



# LUNSPRO

## Home Inspections

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# Property Re Inspection Report

Client(s): **Alicia Lopez**

Property address: **7060 Amberleigh Way  
Duluth GA 30097**

Inspection date: **Wednesday, January 8, 2020**

This report published on Wednesday, January 8, 2020 2:53:30 PM EST

**This report is the exclusive property of the inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. The client(s) must read and agree to the terms and conditions of the contract agreement at the bottom of the report.**

## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information
	<b>Damage</b>	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	<b>Conducive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

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## General Information

**Inspector:** Britt Baker

**Structures inspected:** Main

**Age of building:** 27 Years

**Type of building:** Single family

**Time started:** 10:00 Am.

**Total Length of Inspection & Report Writing:** 4 Hrs.

**Inspection Fee:** \$420.00

**Total Fees:** \$420.00

**Payment method:** Credit Card

**Present during inspection:** Client(s), Realtor(s)

**Occupied:** No

**Weather conditions:** Rain

**Ground condition:** Wet

**Foundation type:** Unfinished basement, Finished basement

**Locations of concerns:** Please see the captions below the photos regarding locations or further notes of the concerns mentioned in this report. All locations mentioned in this report (for example, right elevation or front right bedroom) are as you're facing the front of the home.

**Age of building:**

**Radon Test Fee:** \$195.00

**Radon Test Start Time:** 12:00 pm

**Radon Test Location:** Finished Basement

**Re-Inspection Payment Method:** Credit Card

**Re-inspection Date:** 01/08/2020

**Re-inspection Note:** \*The items highlighted in red on the report pages are the items evaluated upon the re-inspection

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1) **i** The natural gas service was turned off. As a result, some appliances such as water heater(s), forced air furnace(s), gas fireplace(s), stove(s), range(s) and/or gas supply lines weren't fully evaluated. The inspector was unable to test for gas leaks.

The natural gas was turned on at time of the re inspection



**Photo 1-1**

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2) **i** Please feel free to visit [www.homewyse.com](http://www.homewyse.com) for any cost related items such as material, maintenance, installation or future projects and/or repairs related to your home.

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## **Grounds**

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Fence and gate material:** Wood, Wire

**Site profile:** Moderate slope

**Driveway material:** Poured in place concrete

**Condition of sidewalks and/or patios:** Required repairs, replacement and/or evaluation (see comments below)

**Sidewalk material:** Poured in place concrete, Brick

**Condition of decks, porches and/or balconies:** Required repairs, replacement and/or evaluation (see comments below)

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Required repairs, replacement and/or evaluation (see comments below)

**Exterior stair material:** Wood, Masonry

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4)    Risers for stairs at one or more locations were higher than 7 3/4 inches and posed a fall or trip hazard. Risers should be 7 3/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Recommend that a qualified contractor repair per standard building practices.



**Photo 4-1**



**Photo 4-2**



**Photo 4-3**

5)    Large gaps at stair risers were found. This is a potential safety hazard for children (e.g. falling, getting stuck in gaps). Recommend that a qualified contractor repair as necessary to eliminate large gaps in stairs at elevations over 30 inches high. For example, by installing boards for risers.



**Photo 5-1**



**Photo 5-2**



**Photo 5-3**



**Photo 5-4**

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6) 🛠️💧 Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit: <http://www.reporthost.com/?LB>  
<http://www.reporthost.com/?SD>



**Photo 6-1**



**Photo 6-2**

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7) 🛠️📍 Located in the rear of the property is a culvert drain for the storm drains. The path that the water takes to the creek is clogged with debris causing the water to back up. Recommend a qualified contractor evaluate and make the necessary repairs.



**Photo 7-1**



**Photo 7-2**

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8) 🛠️📍 The support beams for the deck sit on top of a cut out in the 6x6. There are no carriage bolts or lag bolts securing the beams to the post. Recommend a qualified contractor evaluate and make the necessary repairs.



**Photo 8-1**



**Photo 8-3**

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9) 🛠️🔍📄 Handrails at one or more flights of stairs were loose. This is a safety hazard. Recommend that a qualified person repair as necessary.



**Photo 9-1**

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10) 🛠️🔍📄🚧 Fungal rot was found in railings at one or more sets of exterior stairs. Fungal rot in some stair components may pose a safety hazard. Recommend that a qualified person evaluate and repair as necessary. All rotten wood should be replaced.



**Photo 10-1**

**11)** 🛠️💧 Wooden support posts for the deck or porch were resting directly on concrete piers or footings below. Water may wick up into the support post ends and result in elevated levels of moisture in the wooden support post ends. This is a conducive condition for wood-destroying organisms. Support posts should rest in metal brackets above concrete piers or footings, or should be separated from the concrete below by impervious membranes such as composition shingle scraps. Even if posts are made of treated wood the cut ends may not have been field-treated, leaving little or no preservative at the post center. Recommend that a qualified contractor repair per standard building practices. For example, by installing composition shingle scraps between the posts and the concrete below.



**Photo 11-1**



**Photo 11-2**



**Photo 11-3**



**Photo 11-5**

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**12)**    One or more decks and/or porches appear to be painted with a thick paint called Deck Restore. Deck Restore is a product that is designed to mask the wood not allowing the wood grain to show. It is marketed as a thick paint product for wood decks that are outside of conventional restoration. In many cases, it is used to cover or mask significant damage to deck boards rather than replacing them. The inspector was unable to determine the condition of many areas of the deck and/or porch because of this. The client should also be aware of the class action lawsuit regarding one manufacturer of this product. Bubbling, peeling and premature deterioration of the finish can cause moisture to become trapped in the wood causing rot/deterioration. Click on the link below for more information on this product and the class action lawsuit. <https://www.deckstainhelp.com/class-action-lawsuit-against-rust-oleum-deck-restore/>



**Photo 12-1**

**13)**  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



**Photo 13-1**



**Photo 13-2**



**Photo 13-3**

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**14)**  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



**Photo 14-1**



**Photo 14-2**

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## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Condition of wall exterior covering:** Required repairs, replacement and/or evaluation (see comments below)

**Apparent wall structure:** Wood frame

**Wall covering:** Wood fiber, Cement fiber, Brick veneer

**Condition of foundation and footings:** Required repairs, replacement and/or evaluation (see comments below)

**Apparent foundation type:** Unfinished basement, Finished basement

**Foundation/stem wall material:** Poured in place concrete

**Footing material (under foundation stem wall):** Poured in place concrete

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**15)**    One or more wall-mounted exterior light fixtures have wiring that's subject to water intrusion due to caulk not being installed around the light fixture's back plate. Caulk should be applied around the perimeter of back plates where missing. A gap should be left at the bottom for condensation to drain out.



**Photo 15-1**



**Photo 15-3**



**Photo 15-4**



**Photo 15-5**



**Photo 15-6**

**16)** 🛠️ 🔍 ⓘ 💧 Cracks, deterioration and/or damage were found in one or more areas of the expanded foam insulation system (EIFS) exterior finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the finish. Also, the wall behind the finish can become damaged from moisture intrusion. Note that areas behind the finish are inaccessible and excluded from this inspection. Recommend that a qualified contractor evaluate and make repairs and/or replace the EIFS siding as necessary.

For an additional fee, our office can schedule a stucco inspection with one of our certified stucco specialists. This inspection would include non-invasive wall scanning along with minor moisture probing to determine the overall condition of the stucco, including the potential to expose hidden moisture trapped behind the wall.

Please visit [www.lunspro/stucco](http://www.lunspro/stucco) to learn more about our stucco inspections or feel free to call our office at 770-483-2808.



**Photo 16-1**

**17)** 🔧🔍 Minor cracks or deterioration were found in one or more sections of brick veneer. A qualified contractor should evaluate and make repairs as necessary, such as repointing mortar to prevent water intrusion and further deterioration in the future.

Above garage doors



**Photo 17-1**



**Photo 17-2**



**Photo 17-3**

**18)**    Fungal rot was found at one or more door jambs. Conductive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Possible location left side door and basement door.



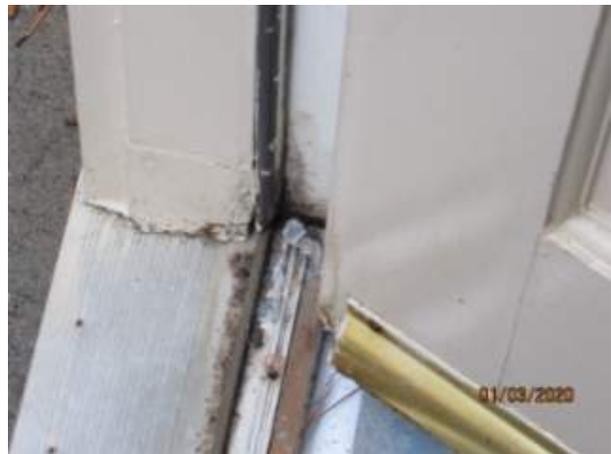
**Photo 18-1**



**Photo 18-2**



**Photo 18-3**



**Photo 18-4**

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**19)** 🛠️ ⓘ 💧 One or more sections of horizontal trim boards had no "Z" flashing installed above them where they met siding. "Z" flashing should be installed above these boards to reduce the chance of leaks between the trim and siding. Without this flashing, caulk and paint must be diligently maintained, or water can enter wall cavities and cause rot and possible structural damage. Recommend that a qualified contractor install flashing above horizontal trim boards where missing and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.

Possible location rear elevation



**Photo 19-1**

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**20)** 🛠️ sections of siding and/or trim were . Recommend that a qualified person repair, replace or install siding or trim as necessary.

Possible location front elevation



**Photo 20-1**



**Photo 20-2**

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**21)** 🛠️ ⓘ 💧 This property was clad with composition wood fiber siding. Many brands of this type of siding by different manufacturers are known to deteriorate and/or fail prematurely due to moisture penetration. Failure is typically visible in the form of swelling, cracking and

delamination, especially at the bottom edges. Class action lawsuits have been filed or are being filed against most manufacturers of this material.

Some areas of siding on this structure show the symptoms described above, but it appears that the siding hasn't deteriorated to the point of needing replacement. Some manufacturers (Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with "Permanizer Plus", a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The "Permanizer Plus" sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

At a minimum, recommend having a qualified contractor seal and repaint as described above, or by other methods specified by the siding's manufacturer. The client may wish to have a qualified contractor evaluate further to determine if some or all of the siding should be replaced.

For more information, visit:

<http://www.ppg.com/ppgaf/pl1198.htm> - Pittsburgh Paints, PRIMERS -THE FOUNDATION FOR A TOP QUALITY JOB

[http://www.siding4u.com/failing\\_siding\\_help.htm](http://www.siding4u.com/failing_siding_help.htm) - Failing LP Siding Help Page

Possible location near basement door



**Photo 21-1**

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**22)**   One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Possible location left side



**Photo 22-1**



**Photo 22-3**



**Photo 22-4**



**Photo 22-5**

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**23)**  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



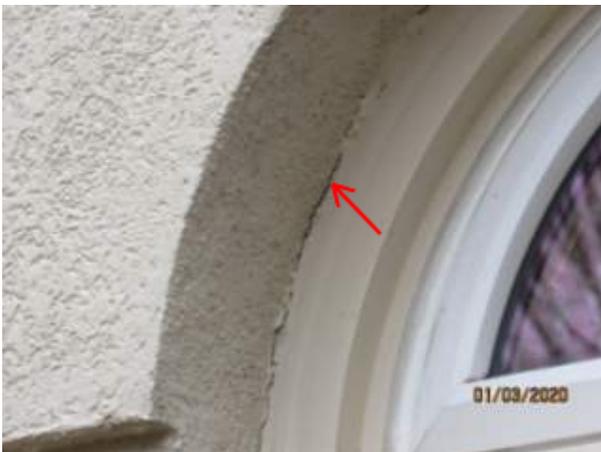
**Photo 23-1**



**Photo 23-3**

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**24)**    Caulk was deteriorated in some areas. For example, around windows and/or at siding butt joints. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>



**Photo 24-1**



**Photo 24-2**

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25)   Dryer vent(s) should be cleaned to prevent clogging and/or air flow restriction.

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26) General pictures of the exterior.



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4

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## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Viewed from ground with binoculars

**Roof surface material:** Asphalt or fiberglass composition shingles

**Estimated Age:** 12+ Years

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Required repair, replacement and/or evaluation (see comments below)

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

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**27)**    Some composition shingles were loose. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Front elevation



**Photo 27-1**

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**28)**    One or more rubber or neoprene pipe flashings were loose or lifting. Leaks can result from windblown rain. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary to prevent leaks. For example, by nailing flashings down and sealing as necessary.



**Photo 28-1**



**Photo 28-2**

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**29)**   No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing

material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. Recommend that a qualified contractor install drip edge flashings where missing and per standard building practices.



**Photo 29-1**



**Photo 29-2**



**Photo 29-3**

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**30)**   Downspouts that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



**Photo 30-1**

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**31)** 🛠️ ⓘ 💧 Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

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**32)** 🏠 ⓘ Downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be reoriented to discharge out and away from the building.



**Photo 32-1**



**Photo 32-2**

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**33)** 🏠 ⓘ Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.



**Photo 33-1**

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**34)** ⓘ Because of the roof configuration and/or height weather, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof.

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**35)** General pictures of the roof



**Photo 35-1**



**Photo 35-3**



**Photo 35-4**



**Photo 35-5**

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## **Garage or Carport**

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached, Garage

**Type of door between garage and house:** Metal

**Condition of garage vehicle door(s):** Required repair, replacement and/or evaluation (see comments below)

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 2

**Condition of automatic opener(s):** Required repair, replacement and/or evaluation (see comments below)

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** No

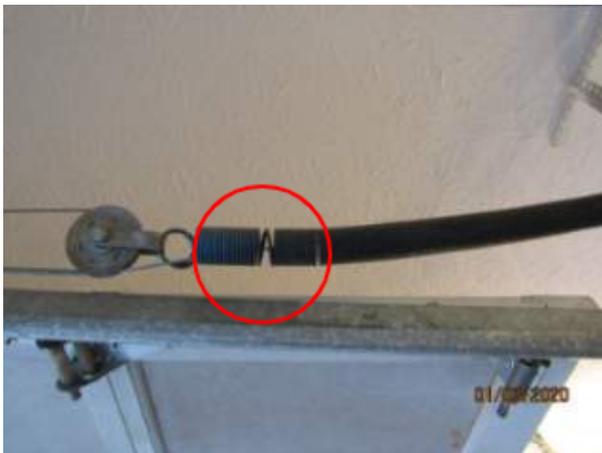
**Condition of garage floor:** Required repair, replacement and/or evaluation (see comments below)

**Condition of garage interior:** Required repair or evaluation (see comments below)

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**36)** 🚑🔧📄 One or more extension springs supporting garage vehicle door(s) were stretched. This is an indication that the spring(s) have been weakened. Stretched extension springs are a potential safety hazard in the event that they break. The vehicle door could fall shut or a spring could strike someone nearby when it breaks. Recommend that a qualified contractor replace stretched extension springs.

Left door



**Photo 36-1**



**Photo 36-2**



**Photo 36-3**



**Photo 36-4**

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**37)**     The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit: <http://www.reporthost.com/?NRGD>

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**38)**    One or more garage vehicle doors had an automatic opener installed, and the manual lock mechanism on the door hadn't been permanently disabled. The automatic opener can be damaged, or injury can occur if the automatic door opener is operated with the manual lock engaged. A qualified person should disable or remove the lock mechanism per standard building practices.



**Photo 38-1**



**Photo 38-2**

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**39)**   One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace door(s) as necessary.

Left side door



**Photo 39-1**

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**40)**   Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



**Photo 40-1**

**41)**  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



**Photo 41-1**

**42)** General pictures of the garage/carport



**Photo 42-1**

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## **Electric**

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

### **Electric service condition:**

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 200

**System ground:** Not determined, not readily apparent

**Condition of main service panel:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sub:** Required repair, replacement and/or evaluation (see comments below)

**Location of main service panel #A:** Garage

**Location of sub-panel #B:** Basement

**Location of main disconnect:** Breaker at top of main service panel

**Condition of branch circuit wiring:** Required repair, replacement and/or evaluation (see comments below)

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible

**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** No, recommend install

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43) 🛠️🔍📄 One or more connections with aluminum wires in panel #A and B lacked anti-oxidant paste. Oxidation usually occurs without it, and may result in poor connections, overheating, and possibly fires. A qualified electrician should evaluate and apply anti-oxidant paste as necessary.



Photo 43-1



Photo 43-2



Photo 43-3

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44) 🛠️🔍📄 One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with a test instrument at the garage. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.



**Photo 44-1**

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**45)**    Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) #A. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit: <http://www.reporthost.com/?DTNB>



**Photo 45-1**

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**46)**    No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a qualified electrician about upgrading circuits to AFCI protection per standard building practices. For more information, visit: <http://www.reporthost.com/?AFCI>

**47)**    One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



**Photo 47-1**



**Photo 47-2**

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**48)**    Smoke alarms were missing from bedrooms. Additional smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit: <http://www.reporthost.com/?SMKALRM>

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**49)**    No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit: <http://www.reporthost.com/?COALRM>

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**50)**   The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. Batteries in smoke alarms should be changed when taking occupancy and annually in the future. Carbon monoxide alarms should be installed near sleeping areas and on each level in homes with a fuel-burning appliance or attached garage. For more information, visit: <http://www.reporthost.com/?SMKALRM>  
<http://www.reporthost.com/?COALRM>

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**51)**    All electrical codes for residential electrical panels were updated in 2015. Homes in Georgia do not have to be brought up to current code to be sold. However, the client should be aware of these changes and should consider having a qualified electrical contractor evaluate the panel and make any necessary recommendations.

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**52)**  No abnormal temperature anomalies detected at time of inspection.

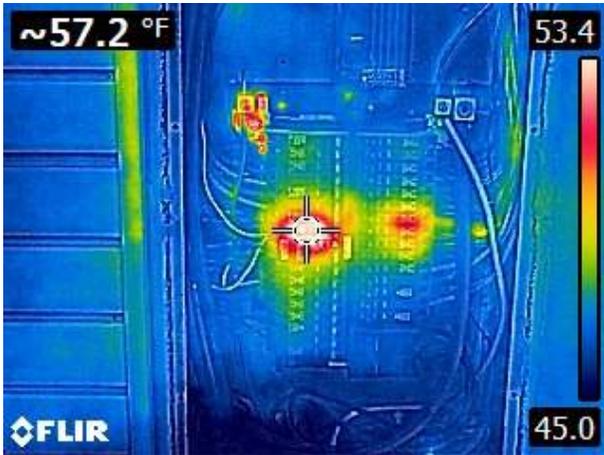
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**Photo 52-1**



**Photo 52-2**



**Photo 52-3**

53)  Location of main shut off:



**Photo 53-1**

54) General pictures of service panel(s).



**Photo 54-1**



**Photo 54-2**



Photo 54-3

---

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Manufacturer:** Bradford White

**Condition of water heater:** Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 13 Years

**Capacity (in gallons):** 50

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Basement

**Hot water temperature tested:** No

**Condition of venting system:** Required repair, replacement and/or evaluation (see comments below)

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55)     Black powder/soot observed on top of the water heater. Soot is carbon caused by the incomplete combustion of gas. The water heater needs to be serviced as soon as possible. Recommend a qualified contractor evaluate and make necessary repairs.



**Photo 55-1**

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**56)**    One or more sections of the temperature-pressure relief valve drain line were sloped upwards. This is a potential safety hazard due to the risk of explosion. Water and/or minerals can accumulate in the drain line after periodic discharges and impair the operation of the valve. Also, mineral deposits from accumulated water can accumulate on the valve and impair its operation. A qualified plumber should repair per standard building practices, and so the drain line doesn't slope upwards. For more information, visit: <http://www.reporthost.com/?TPRVALVE>

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**57)**   The water heater's gas supply was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

---

**58)**  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.



**Photo 58-1**



**Photo 58-2**

59) **i** Flue pipe sections or connections were substandard . This is a safety hazard due to the risk of carbon monoxide poisoning. A qualified contractor should evaluate and repair as necessary.



Photo 59-1



Photo 59-2

60) **i** General pictures of the water heater using infrared.



Photo 60-1



Photo 60-2

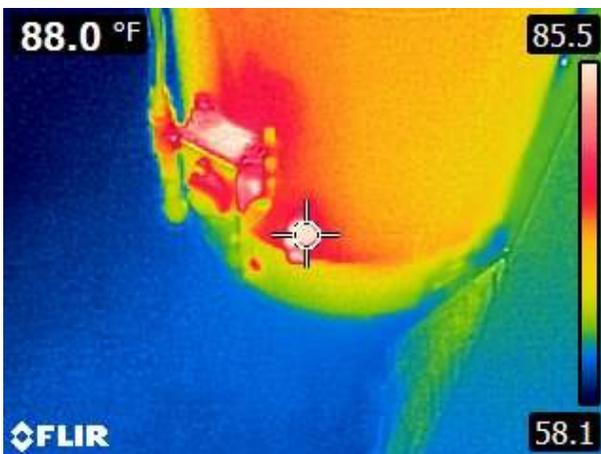


Photo 60-3



Photo 60-4

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61)  General pictures of water temperature using infrared.



Photo 61-1



Photo 61-2

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## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of dishwasher:** Required repair, replacement and/or evaluation (see comments below)

**Range, cooktop type:** Electric

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62)    No high loop or air gap was visible for the dishwasher drain. A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. The client should try to determine if these devices are built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



**Photo 62-1**

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63)   The sink faucet was loose. Recommend that a qualified person repair as necessary.



**Photo 63-1**

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64)  Microwave appeared to be heating at the time of inspection.



**Photo 64-1**



**Photo 64-2**

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65)  Stove top appeared to be heating at time of inspection



Photo 65-1



Photo 65-3

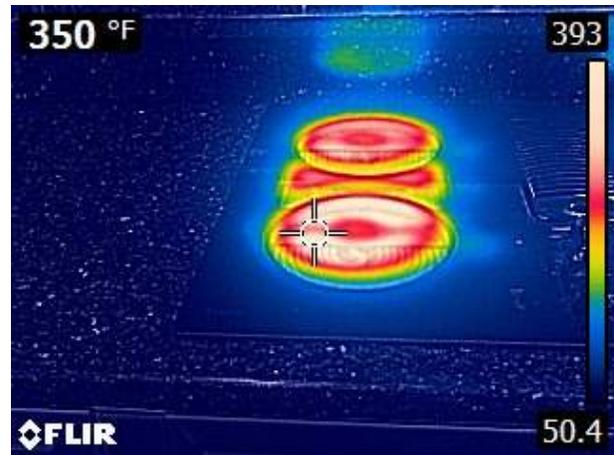


Photo 65-4

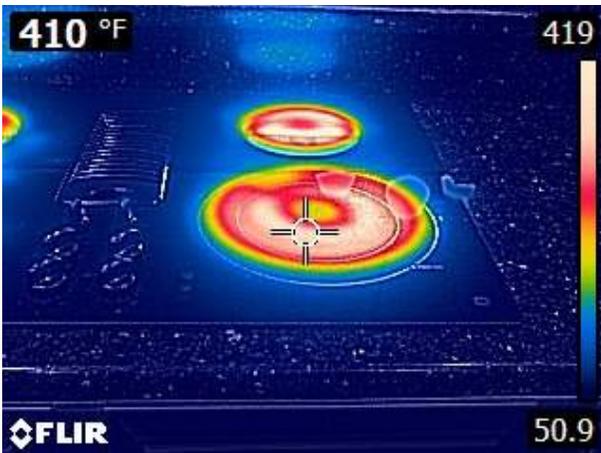


Photo 65-5

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66)  Oven(s) appeared to be heating at time of inspection



**Photo 66-1**



**Photo 66-3**

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**67)**  Dishwasher appeared to be functional at the time of the inspection.



**Photo 67-1**



**Photo 67-2**



Photo 67-3

68)  Refrigerator appeared to be working at time of the inspection.



Photo 68-1



Photo 68-2



Photo 68-3



Photo 68-4



Photo 68-5

69)  General picture of the garbage disposal.



Photo 69-1

70) General pictures of the kitchen



Photo 70-1



Photo 70-2

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## Basement

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Pier or support post material:** Bearing wall, Concrete

**Beam material:** Built-up wood

**Floor structure:** Solid wood joists

---

**71)** 🛠️🔍📍💧 Standing water was found in one or more sections of the basement. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. A qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



**Photo 71-1**



**Photo 71-2**

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**72)** 🛠️📍📍 Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the basement slab, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



**Photo 72-1**

**73) General pictures of the basement**



**Photo 73-1**



**Photo 73-2**



**Photo 73-3**



**Photo 73-4**



**Photo 73-5**



**Photo 73-7**



**Photo 73-8**

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## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Master bath, second floor

**Location #B:** Full bath, second floor

**Location #C:** Full bath, basement

**Location #D:** Powder room, first floor

**Location #E:** Laundry room/area, second floor

**Condition of flooring:** Required repairs, replacement and/or evaluation (see comments below)

**Condition of bathtubs and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Bathroom ventilation type:** Spot fans, with individual exhaust ducts

**240 volt receptacle for laundry equipment present:** Yes

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74)   The handle for the shower door in the master bathroom is loose.



**Photo 74-1**

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75)   The laundry room is over or adjacent to finished living spaces and has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage to finished interior spaces below if/when the washing machine develops a leak,



**Photo 75-1**

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76)  Diverter valve for the shower at location # was defective. Recommend replacing to prevent the wasting of water.



**Photo 76-1**

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**77)** 🛠️ ⓘ 💧 Tile, stone and/or grout in the flooring at location(s) #B was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.



**Photo 77-1**

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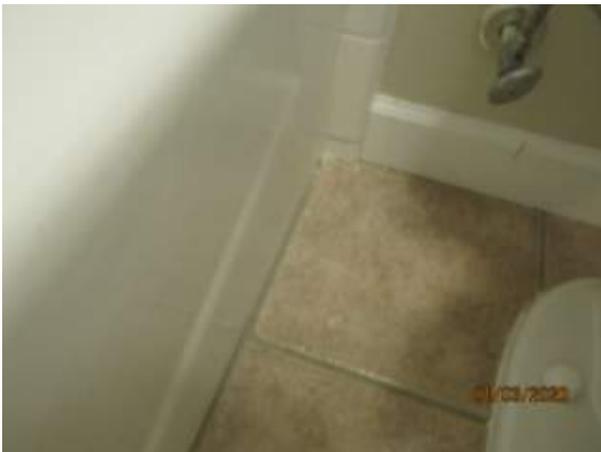
**78)** 🛠️ ⓘ 💧 Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #B and C. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



**Photo 78-1**

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**79)** 🛠️ ⓘ 💧 Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location(s) #B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



**Photo 79-1**



**Photo 79-2**

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**80)** 🛠️ 💧 Tile and/or grout in the shower enclosure at location(s) #A were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.



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81) 🛠️🔍📌 Dryer vent terminated on the roof. This application is prone to clogging and should be cleaned now and monitored in the future.

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82) 📌 Jetted tub appeared to be operable at the time of inspection.



**Photo 82-1**

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83) 📌 General picture of the laundry room.



**Photo 83-1**

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84) General pictures of the bathroom(s)



**Photo 84-1**



**Photo 84-3**



**Photo 84-4**



**Photo 84-5**



**Photo 84-6**



**Photo 84-7**



**Photo 84-8**



**Photo 84-9**



**Photo 84-11**



**Photo 84-12**



**Photo 84-13**



**Photo 84-14**



**Photo 84-15**



**Photo 84-17**



**Photo 84-18**



**Photo 84-19**



**Photo 84-20**



Photo 84-21

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## **Attic and Roof Structure**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed

**Condition of roof structure:** Required repair, replacement and/or evaluation (see comments below)

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Required repair, replacement and/or evaluation (see comments below)

**Ceiling insulation material:** Fiberglass loose fill, Fiberglass roll or batt

**Roof ventilation type:** Ridge vent(s), Enclosed soffit vents

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**85)** 🛠️ 🔍 ⓘ Evidence of rodent infestation was found in the form of damaged insulation in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporhost.com/?SEALUP>

<http://www.reporhost.com/?TRAPUP>

<http://www.reporhost.com/?CLEANUP>

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**86)** 🛠️ 🔍 ⓘ 💧 One or more areas of the roof structure were wet or had elevated levels of moisture at the time of the inspection. There appears to be an active leak in the roof or structure exterior. A qualified contractor should evaluate and repair as necessary.



Photo 86-1

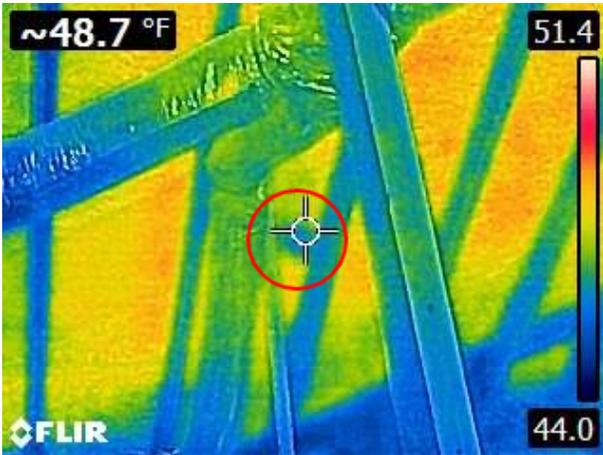


Photo 86-3



Photo 86-4



Photo 86-5

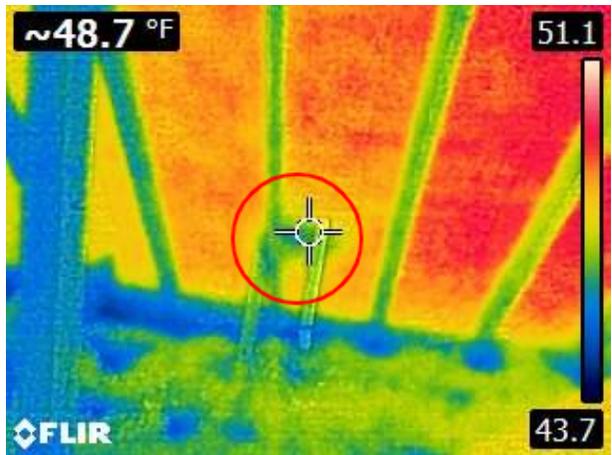


Photo 86-6



**Photo 86-7**

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**87)**   Insulation in the attic was damaged, apparently by rodents (e.g. burrow holes, feces, urine stains). If this report doesn't already recommend replacement of insulation for energy efficiency, the client may want to have insulation replaced for sanitary reasons or to prevent odors.

Recommend a qualified contractor evaluate and make the necessary repairs. Please feel free to contact LunsPro Home Inspections at 770-483-2808 or [inspections@lunspro.com](mailto:inspections@lunspro.com) for a qualified referral.



**Photo 87-1**



**Photo 87-2**

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**88)**  One or more attic access hatches or doors were not insulated, or had substandard insulation. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit: <http://www.reporthost.com/?ATTACC>



**Photo 88-1**

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**89)** General pictures of the attic and roof structure



**Photo 89-1**



**Photo 89-2**



**Photo 89-3**



**Photo 89-4**



**Photo 89-5**

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## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Manufacturer:** Goodman, Lennox

**Condition of forced air heating/(cooling) system:** Not determined (inaccessible, obscured, or power, gas or oil service off)

**Forced air heating system fuel type:** Natural gas

**Estimated age of Forced Air Furnace:** Goodman 1 Year, Lennox 27 Years

**Location of forced air furnace:** Basement, Attic

**Location for forced air filter(s):** At base of air handler

**Condition of cooling system and/or heat pump:** Not determined

**Estimated age of A/C / Heat pump unit(s):** Lennox 14 Years, Goodman 1 Year

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**90)**    The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a

compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced. If this property comes with a home warranty then the client should be aware that some warranty companies will not cover HVAC units if they have not been serviced before the purchase of the home or if the units are over 10 years of age.

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**91)** 🛠️📄📌📍 Observed rusting in the bottom of the condensate drain pan under the indoor section of the cooling system in the attic. Client should monitor the unit in the future to ensure the unit is not leaking. If one or more portions of the cooling system(s) are at or beyond their average life then it is recommended to have the unit(s) serviced by a qualified HVAC contractor.

Lennox unit in attic



**Photo 91-1**

**92)** 🛠️📄📌📍 Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



**Photo 92-1**



**Photo 92-2**

**93)**   The furnace heating system was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

The property was re inspected on 01/08/2020 and the gas was turned on.

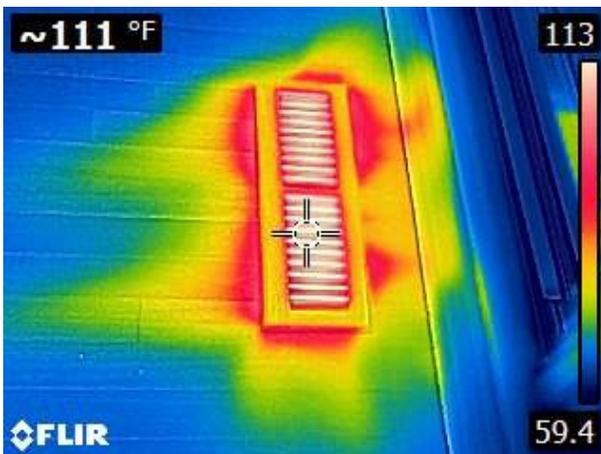
Furnace located in basement only.



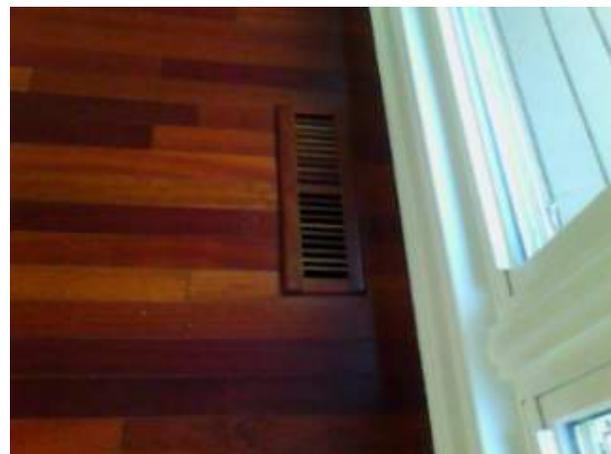
**Photo 93-1**



**Photo 93-2**



**Photo 93-3**



**Photo 93-4**



Photo 93-5



Photo 93-7



Photo 93-8

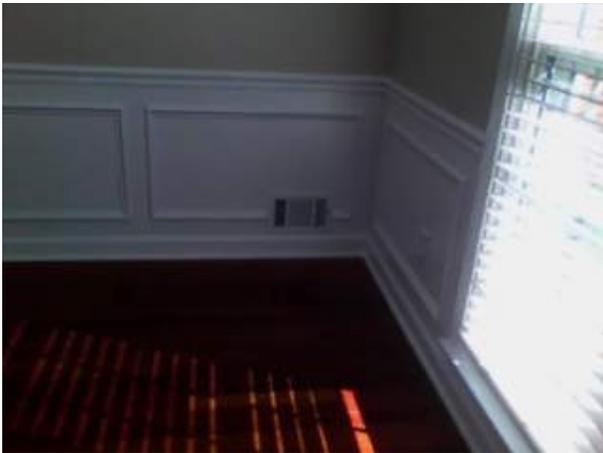


Photo 93-9

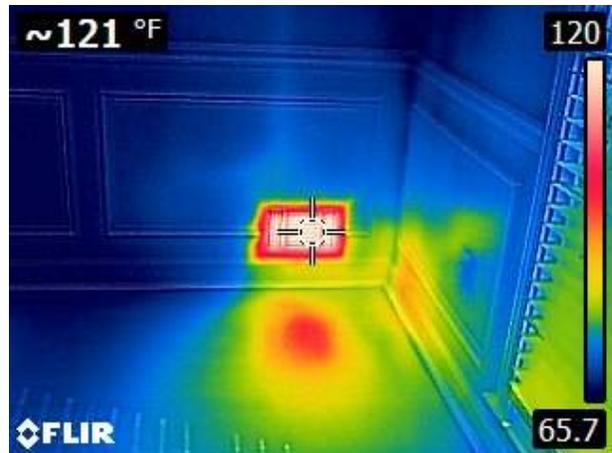
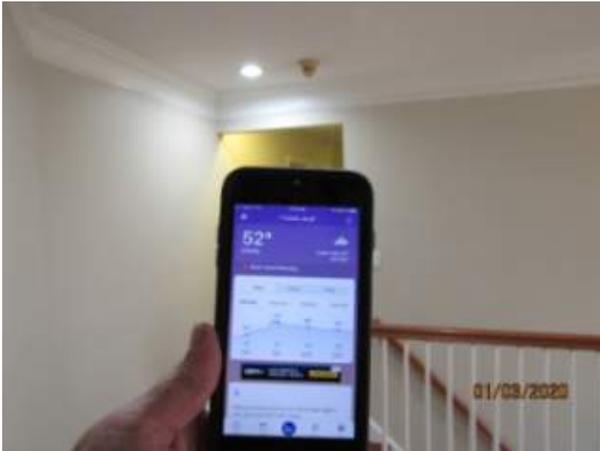


Photo 93-10

94)   The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system. Client should consider having the A/C units further evaluated by a qualified HVAC contractor to determine if units will cool properly during a warmer climate.

**\*NOTE\***

The inspector does not check pressure in refrigerant lines or refrigerant levels.



**Photo 94-1**

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**95)**   The furnace heating system was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Cover to the furnace was laying next to the unit.

Location Attic



**Photo 95-1**



**Photo 95-2**

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**96)**  The a/c system appears to use R-22 as the refrigerant. This has been discontinued and by 2020 will likely no longer be available. Newer systems use 410-A refrigerant. Client should be aware of this and budget for replacement in the future. See the following link for more information. <http://www.startribune.com/does-your-air-conditioner-use-r-22-refrigerant-here-s-why-you-should-care/428178123/>



Photo 96-1

97) <sup>i</sup>The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Lennox

98) General pictures of the HVAC system

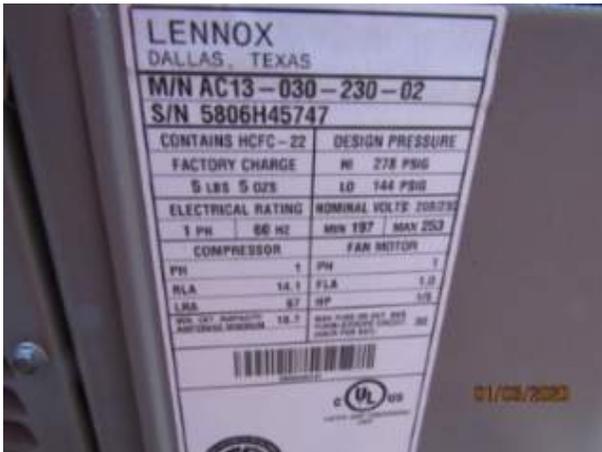


Photo 98-1



Photo 98-2



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## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Required repair, replacement and/or evaluation (see comments below)

**Exterior door material:** Wood, Metal

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Vinyl, Multi-pane, Double-hung

**Condition of walls and ceilings:** Required repairs, replacement and/or evaluation (see comments below)

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

---

**99)**   Some interior door hardware (hinges) were loose. Recommend that a qualified person repair or replace as necessary.

Closet door first floor



**Photo 99-1**



**Photo 99-2**

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**100)** 🛠️ Some exterior door hardware, including hinges were . Recommend that a qualified person repair or replace as necessary.

Hinges where missing screws.



**Photo 100-1**



**Photo 100-2**

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**101)** 🛠️ ⓘ Wood flooring in one or more areas was significantly worn, deteriorated or damaged. Recommend that a qualified contractor refinish wood flooring as necessary.



**Photo 101-1**

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**102)** 🛠️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <http://www.reporthost.com/?ECC>



**Photo 102-1**

**103)**  General infrared pictures of the interior of the home showing no abnormalities at the time of the inspection



**Photo 103-1**



**Photo 103-2**



**Photo 103-3**



**Photo 103-4**



Photo 103-5



Photo 103-7



Photo 103-8

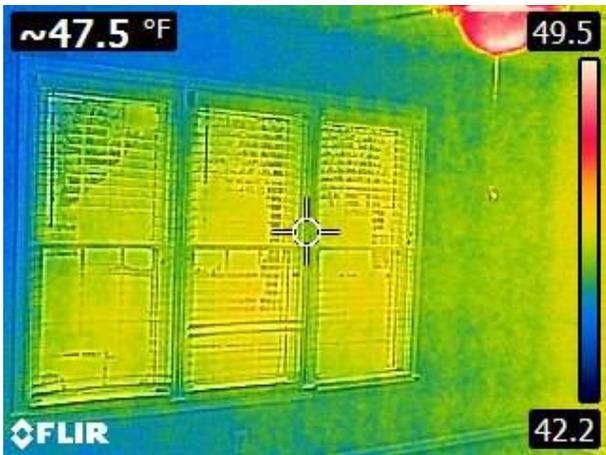


Photo 103-9

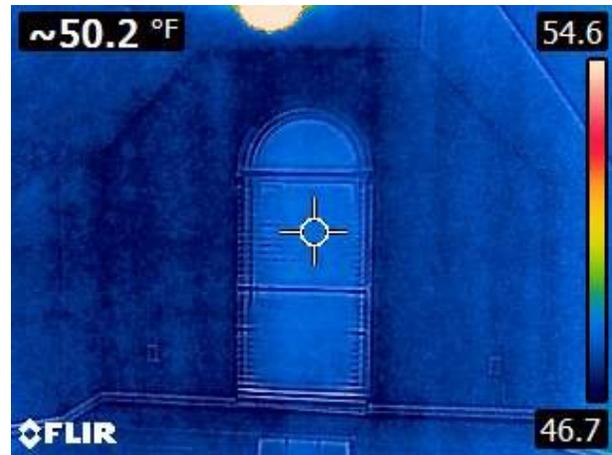


Photo 103-10



Photo 103-11



Photo 103-13



Photo 103-14



Photo 103-15

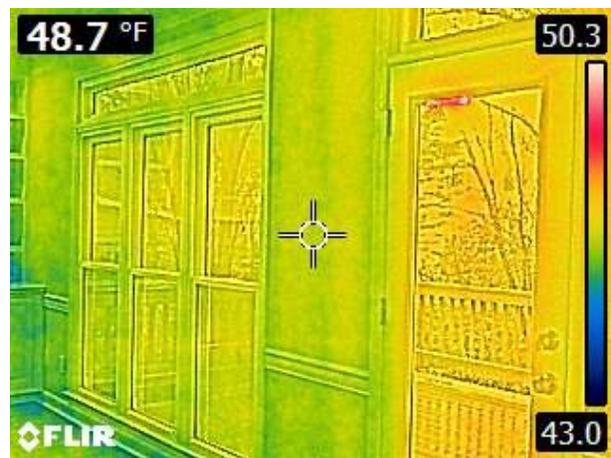


Photo 103-16



Photo 103-17

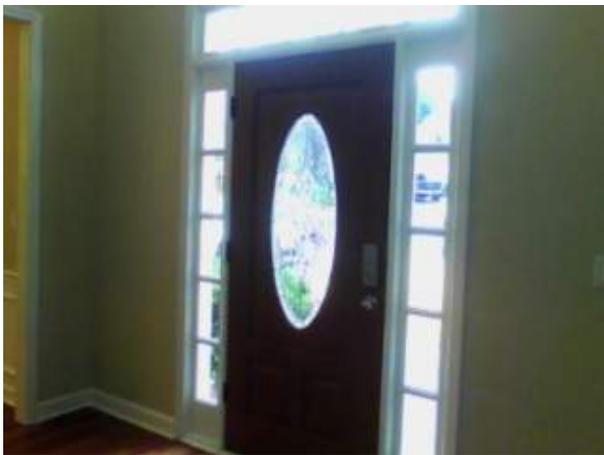


Photo 103-19

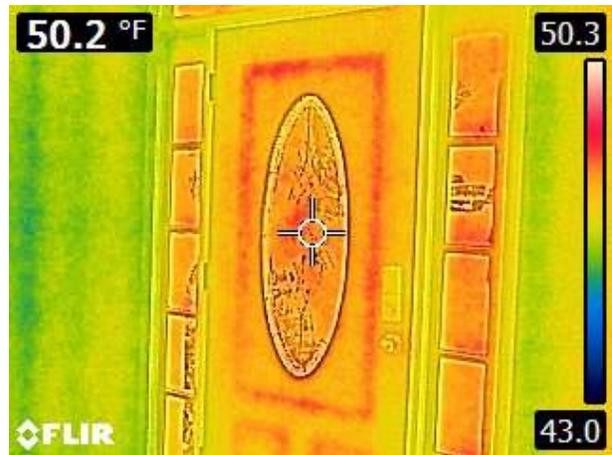


Photo 103-20

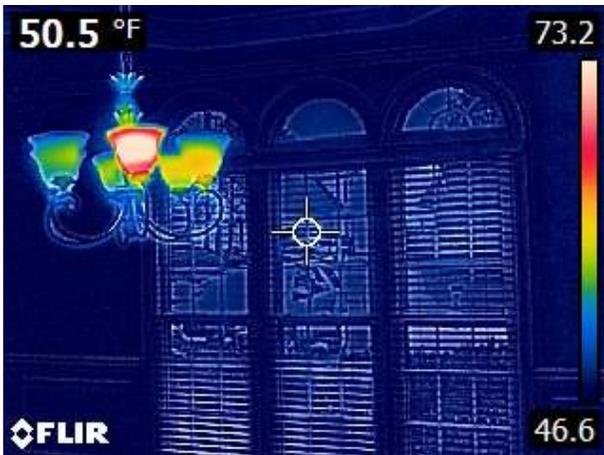


Photo 103-21



Photo 103-22



Photo 103-23



Photo 103-25



Photo 103-26

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## **Fireplaces, Stoves, Chimneys and Flues**

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

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## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers;

incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Water service:** Public

**Water pressure (psi):** 60

**Location of main water shut-off:** Not determined (obscured, inaccessible or none found)

**Supply pipe material:** Copper

**Drain pipe material:** Plastic

**Waste pipe material:** Plastic

**Vent pipe material:** Plastic

**Condition of fuel system:** Not determined (gas service off or no fuel oil)

**Location of main fuel shut-off valve:** At gas meter

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**104)**    One or more hose bibs (outside faucets) appeared to be inoperable. No water flowed from the bib(s) when turned on. This may be due to a shut-off valve being turned off. Note that the inspector does not operate shut-off valves. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.



**Photo 104-1**

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**105)**    This property was unoccupied, new construction, and/or recently de-winterized, and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.

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**106)**   The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

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**107)**  Location of gas shut off/meter:



**Photo 107-1**

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**108)**  General picture of water pressure.



**Photo 108-1**

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## **Mold/Mildew**

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**109)**     There appears to be biological growth suspected to be mold in several areas. Mold is caused by trapped moisture.

This inspection does not include mold testing, sampling or inspecting. Therefore, this comment is just a recommendation to have it further evaluated.

For additional fees, our company can perform an indoor air quality test or mold sampling by swabbing visible areas that appear to have mold growth. The samples are then sent to a laboratory for analysis.

Please contact our office for more information.

General information from the CDC:

Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions.

Mold is found both indoors and outdoors. Mold can enter your home through open doorways, windows, vents, and heating and air conditioning systems. Mold in the air outside can also attach itself to clothing, shoes, bags, and pets can and be carried indoors.

Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding. Mold grows well on paper products, cardboard, ceiling tiles, and wood products. Mold can also grow in dust, paints, wallpaper, insulation, drywall, carpet, fabric, and upholstery.

Tips to decrease mold exposure:

- Keep the humidity level in the house between 40% and 60%.
- Use an air conditioner or a dehumidifier during humid months.
- Be sure the home has adequate ventilation, including exhaust fans.
- Add mold inhibitors to paints before application.
- Clean bathrooms with mold killing products.
- Do not carpet bathrooms and basements.
- Remove or replace previously soaked carpets and upholstery.

For more information, consult the cdc at <http://www.cdc.gov/mold/>



**Photo 109-1**



**Photo 109-2**



**Photo 109-3**



**Photo 109-5**



**Photo 109-6**

**INSPECTOR INFORMATION:**

**Britt Baker**

ASHI Certified Inspector #256956

Airman Certificate #4072744

MFW Inspector # I1662

CMI # 16012710

Cell # 678.230.9011



MoistureFree  Warranty  


### COMPANY INFORMATION:

Thank you for choosing our team to evaluate this property. Questions? Feel free to reach out to the inspector and you can contact us at 770-483-2808 or [inspections@lunspro.com](mailto:inspections@lunspro.com).

LunsPro Home Inspections continues to earn its reputation as a forward-thinking and fast-growing inspection company in greater Atlanta, GA.

- \*Performed over 50,000 professional real estate inspections
- \*Thousands of verified positive online customer reviews
- \*A+ Rated BBB Accredited Business
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