

Atlanta Property Inspections

HOME INSPECTION REPORT



786 Gardenside Circle, Marietta, GA 30067
Inspection prepared for: Kayla Meyer
Date of Inspection: 1/24/2020 Time: 9:30 AM
Age of Home: 20 Years Old (2000) Size: 1600 SF
Weather: Overcast / Light Rain, Wet Soil, 45 - 50 Degrees

Inspector: Jeremy Patterson
ASHI Certified
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Email: jaypatterson1381@gmail.com



INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".

This building inspection is a LIMITED VISUAL INSPECTION of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (**Atlanta Property Inspections, Inc.**) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **Pre-Inspection Agreement** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **Pre-Inspection Agreement**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **Pre-Inspection Agreement**.

GLOSSARY OF TERMS:

APPEARS SERVICEABLE: Item inspected is functioning as intended, no repair needs found.

REPAIR RECOMMENDED: Item inspected was found to need repair but does not affect the safety of the homes occupants.

REPAIR ADVISED: Item inspected was found to be deficient and needs repair, the repair is considered a high priority.

FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

CONTINUE TO MONITOR: The item inspected should be monitored for any future changes in condition and may require future repairs.

SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

GOOD NEWS! Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than \$300 each item.

MODERATE REPAIRS: The approximate repair value of between \$300 to \$1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of \$1,000 or more, each item.

CLIENT RECOMMENDATION: Suggest that the client consider changing or improving an item or function.

INSPECTION SUMMARY:

EXTERIOR GROUNDS:		
Page 8	EXTERIOR DRAINAGE:	<ul style="list-style-type: none"> • POOR DRAINAGE: Drainage concerns were noted at the rear right corner yard and at the left side yard (see photos). Excessively muddy conditions and some standing water were observed. Drainage improvements are recommended at these locations. It was also noted that an underground drain is present at the rear right yard, but the water level inside of the drain is very high, which is an indication that the drain is not operating normally. Further evaluation is suggested by a landscaping professional to determine the full scope of repair needs.
Page 9	DECK:	<ul style="list-style-type: none"> • LIMITED INSPECTION: The underside of the deck is not fully visible for inspection due to low clearances from the ground. The inspector is unable to inspect the deck anchorage system, the deck ledger flashing or the deck joists.
Page 9	PORCH:	<ul style="list-style-type: none"> • LIMITED INSPECTION: The underside of the porch is not fully visible for inspection due to low clearances from the ground. The inspector is unable to inspect the porch anchorage system, the ledger flashing or the joists.
EXTERIOR WALLS:		
Page 11	EXTERIOR TRIM:	<ul style="list-style-type: none"> • Damaged wood trim was noted at the exterior door jamb of the deck entry door just above the threshold (see photo). The damaged area appears to have been repaired using a wood filler, which is not considered a long term repair. Replacement of the damaged wood is recommended.
ROOF, GUTTERS, CHIMNEY:		
Page 13	GUTTERS:	<ul style="list-style-type: none"> • A gutter is improperly sloped at the rear roof to the right of the chimney and is holding water (see photo). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.
Page 14	CHIMNEY:	<ul style="list-style-type: none"> • An improper fresh air vent cover was noted at the lower chimney - the cover present is designed for exhaust purposes only (see photo). Replacement of the cover with the correct screened and hooded type is recommended.
ATTIC:		
Page 17	ATTIC ACCESS:	<ul style="list-style-type: none"> • The partial attic space door was found to be blocked by built in shelving in the closet and could not be opened (see photo). We are unable to inspect this area for framing, roof leaks, wiring, rodents, etc. Further evaluation / inspection of this attic is recommended after access has been provided.

<p>Page 17</p>	<p>ATTIC LEAKS:</p>	<ul style="list-style-type: none"> • Evidence of an active roof leak was observed in the attic at the right side of the chimney; this observation is based on wet water stains on the roof decking (see photo). This condition appears to be an active roof leak - due to this concern, further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.
<p>Page 19</p>	<p>ATTIC RODENTS:</p>	<ul style="list-style-type: none"> • RODENT ACTIVITY NOTED: There is evidence of rodent activity in the attic: • Disturbed attic insulation was noted in the attic along with visible rodent trails in the insulation. • Rodent traps were observed in the attic which is an indication of rodent activity. • Due to the evidence of rodent activity noted above, it is recommended that client ask the home seller for any available disclosure information regarding rodent activity and any efforts to correct this condition. If there is no history of documented rodent exclusion work, it is recommended that further evaluation be conducted by a professional wildlife control contractor to determine the full extent of rodent exclusion needs and costs. All potential rodent entry access points should be sealed to prevent future rodent entry. In addition, any trees or tree limbs that are near the roof that may be contributing to rodent activity on the roof and in the attic should be removed. In many cases, this type of repair can develop into a major expense depending upon the amount of work needed.

INTERIOR:

<p>Page 20</p>	<p>EXTERIOR DOORS:</p>	<ul style="list-style-type: none"> • Minor water damaged wood was noted to the lower inside corner of the door at the rear deck entry (see photo). Further evaluation is recommended by a professional door contractor or qualified carpenter to determine the full extent of repair or replacement needs and costs.
<p>Page 21</p>	<p>WINDOWS:</p>	<ul style="list-style-type: none"> • UNABLE TO FULLY INSPECT: Nearly all of the windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed. • A loose lock was noted at the rear right window in the guest bedroom above the family room. Repair or replacement of the lock is recommended.

BATHROOMS / LAUNDRY

Page 24	BATH TOILETS:	<ul style="list-style-type: none"> The toilet in the master bathroom is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.
Page 24	BATH TUBS / SHOWERS:	<ul style="list-style-type: none"> The hall bathroom tub / shower faucet handle does not have a stop and continues to turn in a circle; repair is recommended by a professional plumber.
Page 24	BATHROOM VENTILATION:	<ul style="list-style-type: none"> The bathroom exhaust fan is inoperative in the second floor hall bathroom. Repair or replacement is recommended.

ELECTRICAL SYSTEM:

Page 31	RECEPTACLES:	<ul style="list-style-type: none"> All of the outlets located at the guest bedroom above the family room are incorrectly wired and have the hot and neutral wires reversed (reversed polarity). Correction is recommended.
Page 31	GFCI / AFCI PROTECTION:	<ul style="list-style-type: none"> SAFETY CONCERN: GFCI protection is missing at the two kitchen island outlets, which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.
Page 32	FIRE SAFETY:	<ul style="list-style-type: none"> SAFETY CONCERN: The smoke detector at the garage has been removed (see photo). This condition is a safety concern. Replacement of the missing smoke detector is advised.

HEATING:

<p>Page 38</p>	<p>HEATING 2:</p>	<p>• AGING EQUIPMENT:</p> <p>HEAT EXCHANGER INSPECTION ADVISED: Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.</p> <p>BUDGET FOR REPLACEMENT: Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.</p> <p>Consider these cost saving strategies when replacing HVAC equipment:</p> <p>1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings: Carrier Rebates: http://www.carrier.com/homecomfort/en/us/rebates-and-financing/ Lennox Rebates: http://m.lennox.com/promotions/national.asp Trane Rebates: http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html York Rebates: http://york.com/residential/promotions-savings/default.aspx</p> <p>2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</p> <p>3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</p> <p>4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.</p>
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AIR CONDITIONING:

Page 39

AC UNIT 1:

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

• AGING EQUIPMENT - BUDGET FOR REPLACEMENT:
 Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:
 Carrier Rebates:
<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>
 Lennox Rebates:
<http://m.lennox.com/promotions/national.asp>
 Trane Rebates:
<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>
 York Rebates: <http://york.com/residential/promotions-savings/default.aspx>
2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment
3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.
4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.

Page 40

AC UNIT 2:

• LIMITED INSPECTION:

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

• AGING EQUIPMENT - BUDGET FOR REPLACEMENT:

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

EXTERIOR GROUNDS:

GRADING / DRAINAGE:

Proper grading of the soil and proper drainage around the home's foundation area is one of the most important aspects of the property because of the direct and indirect damage that can be caused by water intrusion issues. Water is one of the home's biggest adversaries and can have a negative impact on concrete surfaces, basements and crawl spaces, deck and porch footings, and other components around the homes exterior grounds. While the performance of lot drainage may appear serviceable at the time of this visual inspection, the inspector can not predict the future performance of the drainage systems as conditions constantly change. The inspection is limited to conditions at the time of this inspection and any obvious signs of past problems.

EXTERIOR DRAINAGE:

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

• **The overall slope of the yard is flat;**

• POOR DRAINAGE:

Drainage concerns were noted at the rear right corner yard and at the left side yard (see photos). Excessively muddy conditions and some standing water were observed. Drainage improvements are recommended at these locations. It was also noted that an underground drain is present at the rear right yard, but the water level inside of the drain is very high, which is an indication that the drain is not operating normally. Further evaluation is suggested by a landscaping professional to determine the full scope of repair needs.



Standing water at left side yard



Standing water and excessively muddy conditions at rear right yard

DRIVEWAY / SIDEWALK:

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

• **A concrete driveway and sidewalk are present.**

• **The overall condition of the driveway and sidewalk is good; typical concrete cracks were observed and are not considered to be significant. Continue to monitor and seal if necessary.**

FENCING / VEGETATION:

OK Minor Moder Major Recom

• **The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed.**

DECK:

OK Minor Moder Major Recom

• **A wood deck is present at the rear.**

• **Wood guard railings are present.**

• **The rear deck appears to be serviceable overall, no concerns were noted except as listed below:**

• **LIMITED INSPECTION:** The underside of the deck is not fully visible for inspection due to low clearances from the ground. The inspector is unable to inspect the deck anchorage system, the deck ledger flashing or the deck joists.



Wood deck at rear

PORCH:

OK Minor Moder Major Recom

• **A wood porch is present at the front entry.**

• **The front porch appears serviceable overall, no concerns were noted except as listed below:**

• **LIMITED INSPECTION:** The underside of the porch is not fully visible for inspection due to low clearances from the ground. The inspector is unable to inspect the porch anchorage system, the ledger flashing or the joists.



Wood porch at front entry

DECK / PORCH SUPPORT:

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

• Wood support posts are present - 4X4.

• The deck and porch support structures appear to be functioning as intended; no concerns were noted.

EXTERIOR WALLS:

EXTERIOR WALLS:

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

Vinyl siding is present and appears to be serviceable, no concern were noted.

EXTERIOR TRIM:

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

• Vinyl trim is present as well as some wood trim.

• The exterior trim appears serviceable except as noted below:

• Damaged wood trim was noted at the exterior door jamb of the deck entry door just above the threshold (see photo). The damaged area appears to have been repaired using a wood filler, which is not considered a long term repair. Replacement of the damaged wood is recommended.



Damaged trim and wood filler repair at deck door jamb

FASCIA / SOFFIT:

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

• Vinyl soffit and metal fascia is present. The exterior soffit / fascia appears serviceable; no concerns were noted.

PAINTING / CAULKING:

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

• The overall condition of the exterior painting and caulking appears to be adequate, continue to maintain as needed.

ROOF, GUTTERS, CHIMNEY:

ROOF INSPECTION LIMITATIONS:

The following roof inspection is an opinion of the general quality and condition of the roofing system and its components at the time of this inspection. The inspection is a limited visual inspection of the roofing system.

The inspector does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leaks. Client is advised to inspect the roof annually and to maintain the roof and make repairs as needed.

ROOF ACCESS:

Roof access is at the sole discretion of the inspector, the roof may be inspected by walking the roof, viewed from a ladder, from the ground using binoculars and / or other methods of inspection. Our inspection methods meet or exceed the professional standards of the American Society of Home Inspectors (ASHI). Work safety, weather conditions, and potential material damage are the governing factors in deciding whether to walk the roof or not.

REPAIRS:

It is our strong recommendation that all roofing repairs or evaluations recommended in this report be conducted by a professionally licensed and insured roofing contractor, during the buyers due diligence period; all repairs should meet all professional roofing industry standards, warranties, and applications.

ROOF DESCRIPTION / ACCESS:

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

• **ROOF DESCRIPTION:** Intersecting gable style roof, Medium pitch, Recently replaced

• **POSITIVE FEATURE!**

This roof has architectural or profile shingles; this attractive and slightly more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-35 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.

• **ROOF INSPECTION ACCESS:** The roof was viewed from the ground with binoculars during wet conditions. Wet conditions prohibit walking on the roof.



Architectural roof shingles present

ROOF:

OK Minor Moder Major Recom

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



Rear roof surfaces look good

ROOF FLASHING:

OK Minor Moder Major Recom

• **Metal roof flashing is present; the visible roof flashings appear serviceable; no concerns were noted.**

• **Black vinyl boots are present at the plumbing vent stacks. The visible roof flashings appear serviceable; no concerns were noted.**

GUTTERS:

OK Minor Moder Major Recom

• **Aluminum gutters and downspouts are present. The gutters appear to be in good working condition except as listed below:**

• **A gutter is improperly sloped at the rear roof to the right of the chimney and is holding water (see photo). Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.**



Gutter improperly sloped at rear roof near chimney

CHIMNEY:

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

• **A wood frame chimney is present with vinyl siding.**

• **An improper fresh air vent cover was noted at the lower chimney - the cover present is designed for exhaust purposes only (see photo). Replacement of the cover with the correct screened and hooded type is recommended.**



Improper fresh air vent cover at chimney

GARAGE:

GARAGE:

OK
 Minor
 Moder
 Major
 Recom

- **An attached two car garage is present.**
- **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**
- **Storage obstructions in the garage restrict full visibility of the floor and lower walls, unable to fully inspect (see photo). Further evaluation is recommended after the storage items have been removed.**



Storage obstructions in garage

GARAGE DOOR:

OK
 Minor
 Moder
 Major
 Recom

A single metal overhead door is present. The garage door appears serviceable; no concerns were noted.

OVERHEAD DOOR OPENER:

OK
 Minor
 Moder
 Major
 Recom

The overhead door opener was tested and was found to be operating normally. The auto safety reverse feature of the door opener was successfully tested.

GARAGE FIRE SEPARATION:

OK
 Minor
 Moder
 Major
 Recom

The garage fire separation looks good - the garage walls, ceilings, and the entry door appear to meet current fire safety separation standards.

SLAB FOUNDATION:

SLAB FOUNDATION:

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

- **A slab foundation is present and is constructed of poured concrete. The foundation appears serviceable, no concerns were noted during this limited visual inspection.**

- **The elevation of the foundation slab off grade is good. Adequate clearances exist between soil and wood products; continue to maintain this clearance.**

WOOD DESTROYING INSECTS:

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

- **It was noted that a termite bait station system is present around the perimeter of the foundation. It is suggested that client find out more about this system and whether a termite bond is in place.**

RODENTS:

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

- **There were no signs of any rodent activity during this limited visual inspection.**

ATTIC:

ATTIC ACCESS:

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

- **The attic is accessible by a pull down ladder.**
- **A partial attic space is present at the front corner guest bedroom closet.**
- **The partial attic space door was found to be blocked by built in shelving in the closet and could not be opened (see photo). We are unable to inspect this area for framing, roof leaks, wiring, rodents, etc. Further evaluation / inspection of this attic is recommended after access has been provided.**



Unable to access partial attic space - entry door obstructed by shelving

ATTIC / ROOF FRAMING:

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

- **Conventional framing is present in the attic and consists of 2 x 6 roof rafters and 2 x 8 ceiling joists spaced 16 inches on center. The roof decking has been framed with oriented strand board (OSB).**
- **The attic and roof framing appears serviceable during this limited inspection, no concerns were noted.**

ATTIC LEAKS:

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

- **Evidence of an active roof leak was observed in the attic at the right side of the chimney; this observation is based on wet water stains on the roof decking (see photo). This condition appears to be an active roof leak - due to this concern, further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.**



Active leak in attic at chimney - wet stains present

ATTIC VENTILATION:

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

• The roof and attic ventilation consists of:

• Soffit vents, ridge vents and gable vents;

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

ATTIC INSULATION:

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

• Fiberglass Blown In Insulation; approximately 12 inches in depth or about R30.

The attic insulation appears serviceable, no concerns were noted.

ATTIC FIRE SEPARATION:

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

• Appears serviceable; the attic fire separation looks good, no concerns were noted.

ATTIC RODENTS:

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

• RODENT ACTIVITY NOTED:

There is evidence of rodent activity in the attic:

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



Rodent traps in attic



Rodent tunnels in attic insulation

INTERIOR:

INSPECTION LIMITATIONS - FLOORS:

The flooring inspection is limited to a visual inspection only. The inspector does not lift or remove floor coverings such as carpeting or vinyl flooring to evaluate the floor. No furniture, cabinets, storage items, or rugs are moved to evaluate floorings. This inspection is limited to visible and accessible areas of the floor system. The inspector does not report on cosmetic defects with the floors such as carpet stains, carpet damage, carpet stretching needs, hardwood floor scratches or hardwood floor stain / color fading.

INSPECTION LIMITATIONS - WINDOWS:

During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections. However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection. We assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair. We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.

INSPECTION LIMITATIONS - CEILINGS:

During the inspection, it is common to find water stains in the sheetrock ceilings and walls. Because this is a limited visual inspection, we cannot fully evaluate this condition or make a determination whether an active leak is present. If water stains are visible, we recommend that the buyer ask the home seller for full disclosure information regarding this condition.

EXTERIOR DOORS:

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

• The exterior doors include steel coated entry doors as well as wood doors; the exterior doors appear serviceable and operate normally; no significant concerns were noted.

CLIENT RECOMMENDATION:

As a standard security measure, it is recommended that client consider installation of new door locks or rekeyed locks after move-in to insure that no one else has a copy of the house keys.

• Minor water damaged wood was noted to the lower inside corner of the door at the rear deck entry (see photo). Further evaluation is recommended by a professional door contractor or qualified carpenter to determine the full extent of repair or replacement needs and costs.



Minor damaged wood at deck entry door

INTERIOR DOORS:

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

• Wood interior doors are present; the interior doors appears to be serviceable and functional.

WINDOWS:

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

- The windows are wood framed windows with double pane glass.
- The overall condition of the windows is OK except as noted below:
 - **UNABLE TO FULLY INSPECT:** Nearly all of the windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed.
 - A loose lock was noted at the rear right window in the guest bedroom above the family room. Repair or replacement of the lock is recommended.



Loose lock at rear right guest bedroom window

INTERIOR WALLS / CEILINGS:

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

• The interior walls and ceilings are covered with sheetrock / gypsum board. The overall condition of the interior walls and the ceilings appears to be serviceable during this limited visual inspection; no concerns were noted.

FLOORS:

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

• The general condition of floors appears to be serviceable. **NOTE: This inspection is limited due to floor coverings and does not evaluate cosmetic conditions with floor coverings such as carpet stains, floor scratches, etc. Floor conditions below carpeting and underneath area rugs will not be reported in this inspection and are excluded. We will not move the home sellers furniture in order to inspect flooring conditions. Buyer is advised to move all area rugs as needed for a more full evaluation of the floor conditions below the rugs.**

INTERIOR STAIRS:

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

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

FIREPLACE:

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

• Fireplace Location: Family room Fireplace Type: Pre-fabricated Metal with a gas starter

The fireplace appears serviceable; no concerns were observed. Annual inspections are recommended along with regular cleaning of the chimney flue as needed.

KITCHEN:

KITCHEN CABINETS:

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

• **Wood cabinets and solid surface countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.**

KITCHEN SINK / FAUCET:

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

• **A stainless steel sink is present; the kitchen sink and faucet appear serviceable; no concerns were noted.**

STOVE / OVEN / COOKTOP:

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

• **A gas range / stove is present;**
 • **The stove appears serviceable; the stove was tested and appears to be functioning normally.**

CLIENT RECOMMENDATION: The kitchen stove does not have the anti-tip bracket installed behind the unit as is now required by all stove manufacturers. See manufacturer's manual regarding the installation instructions for this safety device. This bracket is usually installed on the lower wall behind the stove and is designed to prevent the appliance from tipping over. Correction is recommended to meet the manufacturers installation requirements.

DISHWASHER:

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

• **The kitchen dishwasher was operated through a normal wash, rinse and dry cycle. Operation was normal; no concerns were noted.**

KITCHEN VENTILATION:

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

• **The microwave vent hood is functional and is recirculating back into the kitchen.**

MICROWAVE OVEN:

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

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

DISPOSAL:

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

• **Appears serviceable; the disposal was tested and operated normally.**

REFRIGERATOR:

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

• **The kitchen refrigerator is not within the scope of this inspection and was not inspected. If the refrigerator is staying with the home, it is suggested that client inspect the refrigerator for condition issues and performance.**

BATHROOMS / LAUNDRY

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

NUMBER OF BATHROOMS:

2 and a half baths.

BATH SINKS:

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

• **The condition of the bathroom sinks appears serviceable; no concerns were noted.**

BATH TOILETS:

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

• **POSITIVE FEATURE!**
The toilets are the newer low flow water saving toilets that use only 1.6 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.

• **The bathroom toilets were operated and tested and appear to be serviceable except as noted below:**

• **The toilet in the master bathroom is loose at the floor; this condition is a leak concern. A loose toilet can also be an indication that the toilet flange is damaged and may need replacement. Further evaluation is recommended by a professional plumber to determine the full scope of repair needs.**

BATH TUBS / SHOWERS:

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

• **The bathtub and shower fixtures were tested and appear to be serviceable, except as noted below:**

• **The hall bathroom tub / shower faucet handle does not have a stop and continues to turn in a circle; repair is recommended by a professional plumber.**

BATHROOM VENTILATION:

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

• **Exhaust fans are present.**

• **The bathroom exhaust fan is inoperative in the second floor hall bathroom. Repair or replacement is recommended.**

LAUNDRY:

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

- **The laundry room is located near the kitchen.**

- **The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present and appears serviceable.**

LIMITED INSPECTION:

1. **The laundry appliances, if present, were not tested.**
2. **The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.**

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

PLUMBING:

PLUMBING INSPECTION LIMITATIONS:

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, gas piping, or irrigation use are specifically excluded from this inspection. Plumbing leakage, clogged drains or obstructions, or corrosion damage in any of the underground plumbing piping or gas piping system can not be detected during this limited visual inspection.

This inspection company assumes no liability for any underground leaks or clogs and any damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, underground gas piping, and underground irrigation systems are also not within the scope of this inspection. In addition, overflow drains for tubs and sinks are not flooded or tested during this inspection. It is our strong recommendation that all recommended plumbing or gas piping repairs or further evaluation listed in this report should be conducted by a licensed, professional plumbing contractor prior to closing. All repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

It is suggested that client request written receipts and warranties for all plumbing work completed.

PLUMBING SUPPLY:

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

- The water service is public and appears serviceable; the underground piping appears to be Copper. No concerns were observed.

- The main plumbing supply cut-off valve is located at the water heater. (see photo)

- Copper piping is present. Copper piping has been the most commonly used piping for residential housing until very recently when plastic piping has gained more popularity. Copper piping is known for its reliability, customer satisfaction, low maintenance needs, and has withstood the test of time well. Copper is corrosion resistant, will not burn or give off toxic gases, and conducts heat well.

- The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the rear hose bib and was found to be normal at 50 PSI.



Water pressure normal - 50 PSI



Main water cutoff above water heater

PLUMBING DRAINS / SEWAGE:

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

• A public sewer system appears to be present with plastic drain pipes. (NOTE: The presence of a sewer system can not be guaranteed during this inspection; client is advised to confirm the type of waste system of the home).

• The drain piping appears serviceable; no concerns were found.

GAS SERVICE:

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

• The gas meter is located at the left side exterior wall and appears serviceable; no concerns were found. (NOTE: The gas lines inside the walls, ceilings and floors are not fully visible for inspection and could not be evaluated).

WATER HEATER:

WATER HEATER MAINTENANCE RECOMMENDATIONS:

1. TEST THE T&P VALVE:

Client is advised to test the temperature and pressure relief valve (TPR valve) at least once per year to insure normal valve operation and safe performance of the water heater. Lack of testing can lead to a potential safety hazard. Corrosive buildup could form inside the valve causing the valve to lock up and fail to open. The valve should open thermostatically, on its own, if needed during an overheating event or due to increased pressure inside the tank. This valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal itself. If the valve fails to fully open, fully close, or if the valve leaks several minutes after testing, valve replacement may be needed by a professional plumber.

2. DRAIN THE TANK:

The water heater manufacturer recommends draining the water heater at least once per year to flush unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power or gas to the tank, turning off the cold water supply to the tank, attaching a garden hose to the drain valve at the bottom of the tank, and opening the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5-10 gallons needs to be released. Monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on.

If your hot water is supplied by a tankless system, the maintenance recommendations are very different from tank systems; please read the owners manual for specific draining and rinsing requirements and maintenance procedures.

3. READ THE OWNER'S MANUAL:

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

WATER HEATER:

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

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

• **TANK DESCRIPTION:** Rheem, 50 gallons, 6 years old (2014)

• **POSITIVE FEATURE!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames from traveling out to the floor in case of flammable spillage at the tank location. If a vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service.

• **The gas water heater appears serviceable, no concerns were noted. The gas piping, exhaust venting and combustion air requirements all look good.**

The temperature and pressure relief valve was NOT tested. Due to concerns with leaks, we do not test this type of valve. As a maintenance item, client is advised to test this safety valve at least once per year to insure normal valve operation.

A thermal expansion tank / valve is present on the cold water line and appears serviceable.



Gas water heater in laundry room

ELECTRICAL SYSTEM:

ELECTRICAL INSPECTION LIMITATIONS:

This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

GFCI PROTECTION - SELF TEST REGULARLY:

GFCI protection (Ground Fault Circuit Interrupt) is now required by the National Electric Code (NEC) to protect occupants against electric shock and injury at "wet locations" which includes outlets at all exterior location, all garage outlets, basements, all bathroom outlets, all kitchen countertop outlets, jetted tubs or hot tubs, and any outlet within 6 feet of a sink such as a wet bar or a laundry wash tub. Outlets near or around swimming pools are also included. Exceptions include outlets for washing machines, garage door openers, refrigerators and sump pumps. In older homes, GFCI protection may not be present in each of the required locations but is suggested as an upgrade for improved safety. Client is advised to test all GFCI protected outlets at least once per year to insure they are functioning properly; because there is a high failure rate with older GFCI outlets, many need replacement after just a few years. It is recommended that client purchase a simple GFCI outlet tester at the local hardware store or home center; this type of inexpensive tester (\$8) is a good addition to any tool box and will provide a more accurate test.

ELECTRICAL SERVICE:

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

- **The electrical service is underground - 110/220 volt;**
- **The electrical grounding consists of a single ground rod near the electrical meter.. The electrical service and grounding appears serviceable; no concerns were noted.**
- **A 150 amp main breaker is present at the exterior meter location. Appears serviceable, no concerns were noted.**

MAIN PANEL:

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

- **The main panel is located in the garage . Circuit breakers are present. The main panel box appears serviceable during a limited visual inspection inside the panel; no concerns were found.**

LIGHTS / SWITCHES:

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

- **Appears serviceable - a representative number of lights and switches were tested and appear serviceable; no concerns were noted.**

ELECTRICAL WIRING:

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

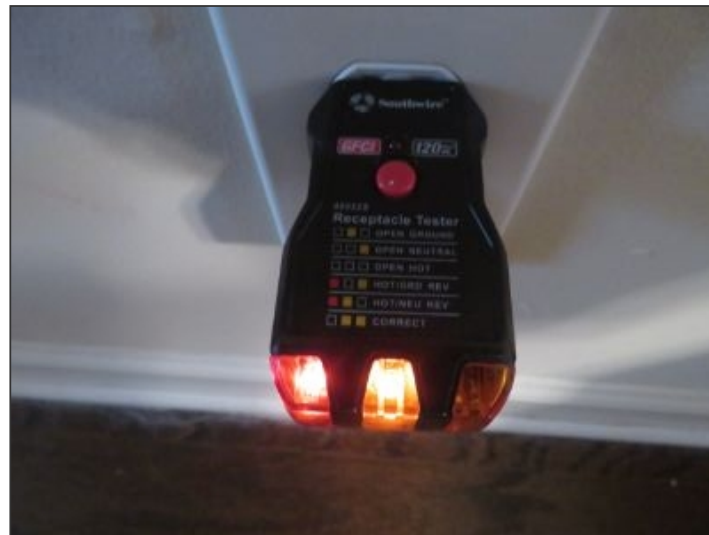
• **Appears serviceable, the visible wiring appears to be serviceable; no concerns were noted.**

RECEPTACLES:

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

• **A representative number of receptacles / outlets were tested and appeared to be functional, except as noted below:**

• **All of the outlets located at the guest bedroom above the family room are incorrectly wired and have the hot and neutral wires reversed (reversed polarity). Correction is recommended.**



Guest bedroom outlets incorrectly wired - hot and neutral wires reversed

GFCI / AFCI PROTECTION:

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

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

• **SAFETY CONCERN:**
 GFCI protection is missing at the two kitchen island outlets, which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.

FIRE SAFETY:

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

• **The smoke detector alarms were tested and responded to test button operation; it is suggested that client continue to test all smoke detectors regularly and change each 9 volt battery at least once a year.**

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

• **POSITIVE FEATURE!**

The smoke detectors are inter-connected or "hardwired" as required by current building codes and fire safety codes for improved fire safety. This condition allows the smoke detectors to all activate at the same time for improved fire safety and increased response time. For example, if a fire starts in a basement near the electrical panel, when the basement detector goes off, the upstairs master bedroom smoke detector also activates, long before smoke develops, giving the occupants much more time to respond. This inter-connection requirement has been credited with saving many lives during residential house fires.

• **THE FOLLOWING FIRE SAFETY UPGRADES ARE SUGGESTED:**

- 1. REPLACE OUTDATED DETECTORS:** Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use. There have been significant changes and improvements to the sensors in the last 10 -20 years.
- 2. INSTALL FIRE EXTINGUISHERS:** For improved fire safety, it is recommended that fire extinguishers be present in the home, one on each floor level. The extinguishers should be UL approved and an ABC type for residential use; the ABC type fire extinguisher assists in putting out several different types of fires commonly found in residential homes such as paper fires, grease fires in kitchens and electrical fires. Choose a quality unit that can be recharged after use. Good locations for fire extinguishers include one at each floor level with the garage, laundry room, bedroom hallways and the kitchen being the best locations. To prevent the chemical powders inside the fire extinguisher from compacting, each extinguisher should be shaken 2 times per year.

• **SAFETY CONCERN:**

The smoke detector at the garage has been removed (see photo). This condition is a safety concern. Replacement of the missing smoke detector is advised.



Garage smoke detector removed

CARBON MONOXIDE DETECTORS:

OK
 Minor
 Moder
 Major
 Recom

• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:

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

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

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

SECURITY SYSTEM:

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

A security system is present. The security system and its components are not within the scope of this home inspection. Further evaluation and inspection is recommended.

In addition to normal security system features such as notification of break-in or fire, security systems can provide many other benefits such as:

- 1. Door chime alerts parents to open doors and child entry and exit.**
- 2. Smoke and fire protection with a second set of interconnected smoke detectors, independent of the home's primary smoke detectors.**
- 3. Additional fire protection with optional heat sensors that can be located at the electrical panel, garage, gas furnace, gas water heater, kitchen and other higher risk locations where residential fires often start. These sensors can monitor when significant temperature changes occur, such as the beginning of a fire, and activate the alarm before smoke develops, giving the home's occupants more response time.**
- 4. Direct link to police and fire for a quicker response.**
- 5. Carbon monoxide detectors can be integrated into the security system as another layer of personal protection.**

HEATING:

INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.
2. Client is advised that the condition of the Heat Exchanger is **NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.**
3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.
4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.
5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.
6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.
7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

HEATING 1:

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

• **Gas Heating:**
First Floor Zone: Rheem, located in the attic, 75,000 BTU, 9 years old (2011)

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

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



Gas furnace heating normally - 126 degrees



First floor gas furnace in attic

HEATING 2:

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

• **Gas Heating:**
Second Floor Zone: Carrier, located in the attic, 66,000 BTU, 20 years old (2000)

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

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

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.



Gas furnace heating normally - 134 degrees



Second floor gas furnace in attic

AIR CONDITIONING:

AC UNIT 1:

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

• **First Floor Zone: Carrier, 2 ton, 20 years old (2000)**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **LIMITED INSPECTION:**

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

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.



First floor AC unit

AC UNIT 2:

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

• **Second Floor Zone: Carrier, 2 ton, 20 years old (2000)**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **LIMITED INSPECTION:**

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

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.



Second floor AC unit

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

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

• Installation of a "Smart" thermostat is recommended; this type of thermostat has lots of new features over the traditional thermostats that can help save money and increase comfort. Most smart thermostats range in price from \$150 to \$300.

HVAC FILTERS:

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

• The filters appear serviceable. No concerns were noted. Client is encouraged to change the filters regularly. Regular filter changing helps to maintain clean HVAC equipment, cleaner air ducts, and reduced dirt and dust inside the home. Consider using good quality filters. Good filter choices include a pleated filter or larger media filter that provides more surface area for improved air cleaning. Look for filters with a higher micro-particle performance rating (800 and up), and a higher MERV rating (Minimum Efficiency Reporting Value - 8 to 10 and up).

• Filter Size :16x25x1 at both systems.

HVAC DUCTING:

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

• Flexible Round HVAC ducting is present; the HVAC ducting appears serviceable, no concerns were noted.

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

OK
 Minor
 Moder
 Major
 Recom

RADON TEST RECOMMENDED:

According to the Environmental Protection Agency (EPA), this home is located in one of the four (4) Georgia counties that the EPA lists as having a "High Probability" of radon gas. The EPA Georgia county map identifies Gwinnett, Cobb, DeKalb and Fulton counties as red or "High Probability". Because this home may have a higher risk of radon gas entry, further evaluation is recommended. Ask the home seller if there has been any recent radon testing of the home. If no recent radon information is available, then a current radon screening is recommended.

Visit www.epa.gov/radon for more information on radon gas, radon testing and a view of the Georgia county map - <http://www.epa.gov/radon/zonemap.html> .

WE CAN HELP! Atlanta Property Inspections, Inc can conduct professional radon screening, for an additional fee. The radon screening consists of placement of a continuous radon monitor, usually in the lowest available living space such as a basement or first floor room. The radon monitor takes hourly radon readings during the 48 hour testing period, and an overall radon average will be calculated. The EPA strongly recommends that steps be taken to reduce indoor radon, with a professionally installed radon mitigation system, when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher. The average cost of a radon mitigation system is usually between \$1500 and \$2000.

Client was made aware that Radon testing is available as an additional inspection service that could be provided at the time of this home inspection. Client has declined a radon test at this time.

MOLD:

OK
 Minor
 Moder
 Major
 Recom

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

MOLD AND THE INSPECTION:

This is a limited home inspection and is NOT A MOLD INSPECTION. We are not inspecting for mold and we are not responsible or liable for any mold that may be present in this home. We may mention visible mold as a courtesy when the suspected mold is detected during the course of our normal home inspection procedures.

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

ASBESTOS:

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

No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present. Please visit <http://www.epa.gov/asbestos> for more information on asbestos materials.

LEAD BASED PAINT:

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

Because this home is newer and was NOT constructed prior to 1978, it is unlikely that lead based paint (LBP) is present. According to the Environmental Protection Agency (EPA), homes built prior to 1978 have a higher risk of having LBP in the home. For more information regarding LBP, call the National Lead Information Clearinghouse at 800.424.LEAD or visit <http://www.epa.gov/lead>.

Glossary

Term	Definition
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.