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Property Inspection Report

Client(s): Monica Wright

Property address: 3893 Old Atlanta Station Dr
unit 1
Smyrna GA 30080










Inspection date: Tuesday, January 28, 2020

This report published on Tuesday, January 28, 2020 4:50:10 PM EST

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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:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conducive conditions	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>

General Information

Inspector: Jeff Brazenas

Structures inspected: Main

Age of building: 14 yrs

Type of building: Townhouse

Time started: 1:00 Pm.

Total Length of Inspection & Report Writing: 4 Hrs.

Inspection Fee: \$445.00

Payment method: Pre-Paid

Present during inspection: Client(s)(at end)


Occupied: No

Weather conditions: Partly cloudy

Temperature: Cool

Ground condition: Damp

Foundation type: Slab on grade


1)  The residential dwelling unit appeared to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:


- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.



Photo 1-1

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

3)  All designations such as "left side and right side" are noted as if the house is being viewed from the street.

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.

Condition of retaining walls: Appeared serviceable

Retaining wall material: Wood

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Masonry

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: Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade


4)  Some sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 4-1



Photo 4-2

5) General pictures of exterior



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6



Photo 5-7



Photo 5-8



Photo 5-9



Photo 5-10



Photo 5-11



Photo 5-12



Photo 5-13



Photo 5-14



Photo 5-15



Photo 5-16

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

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

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Estimated Age: 14 yrs

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

6) General pictures of roof



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6



Photo 6-7



Photo 6-8



Photo 6-9



Photo 6-10



Photo 6-11

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

Condition of garage: Appeared serviceable

Type of door between garage and house: Solid core, Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

7) General pictures of garage/carport



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5

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.

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 200

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage



Location of main disconnect: At main disconnect panel outside

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Copper

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: No, recommend install

8)   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>



Photo 8-1

9)  One or more light fixtures were loose. Recommend that a qualified electrician repair or replace light fixtures as necessary.




Bathroom



Photo 9-1



Photo 9-2

10)    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.


11)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 11-1



Photo 11-2


12)  No abnormal temperature anomalies detected at time of inspection.



Photo 12-1



Photo 12-2


13)  Location of main shut off:



Photo 13-1



Photo 13-2



Photo 13-3

14) General pictures of service panel(s)



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4

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: A.O. Smith

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

Type: Tank

Energy source: Electricity

Capacity (in gallons): 66

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 123


15)  The water heater expansion tank has low air pressure. Air did not exit the pressure valve when opened. The tank should be serviced or replaced as necessary.



Photo 15-1

16) **i** Water heater appeared to be functional at time of inspection



Photo 16-1



Photo 16-2

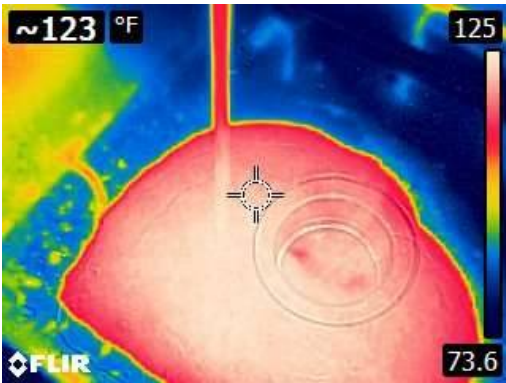


Photo 16-3



Photo 16-4

17) **i** 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 17-1



Photo 17-2

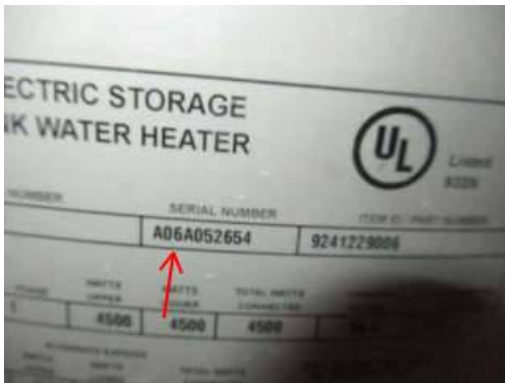


Photo 17-3 MFD 2006/14 yrs old



Photo 17-4

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 counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Required repair, replacement and/or evaluation (see comments below)

Condition of dishwasher: Appeared serviceable

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

Range, cooktop type: Natural gas, Electric

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable



18)   One or more bushings were missing or damaged for the under-sink food disposal's electric wiring. Insulation on the wiring can get damaged where wires are routed through holes in the under-sink food disposal's metal housing. This is a potential shock hazard. Recommend that a qualified electrician install bushings where missing and per standard building practices.



Photo 18-1

19) 🔧📌 Cooktop inoperable. Recommend a qualified contractor evaluate and repair as needed.

Not plugged in and gas shut off. Inspectors do not operate shut off valves.



Photo 19-1



Photo 19-2

20) 🧼🔧 Recommend cleaning and sealing the grout at countertops now and in the future as necessary to prevent staining and to improve waterproofing.



Photo 20-1



Photo 20-2

21) 🔍🏠📌 An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles at the front of the hood not being installed, or a problem with the duct. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture may accumulate in living spaces. Client may wish to have it modified so exhaust air is ducted outdoors.



Photo 21-1

22) **i** Oven(s) appeared to be heating at time of inspection



Photo 22-1



Photo 22-2

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

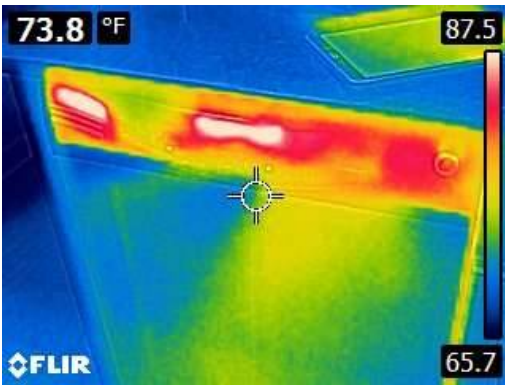


Photo 23-1



Photo 23-2

24) **i** Microwave appeared to be heating at the time of inspection.



Photo 24-1



Photo 24-2

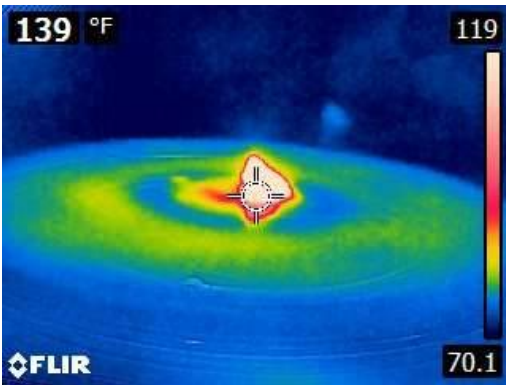



Photo 24-3



Photo 24-4

25)  Refrigerator appears to be operable

Note: Ice maker is noisy

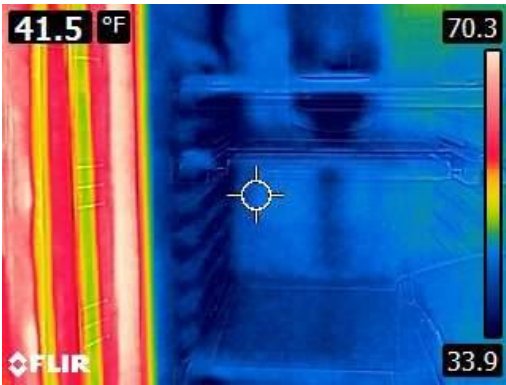


Photo 25-1



Photo 25-2

26) General pictures of kitchen



Photo 26-1



Photo 26-2



Photo 26-3



Photo 26-4



Photo 26-5



Photo 26-6

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: Full bath, basement

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

Location #C: Full bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

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

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

Condition of toilets: Appeared serviceable

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

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Spot fans

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

27) 🛠️💧 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 27-1

28) 🛠️ The sink spout at location(s) #B was loose. Recommend that a qualified person repair as necessary.



Photo 28-1

29) 🛠️ The bathtub faucet/spout at location(s) #B dripped when it was turned off. Recommend that a qualified plumber repair as necessary.



Photo 29-1

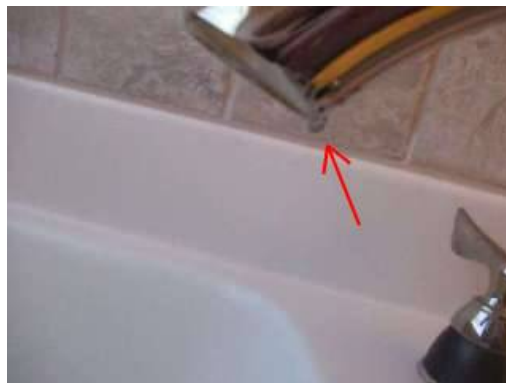


Photo 29-2

30) 🛠️ Diverter valve for the showers at locations # a and c were defective. Recommend replacing to prevent the wasting of water.



Photo 30-1



Photo 30-2


31)  Recommend cleaning and sealing the grout in flooring at location(s) #A now and in the future as necessary to prevent staining and to improve waterproofing.



Photo 31-1



Photo 31-2

32) General pictures of bathroom(s)



Photo 32-1



Photo 32-2



Photo 32-3



Photo 32-4



Photo 32-5



Photo 32-6



Photo 32-7



Photo 32-8



Photo 32-9



Photo 32-10



Photo 32-11

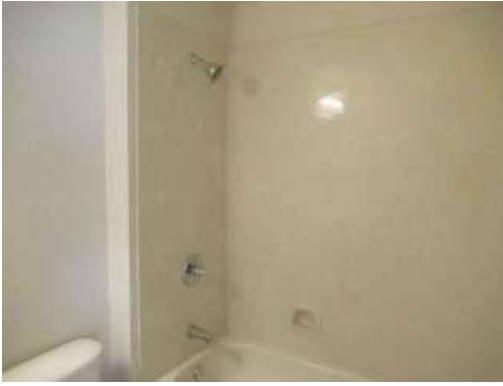


Photo 32-12



Photo 32-13



Photo 32-14



Photo 32-15



Photo 32-16



Photo 32-17



Photo 32-18



Photo 32-19

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: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses


Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

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

33)  Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

34) General pictures of attic and roof structure



Photo 34-1



Photo 34-2



Photo 34-3



Photo 34-4



Photo 34-5



Photo 34-6



Photo 34-7



Photo 34-8



Photo 34-9



Photo 34-10



Photo 34-11



Photo 34-12

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, Furnace

General heating distribution type(s): Ducts and registers

Manufacturer: Bryant

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Forced air heating system fuel type: Natural gas

Estimated age of HVAC unit(s): 14 yrs

Location of forced air furnace: Garage, Attic

Condition of furnace filters: Required replacement

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

Condition of forced air ducts and registers: Appeared serviceable

Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Condition of controls: Appeared serviceable

35) 🔧🔍 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.

36) 🔧🔍 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 36-1





Photo 36-2



Photo 36-3



Photo 36-4

37)   The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of these units. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement if necessary.

They are probably original units/14 yrs old and at their lifespan. Labels were missing or worn off.



Photo 37-1



Photo 37-2



Photo 37-3

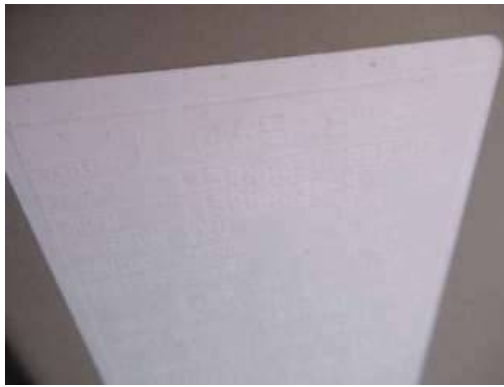


Photo 37-4

38) The estimated useful life for most forced air furnaces is 15-20 years. Both furnaces appeared to be 14 yrs old



Photo 38-1



Photo 38-2 MFD 2006/14 yrs old



Photo 38-3

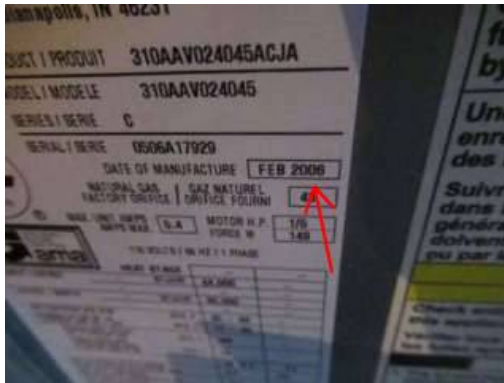


Photo 38-4 MFD 2006/14 yrs old

39) The outdoor air temperature was below 60 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 unit inspected by a qualified HVAC technician to determine whether the unit (s) will cool properly during a warmer climate.



Photo 39-1

40) **i** Furnace(s) appeared to be heating at time of inspection

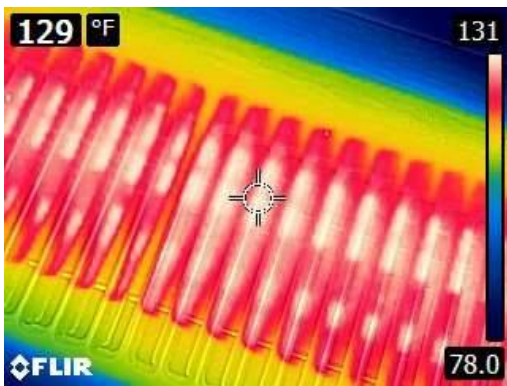


Photo 40-1 Main floor



Photo 40-2

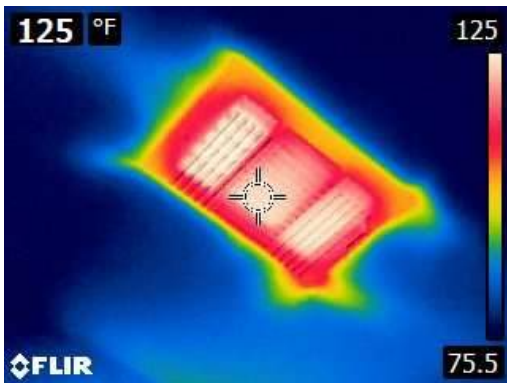


Photo 40-3 Basement level



Photo 40-4

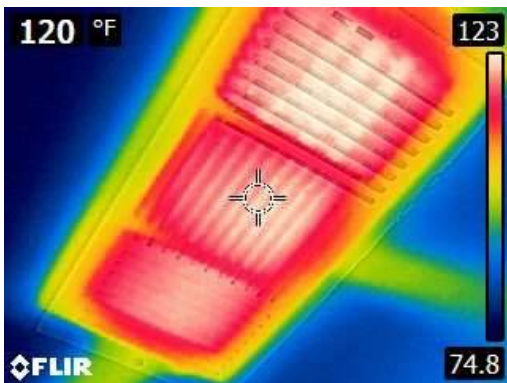


Photo 40-5 Top level



Photo 40-6

41) General pictures of HVAC



Photo 41-1



Photo 41-2



Photo 41-3



Photo 41-4

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: Appeared serviceable

Exterior door material: Metal, Fiberglass or vinyl, Glass panel

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl, Multi-pane, Sliding, Single-hung

Condition of walls and ceilings: Required repair or evaluation

Wall type or covering: Drywall

Ceiling type or covering: Drywall

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

Flooring type or covering: Carpet, Wood or wood products, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

42) 🛠️ Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 42-1



Photo 42-2

43) 🛠️ 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 43-1



Photo 43-2



Photo 43-3 Top level front bedroom at ceiling

44) General pictures of interior



Photo 44-1



Photo 44-2



Photo 44-3

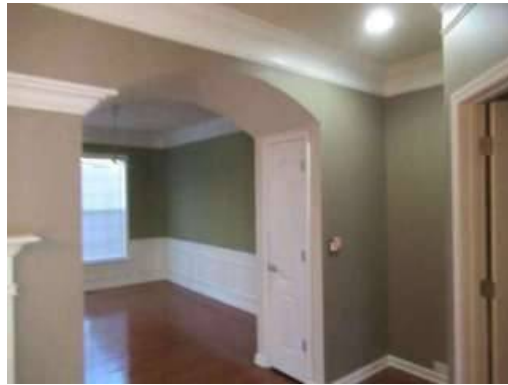


Photo 44-4



Photo 44-5



Photo 44-6



Photo 44-7

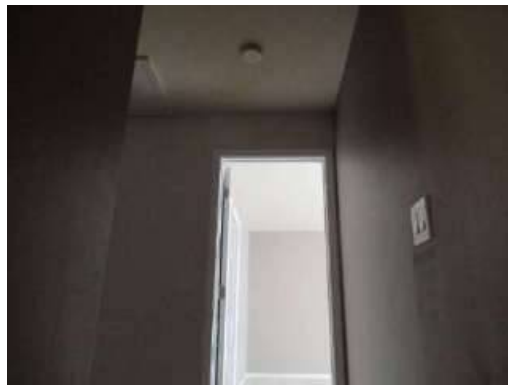


Photo 44-8



Photo 44-9



Photo 44-10



Photo 44-11



Photo 44-12



Photo 44-13



Photo 44-14

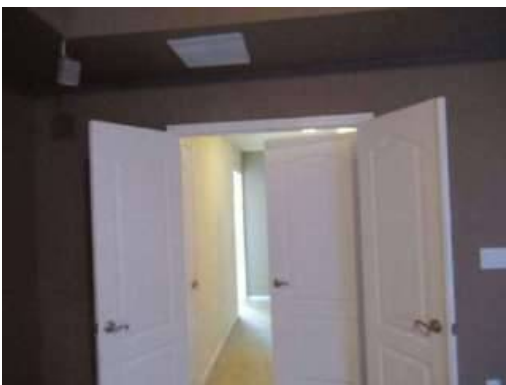


Photo 44-15



Photo 44-16



Photo 44-17



Photo 44-18



Photo 44-19



Photo 44-20

45) The basic infrared scans showed no abnormal anomalies at the time of the inspection other than those mentioned in the report.



Photo 45-1



Photo 45-2

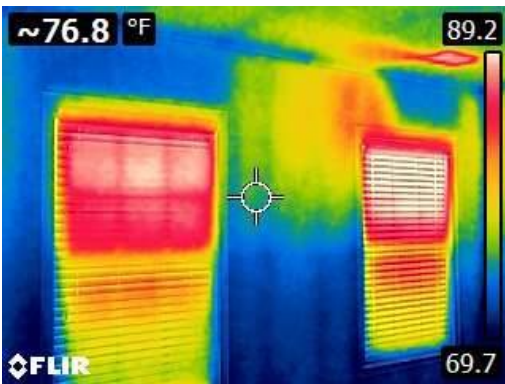


Photo 45-3



Photo 45-4

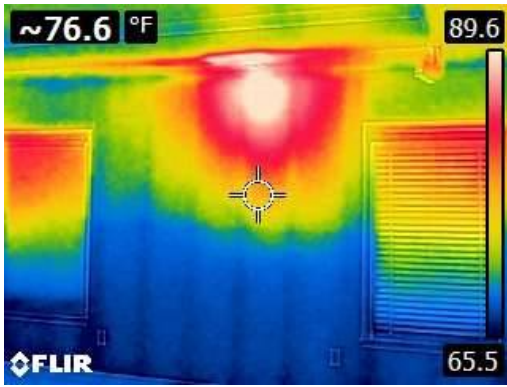


Photo 45-5



Photo 45-6



Photo 45-7



Photo 45-8



Photo 45-9



Photo 45-10



Photo 45-11

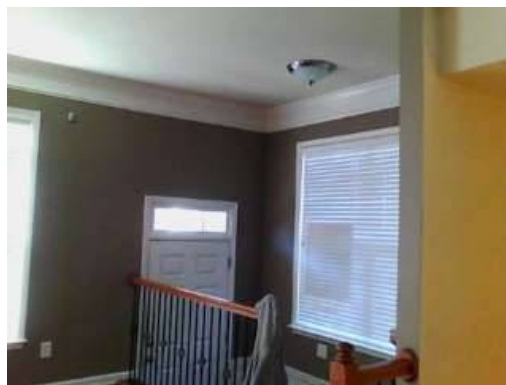


Photo 45-12



Photo 45-13



Photo 45-14

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.

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type: Direct vent


46)  Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 46-1



Photo 46-2

47) General picture(s) of fireplace(s)



Photo 47-1



Photo 47-2



Photo 47-3



Photo 47-4

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.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Garage

Condition of supply lines: Required repair or evaluation

Supply pipe material: CPVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Condition of fuel system: Appeared serviceable

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

48) 🚫🔧 One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed.



Photo 48-1



Photo 48-2



49)   One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 49-1 Leaking near main shut off.



Photo 49-2



Photo 49-3


50)  Water pressure appeared normal, measuring between 40-80 PSI.



Photo 50-1 Approx 60 PSI


51)  Location of water shut off:



Photo 51-1 Garage utility room



Photo 51-2


52)  Location of gas shut off/meter:



Photo 52-1

INSPECTOR INFORMATION:

Jeff Brazenas
ASHI Inspector #259166
Cell # 404-210-0749



Jeffrey Brazenas

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.

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

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Summary

Client(s): Monica Wright
Property address: 3893 Old Atlanta Station Dr
unit 1
Smyrna GA 30080
Inspection date: Tuesday, January 28, 2020

This report published on Tuesday, January 28, 2020 4:50:10 PM EST










This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Please Note:

The concerns listed below on the summary page are numbered consistently with their corresponding numbers on the report

page. Therefore, you may notice that some concerns are not mentioned on the summary page. This is because the concern was not a major priority to warrant it to be listed on the summary page.

Concerns are shown and sorted according to these types:

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

Exterior and Foundation


4)  Some sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.





Photo 4-1



Photo 4-2

Electric


8)   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>



Photo 8-1

- 9)  One or more light fixtures were loose. Recommend that a qualified electrician repair or replace light fixtures as necessary.

Bathroom



Photo 9-1



Photo 9-2

Water Heater


- 15)  The water heater expansion tank has low air pressure. Air did not exit the pressure valve when opened. The tank should be serviced or replaced as necessary.



Photo 15-1

Kitchen


- 18)  One or more bushings were missing or damaged for the under-sink food disposal's electric wiring. Insulation on the wiring can get damaged where wires are routed through holes in the under-sink food disposal's metal housing. This is a potential shock hazard. Recommend that a qualified electrician install bushings where missing and per standard building practices.



Photo 18-1

19) 🔧📌 Cooktop inoperable. Recommend a qualified contractor evaluate and repair as needed.

Not plugged in and gas shut off. Inspectors do not operate shut off valves.



Photo 19-1



Photo 19-2

20) 🧼🔧 Recommend cleaning and sealing the grout at countertops now and in the future as necessary to prevent staining and to improve waterproofing.



Photo 20-1



Photo 20-2

Bathrooms, Laundry and Sinks

27) 🧼💧 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 27-1

28) 🛠️ The sink spout at location(s) #B was loose. Recommend that a qualified person repair as necessary.



Photo 28-1

29) 🛠️ The bathtub faucet/spout at location(s) #B dripped when it was turned off. Recommend that a qualified plumber repair as necessary.



Photo 29-1



Photo 29-2

30) 🛠️ Diverter valve for the showers at locations # a and c were defective. Recommend replacing to prevent the wasting of water.



Photo 30-1



Photo 30-2


31)  Recommend cleaning and sealing the grout in flooring at location(s) #A now and in the future as necessary to prevent staining and to improve waterproofing.




Photo 31-1



Photo 31-2

Heating, Ventilation and Air Condition (HVAC)

35)  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.


36)  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 36-1



Photo 36-2



Photo 36-3



Photo 36-4

Interior, Doors and Windows

42) 🛠️ Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.



Photo 42-1



Photo 42-2

43) 🐜 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 43-1



Photo 43-2



Photo 43-3 Top level front bedroom at ceiling

Fireplaces, Stoves, Chimneys and Flues

46) 🛠️ 🔍 Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 46-1



Photo 46-2

Plumbing / Fuel Systems

48) 🛠️ 🚰 One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed.



Photo 48-1



Photo 48-2




49)    One or more leaks were found in water supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 49-1 Leaking near main shut off.



Photo 49-2



Photo 49-3