4 POSTS/FOOTINGS

Comments: Inspected

3.5 GENERAL DECK COMMENTS

Comments: Inspected

It should be noted that design and installation standards for decks have evolved greatly over the years. What was once commonplace and acceptable would no longer be allowable under present codes. The inspection is not designed to bring decks up to code but rather look for evidence of defects or safety concerns.



Rear of house

4. Garage

Styles & Materials

Garage Door Type:

- One manual
- One automatic

Items

4.0 GARAGE CEILINGS

Comments: Inspected

4.1 GARAGE WALLS

Comments: Repair or Replace

Damaged drywall was observed at the rear wall of the garage. The area did not show any signs of elevated moisture when tested. Recommend repairs as needed by a qualified contractor.



Garage

4.2 GARAGE FLOOR

Comments: Inspected

4.3 GARAGE DOOR (S)

Comments: Inspected

4.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

4.5 GARAGE DOOR OPERATORS

Comments: Inspected

5. Interiors

Styles & Materials

Window Types:

Thermal/Insulated
Double-hung

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Items

5.0 CEILINGS

Comments: Inspected

5.1 WALLS

Comments: Inspected

5.2 FLOORS

Comments: Inspected

5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4 COUNTERS/CABINETS/CLOSETS

Comments: Inspected

5.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) Several double double-pane windows are fogging over due to a bad seal between the panes of glass. These locations include: the side lights by the front entry door, the upper fixed window in the foyer, and the left rear lower window in the great room. Have the windows further evaluated for replacement by a qualified window contractor.



Foyer



Foyer



Great room

(2) Two windows were observed to have rubber seals that are loosening due to expansion and contraction. This does not affect the window other than being unsightly but can cause fogging. These locations include: the master bathroom closet and the small window above the front entry door. Have further evaluated for replacement by a qualified window contractor.



Master closet



Foyer



Foyer

6. Structural Components (where visible)

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Wood
2 X 10

Wall Structure:

2 X 4 Wood

Roof Structure:

Wood Rafters
2 X 6 Rafters

Roof-Type:

Hip

Items

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

6.1 WALLS (Structural)

Comments: Inspected

6.2 COLUMNS OR PIERS

Comments: Inspected

6.3 FLOORS (Structural)

Comments: Inspected

6.4 CEILINGS (structural)

Comments: Inspected

6.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

7. Plumbing System

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Black hose

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon

Water heater brand:

GE

Water Heat Age:

9 years

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

If the house is on septic it should be cleaned, inspected and repaired as needed by a qualified septic tank professional.

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Monitor

A irrigation system control panel was observed in the garage, but is a specialized component that was not tested. Contact the seller to provide information on how it operates or have evaluated by a qualified irrigation professional.



Garage

7.2 HOT WATER SYSTEMS & CONTROLS

Comments: Inspected

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The water service main shut off valve is located at the front right wall of the basement.



Basement mechanical room

7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at the gas meter outside.

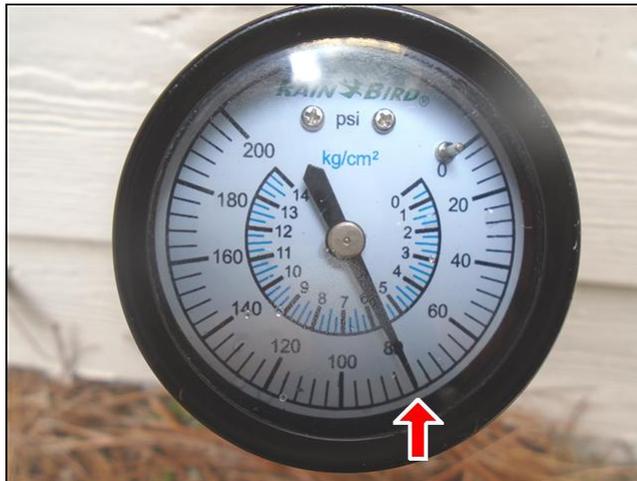


Left side of house

7.6 WATER PRESSURE

Comments: Inspected

The whole home water pressure was tested at the rear hose bibb and found to be approximately 80 psi. Pressures between 40 - 80 psi are considered acceptable for residential use.



Rear hose bibb

7.7 FLEXIBLE APPLIANCE CONNECTORS (FACs)

Comments: Inspected

7.8 BONDING OF CSST GAS PIPING (IFGS, GA AMENDMENT, 310.1.1)

Comments: Not Inspected

8. Electrical System

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex (Non-Metallic Sheathing)

Items

8.0 SERVICE ENTRANCE CONDUCTORS/SIZES

Comments: Inspected

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

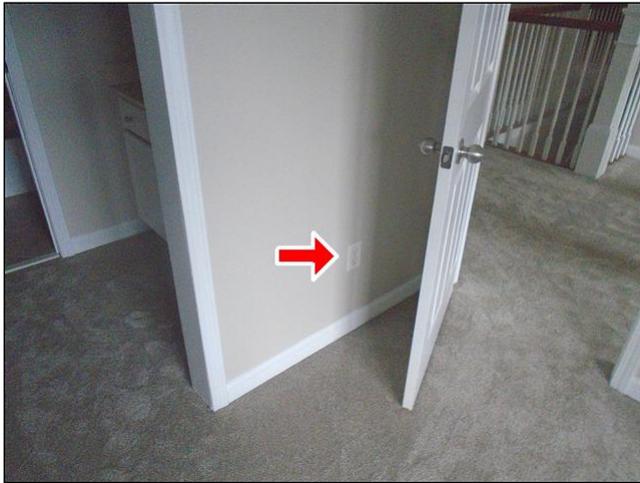
8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

8.3 CONNECTED DEVICES AND FIXTURES

Comments: Repair or Replace

Several of the electrical outlets and lights at the left end of the 2nd floor were without power when tested. This is likely related to the arc fault breaker issues listed below. This affected the front left bedroom, the Jack-n-Jill bathroom, the left rear bedroom, and the hallway lights and an outlet.



Front left bedroom (example)



Jack-n-Jill bathroom (example)



Jack-n-Jill bathroom (example)



Left rear bedroom (example)



2nd hallway (example)

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE AND AT THE EXTERIOR

Comments: Inspected

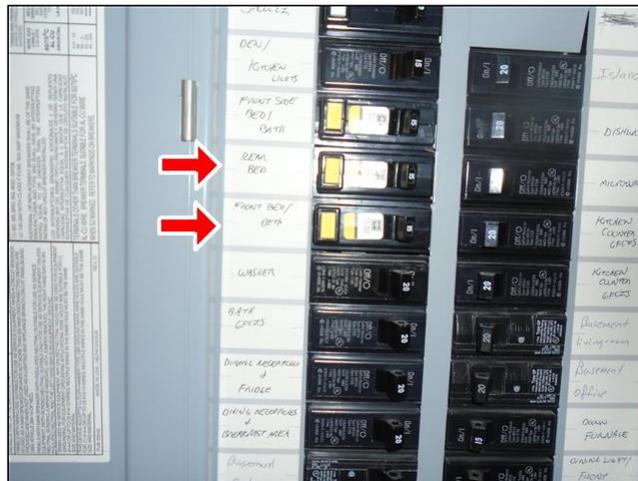
8.5 OPERATION OF ARC FAULT BREAKERS

Comments: Repair or Replace

Two arc fault breakers in the electrical panel did not function properly when tested. One labelled "front bed/ bath" did not trip consistently. One labelled " rear bed" tripped, but would not reset. Recommend further evaluation by a qualified electrician for replacement as needed.



Basement



Electrical panel

8.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

The kitchen island GFCI outlet no longer trips when tested, indicating that the GFCI protection is no longer operational and posing an increased safety risk. The outlet should be replaced.



Kitchen

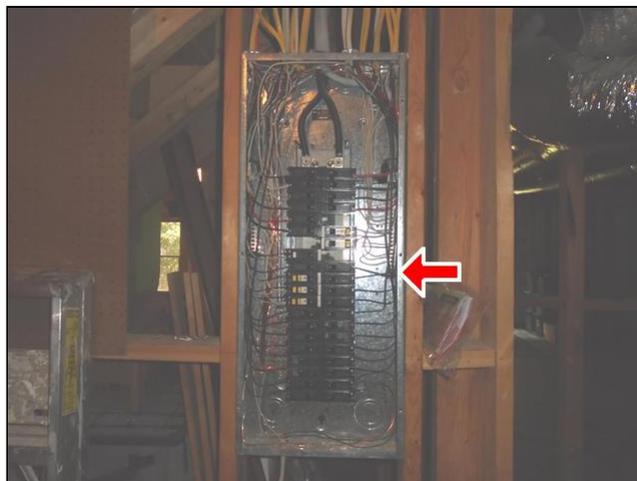
8.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The electrical service main distribution panel is located in the basement mechanical room. The service main breaker is located on the right side of the house, below the meter.



Basement



Panel w/o cover



Right side of house



Main breaker

8.8 SMOKE DETECTORS

Comments: Inspected

8.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

9. Heating / Central Air Conditioning/ Fireplaces

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Number of Heat Systems (excluding wood):

Two

Heating System Brand:

BRYANT

Heat System Age:

18 years

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Cooling Equipment Type:

Condensing Unit

Cooling System Age:

6 years
18 years

Central Air Brand:

BRYANT
RHEEM

Number of Cooling Systems:

Two

Items

9.0 HEATING EQUIPMENT

Comments: Repair or Replace

The requirement for sediment traps for gas appliances has changed since the house was built, and the existing sediment trap in the attic is no longer considered adequate. However, this will not have any negative impact and can be changed at some point in the future.



Attic furnace



Attic gas piping

9.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Monitor

The A/C condensing unit serving the main floor level is 18 years old and at the end of its useful life. This may require repair or replacement within the next few years.



Left side of house



Manufacturer's label

9.2 NORMAL OPERATING CONTROLS

Comments: Inspected

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

Comments: Inspected

9.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

The furnace exhaust duct (from basement) is in contact with the roof decking and rafter inside attic, which is considered a fire hazard. Have repaired to have at least a 1" gap created.



Attic



Attic

9.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

9.6 GAS FIRELOGS AND FIREPLACES

Comments: Repair or Replace

Contact the owner to confirm there is a key for the gas fireplace log lighter. The fireplace was tested for gas flow and was found to be operable.



Great room

10. Insulation and Ventilation/Attic, Crawl Space, Basement

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Gable vents

Dryer Power Source:

220 Electric

Fiberglass
Approximate
R30

Ridge vents
Soffit Vents

Attic info:

Pull Down stairs
Storage
Light in attic

Method used to observe attic:

Parts inaccessible
From floored area of attic

Items

10.0 INSULATION IN ATTIC/WALLS

Comments: Inspected

10.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

10.2 VENTING SYSTEMS (Kitchens, baths, laundry, fireplace)

Comments: Inspected

10.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

10.4 EVIDENCE OF RODENTS IN ATTIC

Comments: Repair or Replace

Signs of rodent burrowing were observed inside the attic insulation. Although a common problem, this should be further evaluated and treated by a qualified exterminator or wildlife control professional. The best fix for this would be having the exterior of the house sealed, which is called Exclusion.



Attic (example)

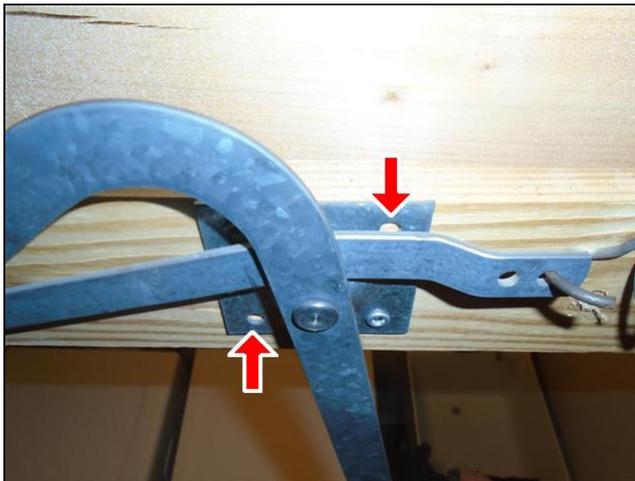


Attic (example)

10.5 GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

Comments: Repair or Replace

(1) Nails are missing at the attic ladder hinge pivot hardware.



Attic ladder (example)

(2) A mold-like substance was observed on a floor joist near the front left basement. Although common, if mold is a concern for you the living space should be further tested for cross contamination by a qualified mold testing professional and removed as needed.



Front left basement

11. Built-In Kitchen Appliances/Other Appliances

Items

11.0 DISHWASHER

Comments: Inspected

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.2 RANGE HOOD

Comments: Inspected

11.3 GARBAGE DISPOSER

Comments: Inspected

11.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

11.5 REFRIGERATOR & WATER LINE

Comments: Inspected

11.6 COMMON RECALLS CHECK

Comments: Inspected

11.7 WASHER/DRYER

Comments: Not Inspected

12. Infrared Scan

Items

12.0 GENERAL SCAN FOR THERMAL ANOMOLIES (ISSUES REPORTED IN OTHER SECTIONS)

Comments: Inspected