

Home Inspection Report

90 Foxridge Ct
Marietta, GA 30067

Prepared for: Patrick Garrett



Prepared by: David Hunter

Member: ASHI - American Society of Home Inspectors #247068

Member ICC - International Code Council #5308794

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GLOSSARY OF TERMS

Good News: Positive qualities about the property.

Action: Items that need repair and are considered a priority.

Attention: Minor Repairs and Maintenance Items.

Client Recommendation: Recommend client consider changing or upgrading this item.

INSPECTION AND REPORT LIMITATIONS

This Inspection is a visual inspection of the property listed above and is intended only as a general guide to help the client make their own evaluation of the overall condition of the building. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which are concealed, camouflaged or inaccessible to inspect are excluded from this inspection and report.

Customer is advised to read and understand the [Inspection Contract](#) which lists the inspection limitations, exclusions and the scope of the inspection. The inspection is performed in compliance with the ASHI standard of practice, a copy of which is available upon request or at www.ashi.org.

This inspection and report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. This report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems or their component parts. This report does not constitute any express or implied warranty of the condition of the property and it should not be relied upon as such. To the best of our knowledge and belief, all statements and information in this report are true and correct.

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INSPECTION REPORT SUMMARY



December 5, 2019

Patrick Garrett
90 Foxridge Ct
Marietta, GA 30067

The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied.

This Home Inspection Report Summary is intended to provide an overview of the building. This report summary is not the entire report. The complete report may include additional information of concern to you. The entire Inspection Report must be carefully read to fully assess the findings of the inspection.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern and the entire system further BEFORE the close of escrow for additional concerns that may be discovered or be outside our area of expertise or beyond the scope of our inspection.

Please call our office for any clarifications or further questions.

Thank you for selecting Hunter Home Inspections to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
David Hunter

Hunter Home Inspections LLC.
678-822-2600

ASHI #247068
ICC #5308794

GOOD NEWS

Building Description

1. **GOOD NEWS:** Overall, the home was constructed in a professional manner and shows workmanship consistent with accepted standards.

Exterior Walls & Components

2. **GOOD NEWS:** Wood windows with double pane insulated glass are installed. This will help save on energy bills.

Plumbing

3. **GOOD NEWS:** The interior water supply piping in the home is predominantly copper. Copper is considered the most reliable and durable water pipe material.

Upstairs Air Conditioning

4. **GOOD NEWS:** The upstairs air conditioner is approximately one year old.

Main Level Air Conditioning

5. **GOOD NEWS:** The main level air conditioner is approximately 1 1/2 years old.

Main Level Heating System

6. **GOOD NEWS:** The main level furnace is approximately one year old.

Kitchen

7. **GOOD NEWS:** Stone counter tops are installed in the kitchen.

8. **GOOD NEWS:** There is a built in microwave oven.

Bathrooms

9. **GOOD NEWS:** The toilets are the high efficiency type that use only 1.28 gallons per flush instead of the older type that use 3.5 gallons.

Interior

10. **GOOD NEWS:** The hardwood flooring was recently refinished and should provide years of service.

Garage

11. **GOOD NEWS:** The overhead garage door is made of metal, which lasts longer and requires less maintenance than a wood door.

ACTION ITEMS

Driveway And Walkways

Driveway Condition:

1. - There is heaving or settling in the driveway. This creates a trip hazard. Repair is recommended for safety.

Framing

Framing Condition:

2. - There is a cracked floor joist in the right rear of the basement. Recommend repair by a qualified contractor.

Exterior Walls & Components

Siding Condition:

3. - The foam board behind the stucco siding is in contact with the ground on the rear of the chimney.
 - Some of the joints where wood trim meets the stucco siding have gaps in the caulk.
 - There is not a flashing above the garage door trim.
 - Repairs were noted at several areas of the stucco siding.
 - There are water stains on the basement ceiling at several locations.

Not all locations are listed here or are shown below. Recommend having the stucco siding evaluated by a qualified stucco contractor or stucco inspector. Repair and seal as needed.

Windows Condition:

4. - Some of the windows are stuck shut. Locations include, but not limited to: Master bathroom, powder room, breakfast room, dining room, and living room.
 - One of the windows in the family room and upstairs hall bathroom do not stay up when opened.
 - One of the windows in the family room does not open all the way.Repair or replacement is recommended.

Exterior Doors:

5. - Three of the four screws are missing from all of the hinges on the secondary door at the front entry, a total of nine screws are missing.
 - One of the four screws are missing from all of the hinges on the basement door, a total of three screws are missing.
 - The door from the breakfast room to the deck hits the frame, adjust or plane the door to open and close properly.Repairs are recommended.

Deck

Stairs:

6. - The openings of the risers on the deck stairway are not closed off. This creates a safety hazard for small children.
 - There is not a graspable railing on the deck stairway. A graspable railing is required on at least one side.
 - There is not a proper landing at the bottom of the deck stairway. The landing should be flat and level, the same width as the stairway and 36" long in the direction of travel.Repair by a qualified contractor is recommended for safety.

Roofing

Condition of Roof:

7. - Damaged shingles were noted at the several locations.
 - There are gaps in the sealant at the vent penetrations.
 - There is water staining in several locations of the attic.

Not all locations are shown below. Recommend having a licensed roofing contractor evaluate the roofing system and repair as needed.

Budget for replacement of the roofing within the next 3 to 5 years.

Attic

Condition of Insulation:

8. - The insulation between the rafters above the angled ceiling of the bonus room is tight against the roof decking. This blocks off air flow that is needed to cool the roof and upper attic area. Recommend installing baffles to provide space for air flow.
 - Missing insulation and loose insulation was noted in several locations of the attics. Not all locations are shown below.Recommend replacing the insulation for energy efficiency.

Electrical System

System Ground:

9. - There is not a grounding jumper installed at the water pressure regulator to allow the electrical ground to be intact. Recommend having a jumper installed for safety.

Panel Condition:

10. - Some of the grounding conductors are not attached to the terminal bar.
 - Anti-oxidant paste was missing on the aluminum wire connections in the panel box. This prevents corrosion and overheating.
 - FYI: There is more than one wire installed in the terminals on the neutral bar in the electrical panel. This was allowed by the panel manufacturer and building standards at the time the home was built. The NEC does not require upgrading this to current code standards.Recommend having the electrical panel evaluated by a licensed electrician and repaired as needed.

Wiring Condition:

- 11. - There is an exposed live wire behind the kitchen range. This is a short/fire hazard.
- The cover is missing from the junction box on the bottom of the garbage disposal. This leaves exposed live wires.
- The connector for the cord at the bottom of the garbage disposal is the wrong type, therefore it will not hold the cord in place. Repair by an electrician is recommended for fire safety.

Receptacles:

- 12. - The receptacle at the deck did not have any power. Repair by an electrician is recommended.

GFCI Protection:

- 13. - The receptacle in the unfinished basement did not shut off when tested for GFCI protection. This is a shock hazard. Repair by an electrician is recommended for safety.

Plumbing

Exterior Faucets:

- 14. - The exterior faucet on the front of the home leaks, it will not shut off completely.
- The exterior faucet on the rear of the home leaks at the valve stem when the faucet is turned on.

Water Heater

Flue Pipe:

- 15. - The flue for the water heater is connected downstream of the furnace flue. Smaller BTU gas appliances must be connected upstream of larger BTU appliances. Repair by a licensed plumber or HVAC contractor is recommended.

Relief Valve Drain Pipe:

- 16. - The discharge pipe for the water heater pressure relief valve does not extend to within 6" of the ground as required. The pipe should be extended close to the ground to prevent a scald hazard.

Gas Service

Piping Condition:

- 17. - There is not a sediment trap on the gas line for the upstairs furnace. A sediment trap is required to help prevent clogging of the gas regulator.
- There is a gas leak at the gas meter on the exterior of the home. Repair by a licensed plumber is recommended.

Upstairs Air Conditioning

Power:

- 18. - The circuit breaker is the wrong size for the air conditioning condenser. The manufacturer requires a maximum 25 amp breaker, a 30 amp breaker is installed now. Recommend having a HVAC contractor or an electrician replace the breaker with the proper size.

Upstairs Heating System

Condition:

- 19. - The cover is not installed on the electrical junction box inside the upstairs furnace. This leaves open electrical connections in the same compartment with the gas regulator and burners. Recommend having a HVAC contractor repair for safety.

Flue:

- 20. - The flue pipe for the furnace is in contact with roofing materials in the attic. The flue requires at least a 1" clearance from combustible materials. Recommend cutting the materials away from the flue to provide the proper clearance for fire safety.

Ducts Condition:

- 21. - The return plenum in the attic is disconnected from the side of the furnace and has gaps at the seams. This allows the HVAC system to draw air in from the attic.
- Some of the ducts in the attic are not insulated. The efficiency of the heating and air conditioning systems is reduced due to heat loss or gain. Installing insulation on the ducts is recommended. Recommend having a HVAC contractor evaluate the ducts and repair as needed.

Kitchen

Range / Oven:

- 22. - The range is not secured to the floor as required by the manufacturer's installation instructions. A tip-over hazard exists for small children. An anti-tip bracket should be installed.

Laundry Room

Dryer Vent:

- 23. - The dryer vent is full of lint and the damper in the hood on the exterior of the home that keeps animals out does not close off. A vent clogged with lint or a nest is a fire hazard and can cause longer drying time for clothes. Recommend cleaning the vent pipe and repairing the hood to close off.

Bathrooms

Sub/Shower Valves & Drains:

- 24. - The hot and cold are reversed in the upstairs hall bathroom shower. This can cause scalding.
 - The temperature in the master bath shower does not get very hot.
 - The drain stopper in the upstairs hall bath tub does not hold water in the tub.
- Repair by a plumber is recommended.

Fireplace

Firebox:

- 25. - I could not get the gas to come on in the fireplace. Recommend a plumber repair as needed.

Garage

Door Opener:

- 26. - The safety sensors for the garage door opener are installed too high. According to the manufacturer, the lens is required to be no less than 4" to no more than 6" above the floor. Recommend lowering the sensors for the safety of children.
 - The down force of the safety reverse system on the garage door opener did not reverse when tested.
- Adjustment is recommended so that it will reverse with less force required.

Floor:

- 27. - Settlement and cracks noted in the concrete floor of the garage. There are gaps or hollow areas under the concrete. The floor has settled 3" in some locations.
- Recommend having a structural engineer or foundation contractor evaluate the garage floor. Repair as needed.

ATTENTION ITEMS

Exterior Walls & Components

Comments:

- 1. - The window screens are not installed. I could not determine if all are present and in good condition.

Front Porch

Railings:

- 2. - There are no railings on the front porch. This was not required at the time the home was built. However, because the height above ground is over 30", railings are recommended for safety.
- There is not a handrail on the front porch stairs. Stairways with four or more risers should have a handrail installed for safety. This was not required at the time the home was built. Recommend installing a railing for safety.

Patio

Condition:

- 3. - The patio has settled and cracked. This creates a trip hazard. Repair is recommended for safety.

Roofing

Gutters:

- 4. - Loose and missing gutter screens were noted in several locations. Recommend replacing all missing covers to prevent clogging of the gutters.

Attic

Condition of Access:

- 5. - Recommend installing a lock on the attic access door for safety of children.
- Weather stripping and insulation are not installed on the attic access ladder. This was not required at the time the home was built. Recommend installing insulation and weather stripping for improved energy efficiency.

Electrical System

Interior Lighting:

- 6. - Exposed light bulb fixtures in closets are considered to be a fire hazard because stored items could come in contact with the bulb. Recommend replacing them with enclosed fixtures.

Smoke Detectors

- 7. - Recommend replacing the batteries in all of the smoke detectors when you move in. The detectors should be tested regularly.

Gas Service

Comments:

8. - For your safety, we recommend installing a Carbon Monoxide alarm on each level of the home because gas appliances are installed in the home.

Upstairs Air Conditioning

Condition:

9. - The air conditioning system was not tested due to outside ambient temperature. To avoid damage to the compressor, manufacturers recommend not operating a unit if the ambient temperature has been below 60 degrees during the past 12 hours. The condition of the A/C and condensate drain systems is unknown.

Main Level Air Conditioning

Condition:

10. - The air conditioning system was not tested due to outside ambient temperature. To avoid damage to the compressor, manufacturers recommend not operating a unit if the ambient temperature has been below 60 degrees during the past 12 hours. The condition of the A/C and condensate drain systems is unknown.

Kitchen

Dishwasher:

11. - The top rack in the dishwasher does not operate properly. One of the rollers is disconnected.

Laundry Room

Dryer Hookup:

12. - The 240-volt electrical receptacle for the dryer is the older 3 prong type (for dryers built before 1998). Check your dryer for electrical cord compatibility. If not compatible, recommend contacting an electrician to install a new receptacle and possibly a new circuit.

Bathrooms

Cabinets:

13. - There are gaps at the pipes on the back and the bottom of the master bathroom vanity cabinet. These can be filled with low expanding foam.

Sinks:

14. - The stopper in the upstairs hall bathroom sink does not operate. Repair as needed.

Ventilation:

15. - There is not an exhaust fan in the master and upstairs hall bathrooms. Recommend installing fans and venting them to the exterior to remove moisture from the home.

Interior

Doors:

16. - The door for the powder room binds on the frame when opening. Recommend adjusting or planing the door to close properly.

- The doors for the bonus room, master bedroom, left rear bedroom, left rear bedroom closet, and middle front bedroom closet drag on the carpet. Recommend trimming the bottom of the doors to avoid damage.

Stairway:

17. - The handrail in the rear stairway does not extend the full length of the steps. This creates a fall hazard. Repair is recommended for safety.

Animals or Insects:

18. - Evidence of insect activity was noted in the attic off of the bonus room.

Fireplace

Flue:

19. - There is build-up of creosote in the fireplace flue. Cleaning by a chimney sweep is recommended.

Garage

Door to Home:

20. - The door separating the garage from the home is not a fire rated door. This was not required at the time the home was built.

For safety, recommend replacing it with a metal exterior door without glass.

Stairs:

21. - The steps on the garage stairways are too high for safety, they are 10 inches high. The maximum height allowed is 8 inches.

- The steps from the garage to the home do not have equal rise.

GENERAL INFORMATION

Client & Inspection Information

Client: Patrick Garrett.

Inspection Address: 90 Foxridge Ct
Marietta, GA 30067.

Inspection Date: December 5, 2019 8:30 AM.

Weather: Sunny, Outside Temperature: 35-40 degrees, Soil Conditions: Dry.

Comments: - This inspection does not cover cosmetic issues.

Building Description

Comments: **GOOD NEWS:** Overall, the home was constructed in a professional manner and shows workmanship consistent with accepted standards.

GROUNDS

Driveway And Walkways

Driveway Condition: **Action** - There is heaving or settling in the driveway. This creates a trip hazard. Repair is recommended for safety.





STRUCTURAL

Framing

Floor / Ceiling Construction: The floors and ceilings are framed with wood joists. Most of the framing is not visible due to the finished drywall and flooring.

Framing Condition: **Action** - There is a cracked floor joist in the right rear of the basement. Recommend repair by a qualified contractor.



Wall Construction: Wood stud walls are used to support the upstairs floor and load bearing walls. The framing is not visible due to the finished drywall, no defects were noted.

EXTERIOR

Exterior Walls & Components

Siding Material: Exterior Insulated Finishing System (EIFS, or synthetic stucco)

Siding Condition: **Action** - The foam board behind the stucco siding is in contact with the ground on the rear of the chimney.
- Some of the joints where wood trim meets the stucco siding have gaps in the caulk.
- There is not a flashing above the garage door trim.
- Repairs were noted at several areas of the stucco siding.
- There are water stains on the basement ceiling at several locations.
Not all locations are listed here or are shown below. Recommend having the stucco siding evaluated by a qualified stucco contractor or stucco inspector. Repair and seal as needed.



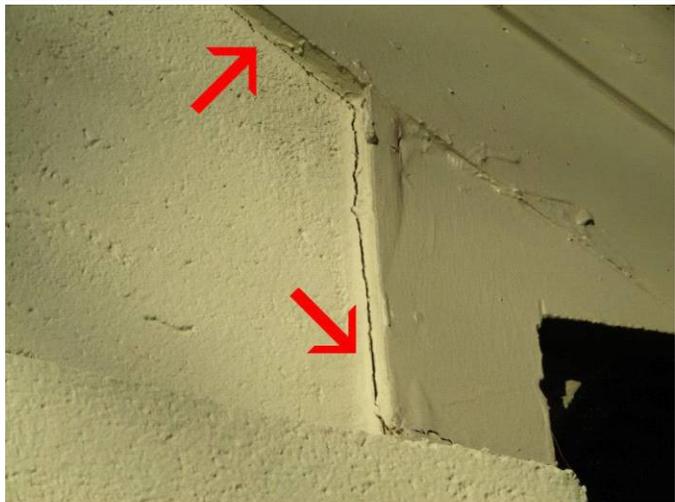
the foam goes all the way to the bottom



nail heads on the flashing are not sealed



gaps in the caulking at the deck



example of gaps in the caulking



no flashing above the garage door



the garage door trim is deteriorating





Windows Description:

GOOD NEWS: Wood windows with double pane insulated glass are installed. This will help save on energy bills.

Windows Condition:

Action - Some of the windows are stuck shut. Locations include, but not limited to: Master bathroom, powder room, breakfast room, dining room, and living room.

- One of the windows in the family room and upstairs hall bathroom do not stay up when opened.
- One of the windows in the family room does not open all the way.

Repair or replacement is recommended.

Exterior Doors:

Action - Three of the four screws are missing from all of the hinges on the secondary door at the front entry, a total of nine screws are missing.

- One of the four screws are missing from all of the hinges on the basement door, a total of three screws are missing.
- The door from the breakfast room to the deck hits the frame, adjust or plane the door to open and close properly.

Repairs are recommended.





Comments: **Attention** - The window screens are not installed. I could not determine if all are present and in good condition.



Front Porch

Description: Earth filled stoop.

Condition: The front porch is in satisfactory condition.

Railings: **Attention** - There are no railings on the front porch. This was not required at the time the home was built. However, because the height above ground is over 30", railings are recommended for safety.
- There is not a handrail on the front porch stairs. Stairways with four or more risers should have a handrail installed for safety. This was not required at the time the home was built. Recommend installing a railing for safety.



Deck

Materials: Pressure treated wood.
It is recommended that you maintain the deck and seal the wood to prolong its life.

Framing: The framing of the deck is satisfactory.

Railings: The railings are in satisfactory condition.

Stairs: **Action** - The openings of the risers on the deck stairway are not closed off. This creates a safety hazard for small children.

- There is not a graspable railing on the deck stairway. A graspable railing is required on at least one side.
- There is not a proper landing at the bottom of the deck stairway. The landing should be flat and level, the same width as the stairway and 36" long in the direction of travel. Repair by a qualified contractor is recommended for safety.



Support Posts: The deck support posts are in satisfactory condition.

Patio

Description: Concrete slab.

Condition: **Attention** - The patio has settled and cracked. This creates a trip hazard. Repair is recommended for safety.

ROOF & ATTIC

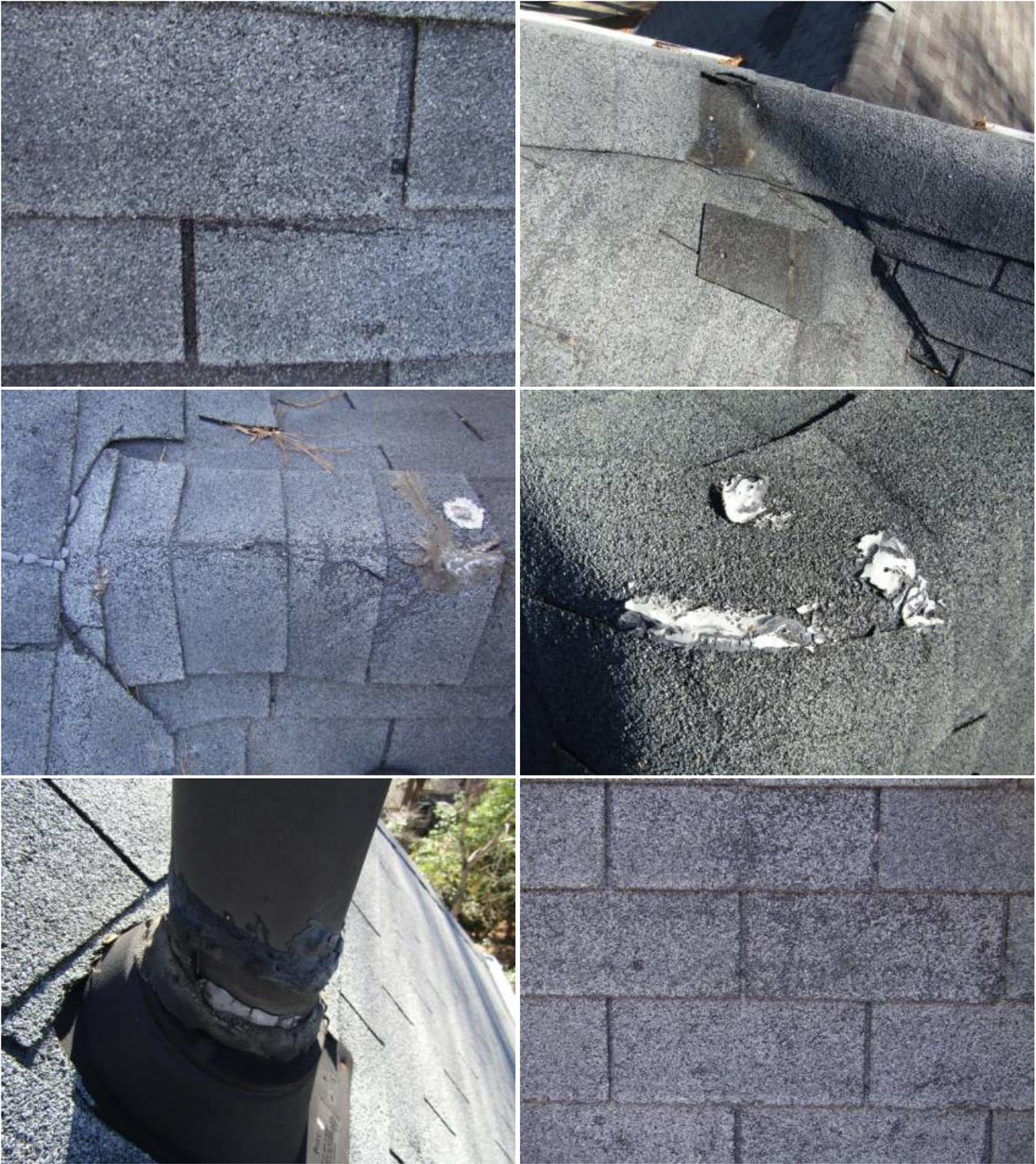
Roofing

Description: Hip style roof with fiberglass composition shingles.

Means of Inspection: The roof covering was inspected by walking on the roof.

Condition of Roof: **Action** - Damaged shingles were noted at the several locations.
- There are gaps in the sealant at the vent penetrations.
- There is water staining in several locations of the attic.
Not all locations are shown below. Recommend having a licensed roofing contractor evaluate the roofing system and repair as needed.
Budget for replacement of the roofing within the next 3 to 5 years.





Gutters:

Attention - Loose and missing gutter screens were noted in several locations. Recommend replacing all missing covers to prevent clogging of the gutters.

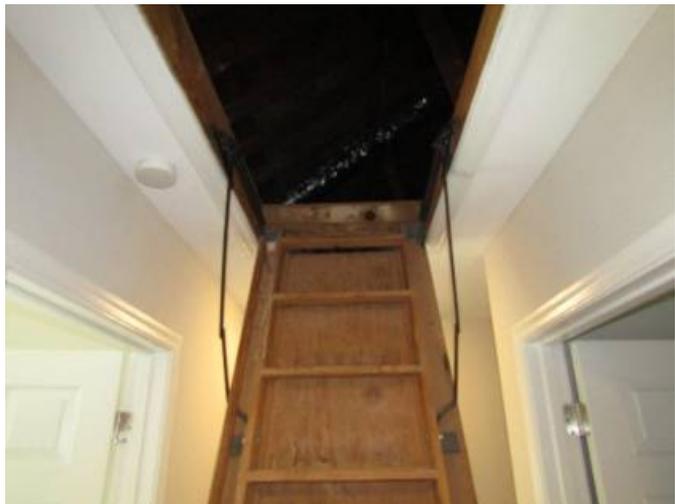


Downspouts: The downspouts are satisfactory. Some of the downspouts are connected to underground pipes. I was unable to determine where the underground pipes empty and if they are functional.

Attic

Access Description: Pull down stairs in the hallway ceiling and A door in the bonus room.

Condition of Access: **Attention** - Recommend installing a lock on the attic access door for safety of children.
- Weather stripping and insulation are not installed on the attic access ladder. This was not required at the time the home was built. Recommend installing insulation and weather stripping for improved energy efficiency.



Insulation: Blown in fiberglass and roll fiberglass batts are installed.

Condition of Insulation: **Action** - The insulation between the rafters above the angled ceiling of the bonus room is tight against the roof decking. This blocks off air flow that is needed to cool the roof and upper attic area. Recommend installing baffles to provide space for air flow.
- Missing insulation and loose insulation was noted in several locations of the attics. Not all locations

are shown below. Recommend replacing the insulation for energy efficiency.



ELECTRICAL SYSTEM

Electrical System

Electric Service: The electrical service to the home is 200 amps, 120/240 volts. The main breaker is located in the electric panel box.

Service Condition: The visible portions of the underground electrical service to the home are in satisfactory condition.

System Ground: The grounding conductor for the electrical system is connected to the main water pipe.

Action - There is not a grounding jumper installed at the water pressure regulator to allow the electrical ground to be intact. Recommend having a jumper installed for safety.



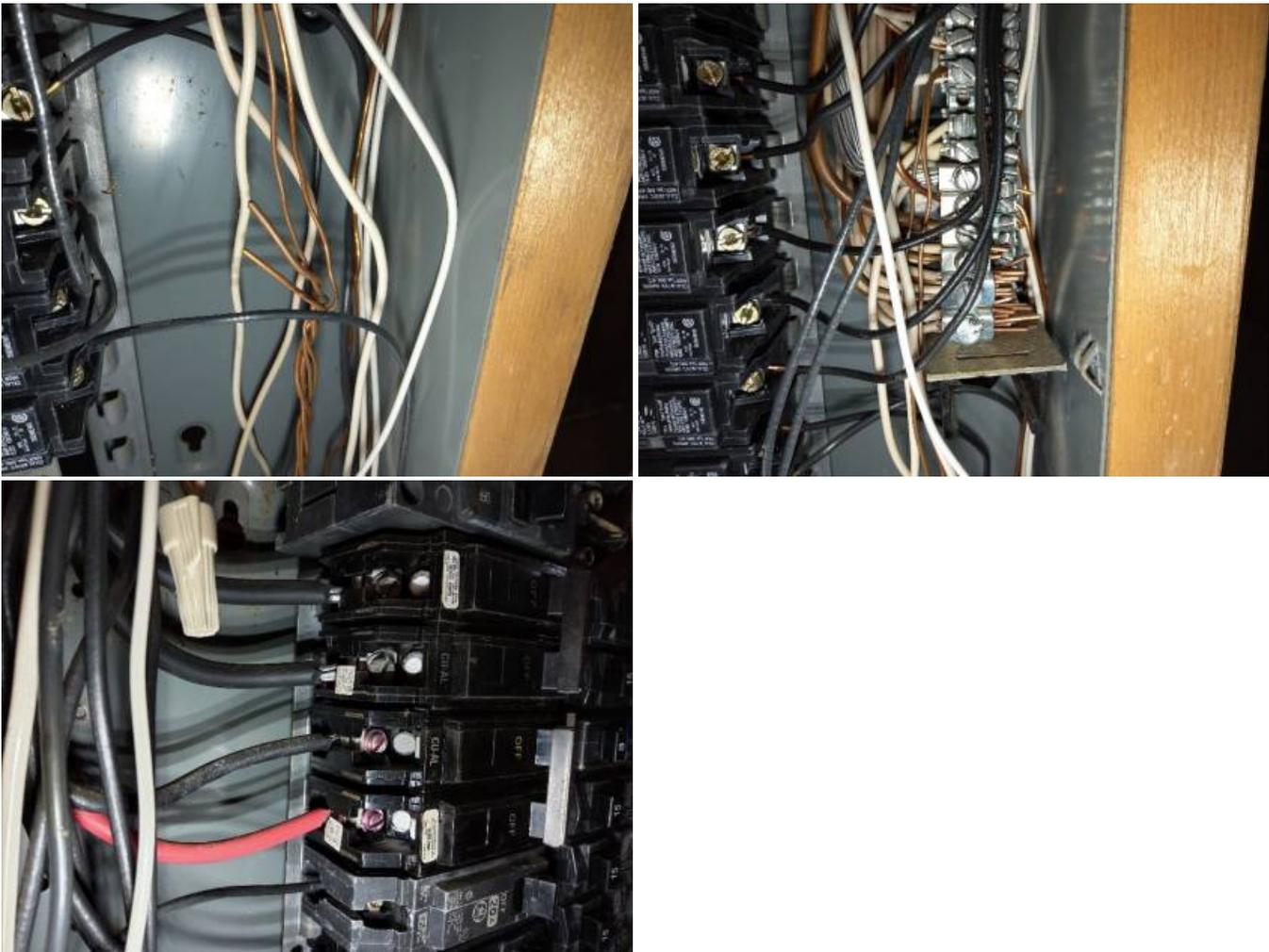
Service Cable to Panel: Stranded aluminum wire. The visible portion of the cable is in satisfactory condition.

Distribution Panel: Circuit breaker type, 200 amp. It is located in the basement.

Panel Condition:

- Action** - Some of the grounding conductors are not attached to the terminal bar.
- Anti-oxidant paste was missing on the aluminum wire connections in the panel box. This helps to prevent corrosion and overheating of the wires.
- FYI: There is more than one wire installed in the terminals on the neutral bar in the electrical panel. This was allowed by the panel manufacturer and building standards at the time the home was built. The NEC does not require upgrading this to current code standards.

Recommend having the electrical panel evaluated by a licensed electrician and repaired as needed.



Circuit Wiring Type:

The predominant wiring in the home is plastic insulated cable with copper wires, commonly referred to as Romex.

Wiring Condition:

- Action** - There is an exposed live wire behind the kitchen range. This is a short/fire hazard.
- The cover is missing from the junction box on the bottom of the garbage disposal. This leaves exposed live wires.
 - The connector for the cord at the bottom of the garbage disposal is the wrong type, therefore it will not hold the cord in place.
- Repair by an electrician is recommended for fire safety.



Receptacles: **Action** - The receptacle at the deck did not have any power. Repair by an electrician is recommended.

GFCI Protection: **Action** - The receptacle in the unfinished basement did not shut off when tested for GFCI protection. This is a shock hazard. Repair by an electrician is recommended for safety.

Ceiling Fans: The ceiling fans were functional.

Interior Lighting: **Attention** - Exposed light bulb fixtures in closets are considered to be a fire hazard because stored items could come in contact with the bulb. Recommend replacing them with enclosed fixtures.



Exterior Lighting: - Some of the exterior lights have a photocell and therefore could not be tested.

Smoke Detectors **Attention** - Recommend replacing the batteries in all of the smoke detectors when you move in. The detectors should be tested regularly.

PLUMBING SYSTEM

Water Source: Public Water System.

Water Service Piping: The visible portion of the main water line to the home is copper.

Main Water Shut off: The main water shut off valve is located on the wall in the left front of the basement and at the meter by the street.

Water Pressure: The water pressure was 55 PSI. This is within the acceptable range of 40 to 80 pounds per square inch.

Interior Supply Piping: **GOOD NEWS:** The interior water supply piping in the home is predominantly copper. Copper is considered the most reliable and durable water pipe material. There are also some CPVC water lines installed.

Piping Condition: The visible portions of the interior water supply piping are in satisfactory condition.

Exterior Faucets: **Action** - The exterior faucet on the front of the home leaks, it will not shut off completely.
- The exterior faucet on the rear of the home leaks at the valve stem when the faucet is turned on.

Attention - During the winter, it is recommended to shut off the water supply to the exterior faucets and install insulating covers over the faucets to help prevent freeze damage to the faucet or piping.



Waste & Vent Piping: The predominant plumbing waste line and vent pipes in the home are ABS plastic. There is also some PVC piping installed.

Waste & Vent Pipe Condition: The visible plumbing waste and vent piping in the home appears functional. Underground sewer pipes are beyond the scope of this inspection.

Water Heater

Description: Type: Gas heated, Capacity: 50 gallons, Manufactured: 11/2007.

Condition: It shows some age, but was functional at the time of inspection.
- The water heater is 12 years old. Recommend that you budget for replacement in the near future. The average service life for a water heater is 10 to 14 years.

Gas Line: The gas line is satisfactory.

Flue Pipe: **Action** - The flue for the water heater is connected downstream of the furnace flue. Smaller BTU gas appliances must be connected upstream of larger BTU appliances. Repair by a licensed plumber or HVAC contractor is recommended.



Relief Valve: The temperature and pressure relief valve is of the correct type for the water heater. Manufacturers recommend testing this valve once per year to insure normal valve operation.

Relief Valve Drain Pipe: **Action** - The discharge pipe for the water heater pressure relief valve does not extend to within 6" of the ground as required. The pipe should be extended close to the ground to prevent a scald hazard.



Gas Service

Gas Supply: Natural gas. The main gas shut-off valve is located at the gas meter on the right side of the home. The interior piping is predominately black iron pipe.



Piping Condition: **Action** - There is not a sediment trap on the gas line for the upstairs furnace. A sediment trap is required to help prevent clogging of the gas regulator.
- There is a gas leak at the gas meter on the exterior of the home. Repair by a licensed plumber is recommended.



Comments: **Attention** - For your safety, we recommend installing a Carbon Monoxide alarm on each level of the home because gas appliances are installed in the home.

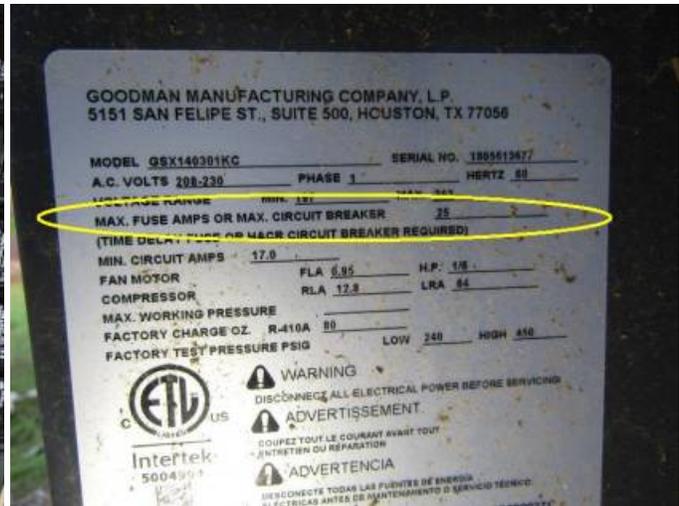
HEATING & AIR CONDITIONING

Upstairs Air Conditioning

Description: Split System Central A/C. Size: 2 1/2 Ton. Manufactured: 9/2018.

Condition: **Attention** - The air conditioning system was not tested due to outside ambient temperature. To avoid damage to the compressor, manufacturers recommend not operating a unit if the ambient temperature has been below 60 degrees during the past 12 hours. The condition of the A/C and condensate drain systems is unknown.

Power: **Action** - The circuit breaker is the wrong size for the air conditioning condenser. The manufacturer requires a maximum 25 amp breaker, a 30 amp breaker is installed now. Recommend having a HVAC contractor or an electrician replace the breaker with the proper size.



Refrigerant Lines: The visible portions of the lines are in satisfactory condition.

Comments: **GOOD NEWS:** The upstairs air conditioner is approximately one year old.

Main Level Air Conditioning

Description: Split System Central A/C. Size: 2 1/2 Ton. Manufactured: 5/2018.

Condition: **Attention** - The air conditioning system was not tested due to outside ambient temperature. To avoid damage to the compressor, manufacturers recommend not operating a unit if the ambient temperature has been below 60 degrees during the past 12 hours. The condition of the A/C and condensate drain systems is unknown.

Power: 240 volt electric. The exterior disconnect is in satisfactory condition.

Refrigerant Lines: The visible portions of the lines are in satisfactory condition.

Comments: **GOOD NEWS:** The main level air conditioner is approximately 1 1/2 years old.

Upstairs Heating System

Description: Gas fired forced air furnace, 70,000 BTU. Manufactured: 1/2004.

Condition: The upstairs heating system was turned on and appeared to be operating normally.

Action - The cover is not installed on the electrical junction box inside the upstairs furnace. This leaves open electrical connections in the same compartment with the gas regulator and burners. Recommend having a HVAC contractor repair for safety.



Flue: **Action** - The flue pipe for the furnace is in contact with roofing materials in the attic. The flue requires at least a 1" clearance from combustible materials. Recommend cutting the materials away from the flue to provide the proper clearance for fire safety.



Combustion Air:

Availability of secondary air for combustion and flue draft is adequate.

Ducts Condition:

Action - The return plenum in the attic is disconnected from the side of the furnace and has gaps at the seams. This allows the HVAC system to draw air in from the attic.
- Some of the ducts in the attic are not insulated. The efficiency of the heating and air conditioning systems is reduced due to heat loss or gain. Installing insulation on the ducts is recommended. Recommend having a HVAC contractor evaluate the ducts and repair as needed.



Main Level Heating System

- Description:** Gas fired forced air furnace, 80,000 BTU. Manufactured: 10/2018.
- Condition:** The main level heating system was turned on and appeared to be operating normally.
- Combustion Air:** Availability of secondary air for combustion and flue draft is adequate.
- Ducts Condition:** The visible ductwork appears to be functional. Most of the ductwork is enclosed and largely inaccessible and could not be viewed directly.
- Comments:** **GOOD NEWS:** The main level furnace is approximately one year old.

KITCHEN

Kitchen

- Countertops:** **GOOD NEWS:** Stone counter tops are installed in the kitchen.
- Cabinets:** The cabinets, doors and drawers are in satisfactory condition.
- Sink / Faucet:** The sink and faucet are satisfactory. No leaks were noted after filling and draining the sink.
- Disposal:** The food waste disposal was functional. The performance of the disposer is not included in this inspection.
- Dishwasher:** **Attention** - The top rack in the dishwasher does not operate properly. One of the rollers is disconnected.
- Microwave Oven:** **GOOD NEWS:** There is a built in microwave oven.
- The microwave oven was tested and operated normally.
- Range / Oven:** There is a free standing gas range. The timers and temperature settings were not tested and are not part of this inspection. It was functional at the time of inspection.
- Action** - The range is not secured to the floor as required by the manufacturer's installation instructions. A tip-over hazard exists for small children. An anti-tip bracket should be installed.
- Stove Vent** The exhaust fan operated satisfactory. The vent is a filter and re-circulating air type. The filter will require periodic cleaning.
- Water For Refrigerator:** There is a water line for the refrigerator. The shut off valve is in the basement ceiling.



LAUNDRY ROOM

Laundry Room

Washer Hookup:

The visible portions of the water supply and drain pipe connections appear satisfactory. The drain pipe was not tested.

Dryer Hookup: **Attention** - The 240-volt electrical receptacle for the dryer is the older 3 prong type (for dryers built before 1998). Check your dryer for electrical cord compatibility. If not compatible, recommend contacting an electrician to install a new receptacle and possibly a new circuit.

Dryer Vent: **Action** - The dryer vent is full of lint and the damper in the hood on the exterior of the home that keeps animals out does not close off. A vent clogged with lint or a nest is a fire hazard and can cause longer drying time for clothes. Recommend cleaning the vent pipe and repairing the hood to close off.



BATHROOMS

Bathrooms

Cabinets: **Attention** - There are gaps at the pipes on the back and the bottom of the master bathroom vanity cabinet. These can be filled with low expanding foam.



Sinks: **Attention** - The stopper in the upstairs hall bathroom sink does not operate. Repair as needed.

Toilets **GOOD NEWS:** The toilets are the high efficiency type that use only 1.28 gallons per flush instead of the older type that use 3.5 gallons.

Toilets: The toilets are functional.

Tubs/Shower Walls Floors: The tub/shower walls appear to be in satisfactory condition.

Tub/Shower Valves & Drains: **Action** - The hot and cold are reversed in the upstairs hall bathroom shower. This can cause scalding.
- The temperature in the master bath shower does not get very hot.
- The drain stopper in the upstairs hall bath tub does not hold water in the tub. Repair by a plumber is recommended.

Ventilation: **Attention** - There is not an exhaust fan in the master and upstairs hall bathrooms. Recommend installing fans and venting them to the exterior to remove moisture from the home.

INTERIOR

Interior

- Doors:** **Attention** - The door for the powder room binds on the frame when opening. Recommend adjusting or planing the door to close properly.
- The doors for the bonus room, master bedroom, left rear bedroom, left rear bedroom closet, and middle front bedroom closet drag on the carpet. Recommend trimming the bottom of the doors to avoid damage.
- Walls:** The visible walls are in satisfactory condition.
- Ceilings:** The ceilings are in satisfactory condition.
- Flooring:** **GOOD NEWS:** The hardwood flooring was recently refinished and should provide years of service.
- Stairway:** **Attention** - The handrail in the rear stairway does not extend the full length of the steps. This creates a fall hazard. Repair is recommended for safety.



- Animals or Insects:** **Attention** - Evidence of insect activity was noted in the attic off of the bonus room.



Fireplace

- Type:** Prefabricated, wood burning with a gas starter.
- Hearth:** The hearth is in satisfactory condition.
- Firebox:** **Action** - I could not get the gas to come on in the fireplace. Recommend a plumber repair as needed.
- Flue:** **Attention** - There is build-up of creosote in the fireplace flue. Cleaning by a chimney sweep is recommended.
- Chimney:** Wood framed chase with a metal flue.

GARAGE / CARPORT

Garage

- Type:** Attached two car garage.
- Vehicle Door:** **GOOD NEWS:** The overhead garage door is made of metal, which lasts longer and requires less maintenance than a wood door.
- Vehicle Door Condition:** The overhead garage door is in satisfactory condition and is functional.
- Door Opener:** **Action** - The safety sensors for the garage door opener are installed too high. According to the manufacturer, the lens is required to be no less than 4" to no more than 6" above the floor. Recommend lowering the sensors for the safety of children.
- The down force of the safety reverse system on the garage door opener did not reverse when tested.
Adjustment is recommended so that it will reverse with less force required.



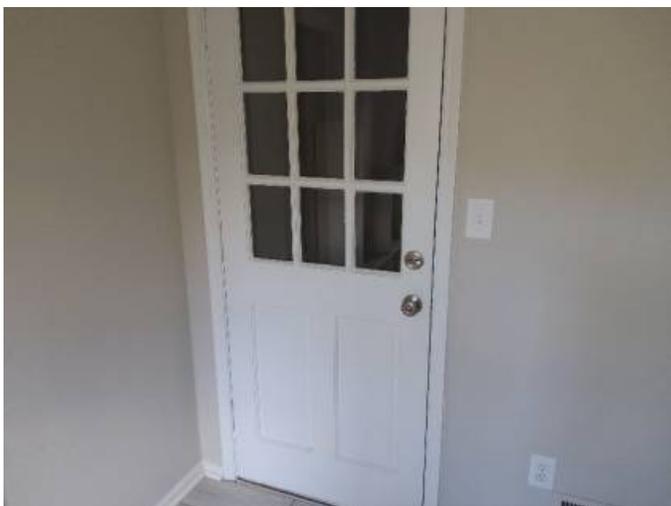
Walls: The visible walls are satisfactory and appear to meet the Georgia fire separation standards.

Ceiling: The ceiling is satisfactory and appears to meet the Georgia fire separation standards between the garage and the home.

Floor: **Action** - Settlement and cracks noted in the concrete floor of the garage. There are gaps or hollow areas under the concrete. The floor has settled 3" in some locations. Recommend having a structural engineer or foundation contractor evaluate the garage floor. Repair as needed.



Door to Home: **Attention** - The door separating the garage from the home is not a fire rated door. this was not required at the time the home was built. For safety, recommend replacing it with a metal exterior door without glass.



Stairs: **Attention** - The steps on the garage stairways are too high for safety, they are 10 inches high. The maximum height allowed is 8 inches.
- The steps from the garage to the home do not have equal rise.

