



**BPG Inspection Services**



**5390 Glenbrooke Trail  
Dunwoody GA 30338**

Client(s): Mulrane  
Inspection Date: 1/3/2020  
Inspector: Kevin Carey ,

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id: 792746
  - Client's Last Name: Mulrane
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

## Action Items

### Client Advice

#### Comments

- ☒ 1. **SAFETY/HEALTH:** Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

**MAJOR DEFECT:** A list of items that if corrected could likely have estimated repair costs over \$500.

Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less.

All defects should be repaired.

**SERVICE/REPAIR:** Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

- ☒ 2. **GENERAL NOTE:** It is recommended that key findings and the components / systems related to these findings be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to closing. Further evaluation prior to closing is recommended so that a properly licensed professional can evaluate the concerns further and inspect the remainder of the system or related component for additional concerns that may be outside our area of expertise or the scope of the ASHI standards of practice.

- ☒ 3. Kevin Carey

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ASHI # 252198

### Exterior

#### Trim / Soffit / Fascia

- ☒ 4. **SERVICE / REPAIR:** Wood rot and deterioration of the fascia board noted. Have a professional contractor evaluate and eliminate the cause and repair damage to fascia boards. Locations: **Front, right side**

## Action Items

### Exterior



Wood rot and deterioration of the fascia board noted.



Wood rot and deterioration of the fascia board noted.



Wood rot and deterioration of the fascia board noted.



Wood rot and deterioration of the fascia board noted.

- ❌ 5. **SERVICE / REPAIR:** Wood rot and deterioration noted in the soffit. This often indicates problems with a roof leak or overflowing gutters. Have a professional contractor evaluate the cause and repair affected areas and eliminate cause of moisture intrusion. Location: **Right side**



Wood rot and deterioration noted in the soffit.

- ❌ 6. **SERVICE / REPAIR:** Wood rot and deterioration are present. Evaluate all areas and replace/repair all wood rot to the extent found to prevent further damage to any area. All replacement wood should be primed on all sides, caulked and painted as required. Any damage on the exterior wall or trim that allows openings into the wall cavity or interior can cause significant water damage over time if not repaired. Location: **Front window frame**

## Action Items

### Exterior



Wood rot and deterioration are present.

### Plumbing

#### Fuel Piping - General

- ❌ 7. **SERVICE / REPAIR:** Metallic piping or tubing is exposed to corrosive action or oxidation/rust, such as soil condition or moisture, Piping should be protected in an approved manner. Recommend cleaning the pipe with a metal brush and painting with a rust inhibitor. Location: **Rear-at the chimney**

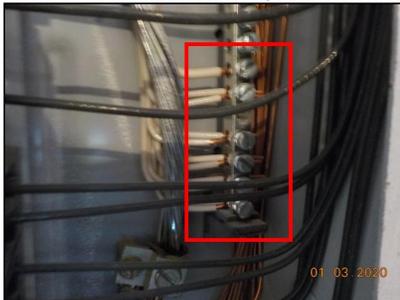


Recommend cleaning the pipe with a metal brush and painting

### Electrical

#### Panel Interior

- ❌ 8. **SAFETY / HEALTH:** The neutral (white) wires are doubled under the same lugs inside the electrical panel. Although the manufacturer of this panel may allow the doubling of ground wires, the doubling of neutral wires is prohibited in most cases due to potential for loose contact. Would recommend having reviewed and corrected by an electrician for safety.



The neutral (white) wires are doubled under the same lugs



The neutral (white) wires are doubled under the same lugs

#### Wiring

## Action Items

### Electrical

- ❌ 9. **SAFETY / HEALTH:** Improper wiring noted. All electrical splices and terminations should be inside of an approved junction box with cover plate for safety. Recommend a licensed electrician to evaluate the condition and correct. Location: **Attic-at the roof vent fan**



All electrical splices and terminations should be inside of an approved junction box

### GFCI / AFCI Devices

- ❌ 10. **SAFETY / HEALTH:** GFCI device failed to trip when tested with pocket tester or when test button was used. While it will still appear to function, it does not provide the required level of safety. Required to be GFCI protected at this location. Replacement with a functional GFCI is necessary by qualified electrician. Locations: **Exterior-front porch, screened porch**



GFCI device failed to trip when tested



GFCI device failed to trip when tested

### Fixtures

- ❌ 11. **SERVICE / REPAIR:** Inoperable light noted. Replace bulbs and verify that the fixture is operational. If not, consult an electrician for repairs. Location: **Screened porch**



Inoperable light noted.

### Attic

#### Attic Access

## Action Items

### Attic

- ❌ 12. **SERVICE / REPAIR:** Attic pull down stair is not substantially weather tight when closed. Have the unit modified (weather stripped / insulated) as necessary to control energy loss. One option is to provide an insulated cover that fits over the stairs when retracted to reduce heat loss in the winter.



Attic pull down stair is not substantially weather tight when closed.

### Comments

- ❌ 13. **SERVICE / REPAIR:** Signs of past rodent activity noted in the **attic**. Tunnels, trails and matted insulation noted in both attic areas. Recommend further evaluation and service performed by a qualified pest control contractor.



Tunnels, trails and matted insulation noted



Tunnels, trails and matted insulation noted



Tunnels, trails and matted insulation noted

### Interiors

#### Floors

- ❌ 14. **SERVICE / REPAIR:** Cracked floor tiles noted. Have a professional flooring contractor evaluate and replace damaged tiles. Location: **Master bathroom**



Cracked floor tiles noted.

- ❌ 15. **SERVICE / REPAIR:** Damaged area of flooring noted. Have a professional flooring contractor evaluate and repair or replace the flooring as needed. Location: **Kitchen/breakfast area**

## Action Items

### Interiors



Damaged area of flooring noted.

### Windows

- ❌ 16. **MAJOR DEFECT:** Condensation and / or hazing was noted between insulated window panes. The thermopane insulated glass has lost its vacuum seal and may eventually completely cloud over. Broken seals also reduce the original insulation value of the window. (Dirty windows should be cleaned to assure that conditions do not exist in other units and were not obvious at time of inspection.) Recommend replacement of all damaged windows listed plus any others throughout house that may be identified by glass service. Locations: **Front entry-at the stairway, kitchen sitting room/den**



Condensation and / or hazing was noted between insulated window panes.



Condensation and / or hazing was noted between insulated window panes.

### Kitchen

#### Range / Oven / Cooktop

- ❌ 17. **SAFETY / HEALTH:** A hold down device is necessary for the stove to prevent it from being tipped over when the door is open. Typically this involves a bracket around the stove foot or a chain from the back of the stove to the wall. Install as required for safety.



Missing anti-tip device noted.

## Action Items

### Bathrooms

#### Toilets

- ❌ 18. **SERVICE / REPAIR:** Toilet should be sealed between the base and floor as required. This helps protect below the unit from contaminants and better holds the unit in place to avoid rotating. The plumbing code also requires caulking fixtures to their mounted surfaces. Location: **All 3 bathrooms** Note: Recommend using clear caulk on darker floor surfaces



Toilet should be sealed between the base and floor



Toilet should be sealed between the base and floor



Toilet should be sealed between the base and floor

#### Shower

- ❌ 19. **SERVICE / REPAIR:** Shower diverter does not seal completely when engaged. This will result in a weaker flow to the shower head. Recommend correct to prevent water loss and allow normal use of shower. Location: **2nd floor bathroom**



Shower diverter does not seal completely when engaged.

- ❌ 20. **SAFETY / HEALTH:** Reversed hot and cold plumbing noted at the shower fixture. The valve does not stop properly. This can result in scalding if unfamiliar with this condition. Recommend correct as required for hot to be on the left position. Location: **Master bathroom**



Reversed hot and cold plumbing noted at the shower fixture.

## Action Items

## Consideration Items

### Client Advice

#### Comments

21. **GENERAL NOTE:** The buyer is responsible for managing to their satisfaction the minor touch up of cosmetic surface issues. They are beyond the scope of a standard ASHI inspection. The inspection does not address unpainted, scuffed, or otherwise imperfect conditions of doors, windows, walls, floors, ceilings, trim, or minor holes, etc. Also included is maintenance for normal wear and tear. Highly recommend that the buyer do a pre-walk before closing to identify any surface issues that may be hidden during the inspection due to storage of possessions and personal items of seller.
22. **GENERAL NOTE:** We recommend that a home warranty be acquired on all home appliances and equipment due to their age, condition or unique circumstances. This is a good investment for homes over five years of age. Equipment must be in good working order on date of warranty contract. Many warranty companies require that HVAC systems be evaluated and serviced by a professional service technician prior to closing to gather a baseline status. You may be able to acquire a home warranty as a condition of sale.

### Roofing

#### Plumbing Vents

23. **GENERAL NOTE:** Rubber gasket found around plumbing vent stacks above shingles have a typical life expectancy of 7 to 10 years. Visual evaluation of these vent boots should be part of a regular home maintenance program.

### Plumbing

#### Service Entrance

24. **GENERAL NOTE:** The main water shut off valve is **located next to the water heater.**



The main water shut off valve is located next to the water heater.

#### Exterior Hose Faucets

25. **GENERAL NOTE:** The exterior hose bibb shut off valves are **located next to the water heater and under the kitchen sink.** Recommend turning off the exterior hose bibbs in the winter and draining the lines to reduce chances of freeze damage to exposed piping. An alternate to cutting off water to exterior spigots is to have insulated covers installed during period of freezing to reduce chances of freezing pipes.

## Consideration Items

### Plumbing



Right side hose bibb shut off valve



Left side hose bibb shut off valve

### Water Heater - Condition

26. **GENERAL NOTE:** Average life expectancy for a water heater is approx. 8 to 12 years in the Atlanta area. Unit manufactured in 2002. Budget for replacement or have a warranty program established.

### Sprinklers

27. **GENERAL NOTE:** The underground sprinkler system was not tested and is not included in the scope of our inspection. Working condition should be verified by the seller.



The underground sprinkler system was not tested

### Electrical

#### Panel / Disconnect

28. **GENERAL NOTE:** The main electrical disconnect is **located at the meter.**



The main electrical disconnect is located at the meter.

#### Panel Interior

29. **GENERAL NOTE:** The electrical panel cover was removed and the wiring inspected.

## Consideration Items

### Electrical



The electrical panel cover was removed and the wiring inspected.

### Heating and Cooling

#### Air Conditioner

30. **GENERAL NOTE:** Manufacturers do not recommend operating air conditioners when the temperature has been under sixty-five degrees within the previous twenty-four hours. For this reason the air conditioner was not operated. Verification of working condition should be made by the seller.

#### Filter / Accessories

31. **GENERAL NOTE:** Recommend changing the filter at move-in. Recommend changing filter every two to three months thereafter. Use a good quality, pleated filter that is rated MERV-8 or better. The filter size is: 16 x 25 x 1



Recommend changing the filter at move-in.



Recommend changing the filter at move-in.

### Attic

#### Attic Insulation

32. **RECOMMENDED UPGRADE:** We suggest adding insulation in the attic area to bring it up to an R-60 rating. For fiberglass insulation, the thickness is generally around 22 to 23 inches. For Insulation bats or blown cellulose the thickness is less. Recommend adding weather stripping to the attic stairs and an insulated cover over the attic stairs to improve efficiency. These upgrades may qualify for a weatherization tax credit. Go to [www.energystar.gov](http://www.energystar.gov) for details on the tax credit program.

### Interiors

#### Smoke Detectors / Safety

33. **RECOMMENDED UPGRADE:** Older model smoke detectors noted. Manufacturers recommend the replacement of smoke detectors every ten years due to the declining sensitivity of the internal sensors.

## Consideration Items

### Interiors



Older model smoke detectors noted.

- 34. **RECOMMENDED UPGRADE:** Current standards dictate that smoke detectors should be installed on every level, in each sleeping room, and outside each sleeping area in the immediate vicinity of the bedrooms. In addition, all alarms should be interconnected so that when one detector activates the rest do as well. These detectors should be electrically powered with a battery back up.
- 35. **RECOMMENDED UPGRADE:** The installation of a CO detector is suggested in the hallway outside of all bedrooms. Detectors should be placed near the floor level.

### Kitchen

#### Comments

- 36. **GENERAL NOTE:** Dishwasher filled and ran for one cycle, monitored for heating and water discharge. Range operated on all eyes on cook top and oven on basic settings- no test of timing mechanisms. Operated disposal with running water for less than one minute. Operated microwave on one basic heating setting- no test of timing mechanisms. Ran water in sink for both drains ( did not fill sink basin) Generally there is excessive storage under sink limiting inspection. **Note that refrigerators are not inspected for proper operation and refrigerators are not covered under the BPG 90 warranty.**

### Bathrooms

#### Jetted Tub

- 37. **GENERAL NOTE:** Filled and operated the whirlpool tub for at least 10 minutes. There were no indications of leaking from access available or below unit.



Filled and operated the whirlpool tub for at least 10 minutes.

#### Comments

- 38. **GENERAL NOTE:** All bathroom fixtures were tested for a prolong period to check for leaks, proper operation of the fixtures and to stress the drain system of the home.

## Consideration Items

### Laundry

#### Dryer

- 39. **GENERAL NOTE:** Recommend that the dryer connecting vent be metal and that it be sealed to the rear of the dryer and the wall vent with metal foil tape to prevent lint from entering the house.
- 40. **GENERAL NOTE:** This laundry has a 3 prong receptacle to serve the dryer. If you have a newer dryer, they now have a 4 prong plug. Most common remedy is to have cord replaced on dryer to meet the hook up needs. NOTE: If ground and neutral are combined within 3 prong, the safer solution would be to convert to 4 prong to avoid a parallel current flow back to the panel through the ground.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services

<b>Legend</b>	<input type="checkbox"/> X No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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<b>Client Advice</b>			
1.0	Comments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Structure</b>			
<b>Exterior</b>			
3.0	Grading	X	
3.1	Driveways / Walkways	X	
3.2	Steps	X	
3.3	Porch	X	
3.4	Cladding	X	
3.5	Windows	X	
3.6	Doors	X	
3.7	Trim / Soffit / Fascia	<input checked="" type="checkbox"/>	
3.8	Brick	X	
3.9	Cement board siding (Hardie)	X	
3.15	Deck Material / Framing	X	
3.16	Deck Support Post / Footer	X	
3.17	Deck Railing	X	
3.20	Chimney	X	
3.21	Building Envelope	X	
<b>Roofing</b>			
4.0	Roof Coverings	X	
4.1	Flashing	X	
4.2	Valleys	X	
4.3	Plumbing Vents	X	<input checked="" type="checkbox"/>
4.4	Furnace / Water Heater Vents	X	
4.5	Attic Vents	X	
4.6	Gutters / Downspouts / Drain Lines	X	
<b>Plumbing</b>			
5.0	Service Entrance	X	<input checked="" type="checkbox"/>
5.1	Supply Piping	X	
5.2	Exterior Hose Faucets	X	<input checked="" type="checkbox"/>
5.3	Waste Piping	X	
5.4	Fuel Piping - General	<input checked="" type="checkbox"/>	
5.5	Water Heater - Condition	X	<input checked="" type="checkbox"/>
5.6	Water Heater - Safety	X	
5.7	Water Heater - Fuel / Flue	X	
5.9	Sprinklers	X	<input checked="" type="checkbox"/>
<b>Electrical</b>			
6.0	Service Entrance	X	
6.1	Grounding	X	
6.2	Panel / Disconnect	X	<input checked="" type="checkbox"/>
6.3	Panel Interior	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

6.4	Wiring		<input checked="" type="checkbox"/>
6.5	GFCI / AFCI Devices		<input checked="" type="checkbox"/>
6.6	Receptacles	X	
6.7	Switches	X	
6.8	Fixtures		<input checked="" type="checkbox"/>
<b>Heating and Cooling</b>			
7.0	Air Conditioner	X	<input checked="" type="checkbox"/>
7.1	Heating System	X	
7.2	Fuel / Controls	X	
7.3	Venting / Make Up Air	X	
7.4	Filter / Accessories	X	<input checked="" type="checkbox"/>
7.5	Distribution System	X	
7.6	Thermostat	X	
<b>Attic</b>			
8.0	Attic Access		<input checked="" type="checkbox"/>
8.1	Attic Insulation	X	<input checked="" type="checkbox"/>
8.2	Attic Ventilation	X	
8.3	Attic Framing / Construction	X	
8.4	Comments		<input checked="" type="checkbox"/>
8.6	Rodent / Pests / Insects	X	
<b>Garage</b>			
9.0	Passage Doors	X	
9.1	Garage Doors	X	
9.2	Openers	X	
9.3	Floor	X	
9.4	Walls / Ceilings	X	
<b>Interiors</b>			
10.0	Walls / Ceilings	X	
10.1	Floors		<input checked="" type="checkbox"/>
10.2	Doors	X	
10.3	Windows		<input checked="" type="checkbox"/>
10.4	Smoke Detectors / Safety	X	<input checked="" type="checkbox"/>
10.5	Stairways	X	
10.6	Ceiling Fan / Whole House Fan	X	
10.7	Fireplace	X	
<b>Kitchen</b>			
11.0	Counters / Cabinets	X	
11.1	Sink	X	
11.2	Food Waste Disposer	X	
11.3	Dishwasher	X	
11.4	Range / Oven / Cooktop		<input checked="" type="checkbox"/>

**Legend**

X No Action Items Found	 Action Item	 Consideration Item
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11.5	Vent Fans	X		
11.7	Comments	X		
<b>Bathrooms</b>				
12.0	Counters / Cabinets	X		
12.1	Toilets			
12.2	Sinks	X		
12.3	Bathtubs	X		
12.4	Shower			

12.5	Tub / Shower walls and surround	X		
12.6	Vent Fans	X		
12.7	Jetted Tub	X		
12.8	Comments	X		
<b>Laundry</b>				
13.0	Washer	X		
13.1	Dryer	X		