

Atlanta Property Inspections HOME INSPECTION REPORT



9610 Rod Road, Alpharetta, GA 30022

Inspection prepared for: Nick Alexander

Date of Inspection: 9/29/2020 Time: 1:30 PM

Age of Home: 32 Years Old (1988) Size: 5240 SF

Weather: Rainy, Wet Soil, 60-65 Degrees

Inspector: Cary Cooper

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Email: inspectcarycooper@gmail.com



INSPECTION SUMMARY:

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 PreInspection 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 far 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.

EXTERIOR GROUNDS:

Page 10	FENCING / VEGETATION:	<ul style="list-style-type: none"> • Tree limbs are in contact with the roof at the right side roof (see photo). This condition can lead to damage to the roof coverings and an excessive amount of leaf and tree debris on the roof that can clog gutters and down spouts. <p>In addition, squirrel activity on the roof and in the attic is common with tree limb proximity to the house and can be expensive to correct with professional wildlife exclusion services. Squirrel and rodent activity in the attic can also lead to rodent droppings and urine debris, disturbed insulation and chewed electrical wiring.</p> <p>Due to these concerns it is recommended that the tree limbs be trimmed back away from the roof and exterior walls. In some cases it may be beneficial to remove the entire tree.</p>
Page 11	DECK:	<ul style="list-style-type: none"> • No deck ledger flashing is visible where the right side deck attaches to the house. This flashing is required by local building code to prevent water entry into this house wall connection. Correction is recommended by a professional deck contractor so that the entire deck is fully flashed at the house wall. • The deck ledger board is anchored to the chimney which is no longer allowed in newer building codes; the chimney 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 chimney connection, to relieve the chimney of any additional future stress.
Page 11	PORCH:	<ul style="list-style-type: none"> • Several loose bricks were found at the front edge of the porch (see photo). Repair is recommended to fully secure all loose bricks at the front porch.
Page 12	DECK / PORCH SUPPORT:	<ul style="list-style-type: none"> • A support post is slightly bowed at the right side deck (see photo). Continue to monitor this support post, future replacement may be needed.
Page 13	EXTERIOR STAIRS:	<ul style="list-style-type: none"> • The wood support posts below the deck stairs are loose and no supporting the stringers as intended (see photo). Further evaluation and repair is recommended by a professional deck contractor. • No stairway landing is present at the bottom of the rear deck stairs as required (see photo); correction is recommended so that a minimum 3 foot landing is present on the ground. • Inadequate support was noted below the bottom of the deck stairway; the stringers are not supported by a concrete footing as required. Correction is recommended by a professional deck or stairway contractor so that the steps are terminating onto a properly sized, poured concrete footing.

EXTERIOR WALLS:

Page 14	EXTERIOR WALLS:	<ul style="list-style-type: none"> • Minor cracks were observed in the brick veneer at the front living room / office wall, below the window, and above the center garage narrow wall (see photos). This type of crack is not considered to be structurally significant and is most often a minor concern. Continue to monitor for any changes in crack length and width, future repairs may be needed.
Page 15	EXTERIOR TRIM:	<ul style="list-style-type: none"> • Damaged wood trim was noted at the following exterior locations (see photos): <ol style="list-style-type: none"> 1. The left dining room window; 2. Both lower corners of the front living room windows; 3. The lower left corners of the two family room windows to the left of the fireplace; <p>Replacement of the affected wood trim is recommended.</p>
Page 15	FASCIA / SOFFIT:	<ul style="list-style-type: none"> • Damaged wood was observed at the fascia board located at the left roof above the front overhead garage door and chewed fascia boards were noted at the right side roof above the AC units (see photos). Replacement of the damaged wood is recommended by a professional contractor.

ROOF, GUTTERS, CHIMNEY:

Page 17	ROOF:	<ul style="list-style-type: none"> • There are signs of improper shingle overlap into the rear gutter to the right of the chimney (see photo). Water was leaking from the fascia board behind the gutter at this location during recent rains. Further evaluation and repair is recommended by a professional roofing contractor.
Page 18	GUTTERS:	<ul style="list-style-type: none"> • A gutter seam leak was noted at the left side garage roof, and at the rear family room roof to the left of the chimney. This condition can lead to water damage at the roof fascia and soffit if not corrected. Repair is recommended. • A downspout leak was noted at the rear left master corner roof (see photo); further evaluation and repair is recommended. • The gutters are full of debris at the right side roof with visible vegetation growing from the gutter (see photo). Gutter cleaning is recommended so that the gutters can drain correctly.

BASEMENT FOUNDATION:

Page 22	RODENTS:	<ul style="list-style-type: none"> • Evidence of rodent activity was noted in the basement, observations include: • Rodent droppings are visible in the basement drop ceiling, and on the concrete floor at the front foundation wall (see photo). This is an unsanitary condition; removal of all rodent droppings is recommended. • Rodent / mouse traps were observed indicating the presence of rodents. • Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife or pest control contractor, prior to closing, to perform a full rodent and bat infestation inspection, to determine the full extent of rodent exclusion needs and costs. It is understood that this type of specialized inspection may identify other infestation issues not identified or mentioned in this inspection report. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of service can develop into a major expense depending upon the amount of work needed.
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ATTIC:

Page 23	ATTIC INSULATION:	<ul style="list-style-type: none"> • Disturbed insulation was noted across the attic floor. The insulation depth is not the full 12 inch coverage as needed to meet current insulation and energy efficiency standards. Correction is recommended by redistributing the existing insulation and / or adding more insulation to meet the 12 inch depth standard.
Page 24	ATTIC RODENTS:	<ul style="list-style-type: none"> • RODENT ACTIVITY NOTED: There is evidence of rodent activity in the attic: • Rodent traps were observed in the attic which is an indication of rodent activity (see photo). • Due to the evidence of rodent activity noted above, it is recommended that client ask the home seller for any available disclosure information regarding rodent activity and any efforts to correct this condition. If there is no history of documented rodent exclusion work, it is recommended that further evaluation be conducted by a professional wildlife control contractor to determine the full extent of rodent exclusion needs and costs. All potential rodent entry access points should be sealed to prevent future rodent entry. In addition, any trees or tree limbs that are near the roof that may be contributing to rodent activity on the roof and in the attic should be removed. In many cases, this type of repair can develop into a major expense depending upon the amount of work needed.

INTERIOR:

Page 25	EXTERIOR DOORS:	<ul style="list-style-type: none">• Moisture and/or foggy residue was observed inside the dual pane glass at the following doorways:<ol style="list-style-type: none">1. The deck entry door;2. The transom window above the deck entry door;3. The two sidelights and transom window surrounding the front entry door;4. The right basement patio entry door; <p>This condition indicates a defective seal and is most often corrected by replacement of the glass panel or the entire door. Further evaluation is recommended by a professional window / door contractor to determine repair needs and costs.</p>
Page 25	INTERIOR DOORS:	<ul style="list-style-type: none">• The two entry doors to the first floor bedroom rub the door frames and are difficult to fully close. Repair / adjustment is suggested.• The shared bathroom entry door from the rear bedroom does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.

Page 26	WINDOWS:	<ul style="list-style-type: none">• Moisture and/or foggy residue was observed inside the dual pane glass at the following locations:<ol style="list-style-type: none">1. The two upper family room windows;2. The master closet window;3. The master bathroom window;4. The two transom windows in the front living room;5. The two transoms in the dining toom; <p>A total of 8 windows are affected.</p> <p>This condition indicates a defective thermal seal inside the dual pane glass and is most often corrected by replacement of the glass panel or the full window. This condition can become a major expense when multiple windows are affected or when larger windows are involved. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.</p> <p>NOTE: We can not always identify all windows with a defective thermal seal due to weather, furniture obstructions, and other conditions that may affect our access to the window or our visibility of the glass. It is possible that other defective windows may be present as well that were not identified in this report. For this reason, we recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.</p> <ul style="list-style-type: none">• Water damage was noted to the window frame at the foyer window, master bathroom window, and the two front living room windows (see photo). The damaged frame is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.
Page 27	INTERIOR WALLS / CEILINGS:	<ul style="list-style-type: none">• LIMITED INSPECTION:<p>A water stain was observed at the garage ceiling near the rear light. This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained area was tested with a moisture meter and was found to be dry. Continue to monitor, future repairs may be needed. (NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).</p>• A sheetrock ceiling repair was noted at the center of the garage. It is suggested that client ask the seller for more information regarding this repair.

Page 27	FLOORS:	<ul style="list-style-type: none"> • The hardwood flooring at the deck entry, the refrigerator location, and in front of the dishwasher has suffered some minor moisture damage (see photo). This condition is most often caused by the doorway being inadequately sealed and or previous leaks at these locations. Further evaluation is recommended by a professional hardwood flooring contractor to determine the full extent of repair needs and costs - some or all of the flooring may need to be sanded and refinished which could develop into a major expense. In addition, the source of the moisture should be evaluated and corrected.
Page 28	FIREPLACE:	<ul style="list-style-type: none"> • Unable to light the gas logs after repeated attempts. The pilot lit is on within the firebox but the logs do not ignite when the switch is pressed. Further evaluation is recommended to determine repair needs.

BATHROOMS / LAUNDRY

Page 30	BATH SINKS:	<ul style="list-style-type: none"> • A slow drain was noted at the right master 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 right master bathroom sink; the stopper is disconnected. Repair or replacement is recommended.
Page 30	BATH TUBS / SHOWERS:	<ul style="list-style-type: none"> • An active leak was found at the jetted tub motor or piping (see photo). The jetted tub test was stopped. Further evaluation and repair is recommended by a professional plumber. • The shower head at the shared bathroom has an active leak when tested and sprays onto the wall. Repair or replacement is recommended.

PLUMBING:

Page 32	PLUMBING SUPPLY:	<ul style="list-style-type: none"> • A loose and unsealed hose bib was found at the rear basement patio wall (see photo). Correction is recommended to fully secure and seal the hose bib to the exterior wall.
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WATER HEATER:

Page 35	WATER HEATER:	<ul style="list-style-type: none"> • This home has a single 50 gallon water heater that is too small for this large home. Based on the square footage and the number of bedroom and bathrooms, this home should have more than one single water heater tank, or a larger tank. Based on these conditions, installation of another water heater tank is recommended to meet the hot water demands of the home.
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ELECTRICAL SYSTEM:

Page 38	MAIN PANEL:	<ul style="list-style-type: none"> • Improper wiring was noted at the three of the lower tandem 20 amp circuit breakers and is indicated by red stickers. The circuits incorrectly have 14 gauge wires which does not meet the safety requirements of the National Electric Code. The minimum wire size for 20 amp circuits is a 12 gauge wire. Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.
Page 39	LIGHTS / SWITCHES:	<ul style="list-style-type: none"> • No 3-Way switch is present as needed at the foyer light. The light can only be turned on where it was last turned off. Installation of a 3-way type of switch is needed. Further evaluation and correction is recommended by a licensed electrician. • A loose and hanging light fixture was noted at the front garage corner roof (see photo); repair is recommended to fully secure the loose light. • Incorrect electrical was noted at two of the recessed lights in the attic floor (see photo) - the lights do not appear to be rated for insulation contact in attic installations (Type I/C). Some of the light fixtures have a printed label listing a fire / heat warning requiring a 3 inch clearance between the light and the insulation to prevent the light from overheating (most recessed lights now have a built-in cut off feature when the light overheats causing the light to turn off). This is the incorrect type of light fixture for this attic location. If recessed lights are to be installed in the attic, they must be IC type which are double walled and rated for insulation contact. Two repair options are available: 1. Replace the existing lights with the correct I/C type that will not overheat OR 2. Install a metal baffle around the perimeter of the light so that insulation can be moved up against the baffle without light fixture contact.
Page 40	ELECTRICAL WIRING:	<ul style="list-style-type: none"> • Incorrect Electrical: Exposed wire splices were found in the basement drop ceiling above the fan locations (see photos). The wiring splice is required by the National Electric Code (NEC) to be enclosed in a properly sized and covered junction box for fire safety. Correction is recommended to meet the safety requirements of the NEC.
Page 41	RECEPTACLES:	<ul style="list-style-type: none"> • A floor mounted junction box has been installed inside the kitchen cabinet below the cooktop which is not recommended (see photo). This condition can allow water to enter the junction box if a leak or spill occurs creating an unsafe condition. It is recommended that junction box be relocated to the side wall of the cabinet instead. Correction is advised by a licensed electrician.

Page 41	GFCI / AFCI PROTECTION:	<ul style="list-style-type: none"> • SAFETY CONCERN: A GFCI outlet is defective or is incorrectly wired at the rear garage wall. The GFCI outlet will not trip off when tested manually or with a GFCI tester. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.
Page 42	FIRE SAFETY:	<ul style="list-style-type: none"> • SAFETY CONCERN: The smoke detector at the basement has been removed. This condition is a safety concern. Replacement of the missing smoke detector is advised.

AIR CONDITIONING:

Page 46	AC UNIT 1:	<ul style="list-style-type: none"> • LIMITED INSPECTION: We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.
Page 47	AC UNIT 2:	<ul style="list-style-type: none"> • LIMITED INSPECTION: We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.

THERMOSTATS / FILTERS / DUCTING:

Page 48	THERMOSTATS:	<ul style="list-style-type: none"> • The basement HVAC system has been ducted off the first floor HVAC which is not advised. This condition has two performance issues: <ol style="list-style-type: none"> 1. It is possible that the original first floor HVAC system was not sized to accommodate the additional finished space in the basement which could lead to poor performance issues on both floors. 2. The basement level does not have thermostatic controls and is relying on the first floor thermostat. This condition creates cooler temps in the basement year round, not enough heat in winter, too much AC in the summer. Further evaluation is recommended by a professional HVAC contractor to determine if this single HVAC system is adequately sized and ducted to meet the heating and cooling needs of these two floor spaces. In addition, client may want to upgrade to a dual thermostat system so that the basement has its own thermostat with dampered ducts that open and close as needed.
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EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

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

- 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, continue to maintain good drainage conditions as needed.
- **POSITIVE FEATURE!**
Several downspouts have been extended into underground drain pipes for improved drainage around the perimeter of the foundation. Continue to monitor these drain pipes and clean as needed.

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.
- 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed except as mentioned below:
- Tree limbs are in contact with the roof at the right side roof (see photo). This condition can lead to damage to the roof coverings and an excessive amount of leaf and tree debris on the roof that can clog gutters and down spouts.
In addition, squirrel activity on the roof and in the attic is common with tree limb proximity to the house and can be expensive to correct with professional wildlife exclusion services. Squirrel and rodent activity in the attic can also lead to rodent droppings and urine debris, disturbed insulation and chewed electrical wiring.
Due to these concerns it is recommended that the tree limbs be trimmed back away from the roof and exterior walls. In some cases it may be beneficial to remove the entire tree.

RETAINING WALL:

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

- A wood retaining wall is present and is constructed with pressure treated timbers. The retaining wall appears serviceable; no concerns were observed.

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.

• No deck ledger flashing is visible where the right side deck attaches to the house. This flashing is required by local building code to prevent water entry into this house wall connection. Correction is recommended by a professional deck contractor so that the entire deck is fully flashed at the house wall.

• The deck ledger board is anchored to the chimney which is no longer allowed in newer building codes; the chimney 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 chimney connection, to relieve the chimney of any additional future stress.



Missing flashing at right side deck attachment



Deck attached to chimney cantilever surface

PORCH:

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

• A brick porch is present at the front entry.

• Several loose bricks were found at the front edge of the porch (see photo). Repair is recommended to fully secure all loose bricks at the front porch.



Loose bricks at edge of front porch

DECK / PORCH SUPPORT:

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

- **Wood support posts are present - 6x6.**

- **The deck support structure appears to be functioning as intended; no concerns were noted except as mentioned below.**

- **A support post is slightly bowed at the right side deck (see photo). Continue to monitor this support post, future replacement may be needed.**



Bowed support post at rear deck

PATIO:

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

- **A concrete patio is present; the rear patio appears serviceable; no concerns were noted.**

EXTERIOR STAIRS:

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

- Wood steps are present at the rear deck.
- Wood railings are present at the rear deck steps.
- The wood support posts below the deck stairs are loose and no supporting the stringers as intended (see photo). Further evaluation and repair is recommended by a professional deck contractor.
- No stairway landing is present at the bottom of the rear deck stairs as required (see photo); correction is recommended so that a minimum 3 foot landing is present on the ground.
- Inadequate support was noted below the bottom of the deck stairway; the stringers are not supported by a concrete footing as required. Correction is recommended by a professional deck or stairway contractor so that the steps are terminating onto a properly sized, poured concrete footing.

**No landing below rear deck stairs****Loose vertical support posts below stairs**

EXTERIOR WALLS:

EXTERIOR WALLS:

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

POSITIVE FEATURES:

1. This home has brick veneer at the some of the exterior walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.
2. Cement fiber siding is also present at some exterior wall locations; 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.

• **The overall condition of the exterior brick and siding appears serviceable except as noted below;**

• **Minor cracks were observed in the brick veneer at the front living room / office wall, below the window, and above the center garage narrow wall (see photos). This type of crack is not considered to be structurally significant and is most often a minor concern. Continue to monitor for any changes in crack length and width, future repairs may be needed.**



Brick crack above center garage narrow wall



Brick crack at front living room / office window

EXTERIOR TRIM:

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

• **Wood trim is present.**

• **Damaged wood trim was noted at the following exterior locations (see photos):**

1. The left dining room window;
2. Both lower corners of the front living room windows;
3. The lower left corners of the two family room windows to the left of the fireplace;

Replacement of the affected wood trim is recommended.



Damaged wood trim at left corner of dining room window



Damaged wood trim at front living room / office windows



Damaged wood trim at rear family room windows

FASCIA / SOFFIT:

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

• Damaged wood was observed at the fascia board located at the left roof above the front overhead garage door and chewed fascia boards were noted at the right side roof above the AC units (see photos). Replacement of the damaged wood is recommended by a professional contractor.



Damaged fascia at left side garage roof



Chewed fascia boards at rear right side roof

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.

ROOF, GUTTERS, CHIMNEY:

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 leaks or 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 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.

All roofing repairs recommended in this report should be conducted by a professionally licensed roofing contractor, during the buyer's due diligence period, to 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:** Gable / Hip 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.

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

ROOF:

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

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

• **There are signs of improper shingle overlap into the rear gutter to the right of the chimney (see photo). Water was leaking from the fascia board behind the gutter at this location during recent rains. Further evaluation and repair is recommended by a professional roofing contractor.**



Improper shingle overlap into gutter at rear roof - water flow behind gutter

ROOF FLASHING:

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

- Metal roof flashing is present where needed, including the **drip edge** flashing at the underside of the shingles; 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Aluminum gutters and downspouts are present.

- A gutter seam leak was noted at the left side garage roof, and at the rear family room roof to the left of the chimney. This condition can lead to water damage at the roof fascia and soffit if not corrected. Repair is recommended.

- A downspout leak was noted at the rear left master corner roof (see photo); further evaluation and repair is recommended.

- The gutters are full of debris at the right side roof with visible vegetation growing from the gutter (see photo). Gutter cleaning is recommended so that the gutters can drain correctly.



Rear corner downspout actively leaking



Gutter debris at right side roof

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 fiber cement siding. The chimney appears serviceable; no concerns were observed.

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 three 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.

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

GARAGE DOOR:

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

Two metal overhead doors are present. The garage doors appear serviceable; no concerns were noted.

- A brace repair was noted at the double car garage door due to previous damage; the repair appears to be adequate, continue to monitor, future repairs may be needed.

OVERHEAD DOOR OPENER:

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

- The overhead door openers were tested and was found to be operating normally. The auto safety reverse feature of the door openers were also successfully tested.

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.

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.

• The basement framing (stud walls, beams and doorway and window headers) appears serviceable, no 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"/>

• **POSITIVE FEATURE!**

Engineered I-joists are in use for the floor system. The I-joists appear to be serviceable; no concerns were noted. The benefits of engineered I-Joists include stiffer floors with less squeaks, the ability to span greater distances than real lumber, creating opportunities for larger room sizes, and the option of passing utilities (piping, ducting, etc.) through the webbing of the I-joist so that the ceiling below the floor can be finished with a flat surface.

• **LIMITED INSPECTION:**

A drop ceiling is present in the basement; the ceiling and the floor joists are not fully visible for inspection. A few representative areas of the drop ceiling were entered and inspected but not all areas of the floor system could be evaluated.

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"/>

- Client is recommended to check whether this property is covered by an existing termite protection bond that is transferable to the buyer. A termite bond can help to reduce risk of future termite damage and provides frequent or annual termite inspections.

RODENTS:

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

- Evidence of rodent activity was noted in the basement, observations include:

- Rodent droppings are visible in the basement drop ceiling, and on the concrete floor at the front foundation wall (see photo). This is an unsanitary condition; removal of all rodent droppings is recommended.

- Rodent / mouse traps were observed indicating the presence of rodents.

- Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife or pest control contractor, prior to closing, to perform a full rodent and bat infestation inspection, to determine the full extent of rodent exclusion needs and costs. It is understood that this type of specialized inspection may identify other infestation issues not identified or mentioned in this inspection report. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of service can develop into a major expense depending upon the amount of work needed.

ATTIC:

ATTIC ACCESS:

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

• 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• No evidence of roof leaks were observed during this limited attic inspection.

ATTIC VENTILATION:

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

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

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

ATTIC INSULATION:

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

• Fiberglass Blown In Insulation; approximately 12 inches in depth or about R30. The attic insulation appears serviceable, no concerns were noted except as mentioned below.

• Disturbed insulation was noted across the attic floor. The insulation depth is not the full 12 inch coverage as needed to meet current insulation and energy efficiency standards. Correction is recommended by redistributing the existing insulation and / or adding more insulation to meet the 12 inch depth standard.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• RODENT ACTIVITY NOTED:

There is evidence of rodent activity in the attic:

• Rodent traps were observed in the attic which is an indication of rodent activity (see photo).

• Due to the evidence of rodent activity noted above, it is recommended that client ask the home seller for any available disclosure information regarding rodent activity and any efforts to correct this condition. If there is no history of documented rodent exclusion work, it is recommended that further evaluation be conducted by a professional wildlife control contractor to determine the full extent of rodent exclusion needs and costs. All potential rodent entry access points should be sealed to prevent future rodent entry. In addition, any trees or tree limbs that are near the roof that may be contributing to rodent activity on the roof and in the attic should be removed. In many cases, this type of repair can develop into a major expense depending upon the amount of work needed.



Rodent traps in attic

INTERIOR:

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.

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.

EXTERIOR DOORS:

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

• Steel coated entry door with tempered safety glass

• Wood entry doors with tempered safety glass

• Moisture and/or foggy residue was observed inside the dual pane glass at the following doorways:

1. The deck entry door;
2. The transom window above the deck entry door;
3. The two sidelights and transom window surrounding the front entry door;
4. The right basement patio entry door;

This condition indicates a defective seal and is most often corrected by replacement of the glass panel or the entire door. Further evaluation is recommended by a professional window / door contractor to determine repair needs and costs.

INTERIOR DOORS:

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

• Wood interior doors are present; the interior doors appears to be serviceable and functional except as listed below:

- The two entry doors to the first floor bedroom rub the door frames and are difficult to fully close. Repair / adjustment is suggested.
- The shared bathroom entry door from the rear bedroom does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.

WINDOWS:

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

• Moisture and/or foggy residue was observed inside the dual pane glass at the following locations:

1. The two upper family room windows;
2. The master closet window;
3. The master bathroom window;
4. The two transom windows in the front living room;
5. The two transoms in the dining toom;

A total of 8 windows are affected.

This condition indicates a defective thermal seal inside the dual pane glass and is most often corrected by replacement of the glass panel or the full window. This condition can become a major expense when multiple windows are affected or when larger windows are involved. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

NOTE: We can not always identify all windows with a defective thermal seal due to weather, furniture obstructions, and other conditions that may affect our access to the window or our visibility of the glass. It is possible that other defective windows may be present as well that were not identified in this report. For this reason, we recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.

• Water damage was noted to the window frame at the foyer window, master bathroom window, and the two front living room windows (see photo). The damaged frame is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.



Damaged window frame at master tub window

INTERIOR WALLS / CEILINGS:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input 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 inspection; no concerns were noted except as listed below:**

• **LIMITED INSPECTION:**

A water stain was observed at the garage ceiling near the rear light. This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained area was tested with a moisture meter and was found to be dry. Continue to monitor, future repairs may be needed.

(NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).

• A sheetrock ceiling repair was noted at the center of the garage. It is suggested that client ask the seller for more information regarding this repair.

FLOORS:

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

• **The general condition of floors appears to be serviceable except as mentioned below.**

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.

• The hardwood flooring at the deck entry, the refrigerator location, and in front of the dishwasher has suffered some minor moisture damage (see photo). This condition is most often caused by the doorway being inadequately sealed and or previous leaks at these locations. Further evaluation is recommended by a professional hardwood flooring contractor to determine the full extent of repair needs and costs - some or all of the flooring may need to be sanded and refinished which could develop into a major expense. In addition, the source of the moisture should be evaluated and corrected.



INTERIOR STAIRS:

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

• The interior stairs appear to be serviceable; no concerns were noted.

FIREPLACE:

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

• Fireplace Location: Family room 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.

• Fireplace Location: Master bedroom Fireplace Type: Prefabricated Metal with gas logs

• Unable to light the gas logs after repeated attempts. The pilot lit is on within the firebox but the logs do not ignite when the switch is pressed. Further evaluation is recommended to determine repair needs.

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"/>

• **A gas cooktop is present.**

• **A double 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.**

MICROWAVE OVEN:

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

• **The microwave oven was tested and appears to be operating normally.**

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:

5 full baths.

BATH SINKS:

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

• The condition of the bathroom sinks appears serviceable except as noted below:

• There is evidence of a previous leak below the bathroom located above the dining room. Moisture staining / damage is visible on the floor of the cabinet below the sink and drain. No active leaks were noted during testing of the sink, faucet and drain. Continue to monitor.

• A slow drain was noted at the right master 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 right master bathroom sink; the stopper is disconnected. Repair or replacement is recommended.

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The bathtub and shower fixtures were tested and appear to be serviceable.

• An active leak was found at the jetted tub motor or piping (see photo). The jetted tub test was stopped. Further evaluation and repair is recommended by a professional plumber.

• The shower head at the shared bathroom has an active leak when tested and sprays onto the wall. Repair or replacement is recommended.



Active leak at master jetter tub motor during testing

BATHROOM VENTILATION:

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

• Exhaust fans are present. The bathroom ventilation appears serviceable, no concerns were observed.

LAUNDRY:

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

• The laundry room is located at the second floor.

• 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 and appears serviceable.

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.

• The dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.

• CLIENT RECOMMENDATIONS:

1. 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.
2. A drain line is present at the floor but no drain pan is present. To help reduce the risk of future water damage, installation of a drain pan is recommended.

PLUMBING:

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, 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 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, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. All recommended plumbing repairs in this report should be conducted by a licensed, professional plumbing contractor and all repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

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 plastic. No concerns were observed.

- The main plumbing supply cut-off valve is located in the basement (see photo).

- 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 except as mentioned below. A water pressure reading was taken at the rear hose bib and was found to be normal at 71 PSI.

- A loose and unsealed hose bib was found at the rear basement patio wall (see photo). Correction is recommended to fully secure and seal the hose bib to the exterior wall.



Main water cut-off handle located at front foundation wall



Loose and unsealed hose bib at rear basement wall



WASHTUB SINK:

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

A plastic washtub sink is present at the laundry room.

- The washtub sink appears serviceable; no concerns were noted.

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 sewage lift tank pump was tested and appears serviceable after normal operation.

CLIENT NOTE: The pump is not visible for inspection and the tank was not opened up during this home inspection. Client should take steps to not abuse the pump system by flushing items down the toilet that the pump can not handle such as condoms, tampons, diapers, etc.

- 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).



Gas meter located at right side wall

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.

3. READ THE OWNER'S MANUAL:

Read the water heater owner's manual for more information concerning tank safety and tank maintenance.

WATER HEATER:

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

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

• **TANK DESCRIPTION:** Bradford White, 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.

• This home has a single 50 gallon water heater that is too small for this large home. Based on the square footage and the number of bedroom and bathrooms, this home should have more than one single water heater tank, or a larger tank. Based on these conditions, installation of another water heater tank is recommended to meet the hot water demands of the home.



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.

ENERGY SAVINGS TIP - UPGRADE YOUR LIGHT BULBS:

For improved energy efficiency and reduced lighting costs, consider changing all of your incandescent light bulbs to the newer and more efficient compact fluorescent light bulbs (CFL). Compact fluorescent bulbs are slightly more expensive than incandescents (about \$8.00 for a 4 - 6 pack of bulbs at your local home center or warehouse club) 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). This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year.

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;

• A 200 amp main breaker is present at the exterior meter location; appears serviceable, no concerns were noted.

• The electrical grounding consists of a single ground rod near the electrical meter. The electrical service and grounding appears serviceable; no concerns were noted.



Main electrical disconnect at exterior meter

MAIN PANEL:

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

• The main panel is located in the basement. Circuit breakers are present.

• Improper wiring was noted at the three of the lower tandem 20 amp circuit breakers and is indicated by red stickers. The circuits incorrectly have 14 gauge wires which does not meet the safety requirements of the National Electric Code. The minimum wire size for 20 amp circuits is a 12 gauge wire. Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.



Improper wire size at breakers inside panel box

LIGHTS / SWITCHES:

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

• **Appears serviceable - a representative number of lights and switches were tested and appear serviceable; no concerns were noted except as mentioned below.**

• No 3-Way switch is present as needed at the foyer light. The light can only be turned on where it was last turned off. Installation of a 3-way type of switch is needed. Further evaluation and correction is recommended by a licensed electrician.

• A loose and hanging light fixture was noted at the front garage corner roof (see photo); repair is recommended to fully secure the loose light.

• Incorrect electrical was noted at two of the recessed lights in the attic floor (see photo) - the lights do not appear to be rated for insulation contact in attic installations (Type I/C). Some of the light fixtures have a printed label listing a fire / heat warning requiring a 3 inch clearance between the light and the insulation to prevent the light from overheating (most recessed lights now have a built-in cut off feature when the light overheats causing the light to turn off). This is the incorrect type of light fixture for this attic location. If recessed lights are to be installed in the attic, they must be IC type which are double walled and rated for insulation contact. Two repair options are available: 1. Replace the existing lights with the correct I/C type that will not overheat OR 2. Install a metal baffle around the perimeter of the light so that insulation can be moved up against the baffle without light fixture contact.



Loose light fixture at front garage corner roof



Improper can lights in attic floor above family room



Improper can lights in attic floor above family room

ELECTRICAL WIRING:

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

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

• **Incorrect Electrical:** Exposed wire splices were found in the basement drop ceiling above the fan locations (see photos). The wiring splice is required by the National Electric Code (NEC) to be enclosed in a properly sized and covered junction box for fire safety. Correction is recommended to meet the safety requirements of the NEC.



Exposed wire splice above rear basement ceiling fan



Exposed wire splice above front basement ceiling fan

RECEPTACLES:

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

• CLIENT NOTE:

One or more wall outlets in the living room and master bedroom are controlled by light switches at the entry door to each room. This switch controlled wall outlet is required by the National Electric Code (NEC) when no ceiling light has been installed and is designed to turn on a lamp from the doorway that could be plugged in to the wall outlet.

• A floor mounted junction box has been installed inside the kitchen cabinet below the cooktop which is not recommended (see photo). This condition can allow water to enter the junction box if a leak or spill occurs creating an unsafe condition. It is recommended that junction box be relocated to the side wall of the cabinet instead. Correction is advised by a licensed electrician.



Floored junction box below cooktop

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 most required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly, except as listed below:

• SAFETY CONCERN:

A GFCI outlet is defective or is incorrectly wired at the rear garage wall. The GFCI outlet will not trip off when tested manually or with a GFCI tester. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.

FIRE SAFETY:

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

• The smoke detector alarms were tested and 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.

The overall condition of the smoke detectors is good , except as listed below:

• **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.

• **UPGRADE SUGGESTED - FIRE SAFETY:**

Recent changes in the building codes now require smoke detectors inside bedrooms as well as at the hallway locations. Consider upgrading to meet this newer safety standard. This should provide an additional layer of smoke and fire protection that will alert sleeping occupants to the threat of fire.

• **UPGRADE SUGGESTED - FIRE SAFETY:**

Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use.

• **SAFETY CONCERN:**

The smoke detector at the basement has been removed. This condition is a safety concern. Replacement of the missing smoke detector is advised.

CARBON MONOXIDE DETECTORS:

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

• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:

Installation of a carbon monoxide detector is recommended as a safety upgrade. Current building codes have recently changed (Jan. 1, 2009) to require carbon monoxide detectors in new home construction. Because of this newer safety standard, the installation of C/O detectors is recommended as a safety upgrade.

Carbon monoxide detectors are recommended on each floor level of the home and at least one carbon monoxide detector should be located in the master bedroom to alert the adults in the home to a possible C/O problem. Other good carbon monoxide detector locations include the garage and other areas where gas appliances are located such as furnaces, fireplaces, and water heaters. If a gas water heater or furnace is located in an area such as a hallway closet near the bedrooms, a C/O detector is strongly advised in the hallway near the gas appliance but not closer than 5 feet from the appliance.

Since many C/O detectors are manufactured to the UL Standard 2034 which allows for C/O levels of 70 PPM (parts per million) for 3.5 hours before alarming, it is suggested that client install low level C/O detectors that have a visible digital readout to provide an increased awareness of possible changing conditions.

SECURITY SYSTEM:

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

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	Modr	Major	Recom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **First Floor Zone: Carrier, located in the basement, 66,000 BTU, 3 years old (2017)**

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

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



Good temps during testing of main floor furnace

HEATING 2:

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

- **Second Floor Zone: Carrier, located in the attic, 66,000 BTU, 3 years old (2017)**

- **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.**

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



Second floor furnace located in attic



Good temps during testing of second floor furnace

AIR CONDITIONING:

AC UNIT 1:

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

- **First Floor Zone: Carrier, 2.5 ton, 3 years old (2017)**

- **POSITIVE FEATURE!**

This air conditioner has a 14 SEER rating (Seasonal Energy Efficiency Ratio). This 14 SEER system exceeds normal standards and is expected to be around 30% - 40% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. It will cost approximately 30% - 40% less to cool your home, a significant energy savings.

- **POSITIVE FEATURE!**

This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.

- **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.



Main floor AC unit

AC UNIT 2:

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

- **First Floor Zone: Carrier, 3 ton, 6 years old (2014)**

- **POSITIVE FEATURE!**

This air conditioner has a 14 SEER rating (Seasonal Energy Efficiency Ratio). This 14 SEER system exceeds normal standards and is expected to be around 30% - 40% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. It will cost approximately 30% - 40% less to cool your home, a significant energy savings.

- **POSITIVE FEATURE!**

This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.

- **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.



Second floor AC unit

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

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

• **The basement HVAC system has been ducted off the first floor HVAC which is not advised. This condition has two performance issues:**

1. **It is possible that the original first floor HVAC system was not sized to accommodate the additional finished space in the basement which could lead to poor performance issues on both floors.**
2. **The basement level does not have thermostatic controls and is relying on the first floor thermostat. This condition creates cooler temps in the basement year round, not enough heat in winter, too much AC in the summer.**

Further evaluation is recommended by a professional HVAC contractor to determine if this single HVAC system is adequately sized and ducted to meet the heating and cooling needs of these two floor spaces. In addition, client may want to upgrade to a dual thermostat system so that the basement has its own thermostat with dampered ducts that open and close as needed.

HVAC FILTERS:

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

• **POSITIVE FEATURE!**

These HVAC systems have an improved air cleaning system that consists of good quality 4" media filters that are designed to remove more impurities from the conditioned air. This type of filter is often changed every 4-6 months and is more expensive than a traditional one inch filter.

• **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).**



Media filters present at 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 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.

RADON TEST IN PROGRESS:

Client has chosen to allow Atlanta Property Inspections, Inc conduct an EPA approved radon screening test. A continuous radon monitor has been placed in the home and hourly radon readings will be collected by the monitor. A full radon test report will be available to the client in a few days and will be delivered via email.

MOLD:

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

No suspected mold or fungus was observed during this very limited visual inspection at the time of this home inspection.

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. We may mention visible mold as a courtesy when the suspected mold is detected during the course of our normal home inspection procedures.

For a thorough and in-depth evaluation of the possible presence of mold, we strongly advise a mold test that includes mold air testing / sampling and lab analysis of those air samples.

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

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
CU	Copper (wiring)
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.