

Atlanta Property Inspections, Inc.

HOME INSPECTION REPORT



8025 Paddocks Mill Drive, Cumming, GA 30041
Inspection prepared for: Ce Fuller & Beverly Fuller
Date of Inspection: 1/15/2020 Time: 1:00 PM
Age of Home: 18 Years (2002) Size: 2000 SF
Weather: Overcast, Wet Soil, 60 Degrees

Inspector: Alex Sozonov

Email: fmcooper@bellsouth.net

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:

ROOF, GUTTERS, CHIMNEY:

Page 7	GUTTERS:	<ul style="list-style-type: none"> The gutters are full of debris at the rear roof (see photo). In addition the rear gutter is sagging due to the weight of the debris and is leaking onto the wall. Gutter cleaning is recommended so that the gutters can drain correctly.
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GARAGE:

Page 8	OVERHEAD DOOR OPENER:	<ul style="list-style-type: none"> The overhead garage door opener will not operate correctly in the downward cycle. This condition is often associated with misaligned sensors at the lower door opening. Correction / adjustment is recommended so that the door opener operates correctly.
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ATTIC:

Page 10	ATTIC ACCESS:	<ul style="list-style-type: none"> CLIENT RECOMMENDATION: Safety Concern: The pull down attic ladder has a fiberglass insulation batt in the stair treads which is not advised. The insulation batt reduces the foot tread depth on the ladder steps which could create a slip hazard when using the ladder. In addition, when coming down the ladder, the fiberglass insulation becomes disturbed and airborne, creating fiberglass debris in the air that is breathed in by the person coming down the ladder. For improved safety, it is recommended that the insulation batt be removed and replaced with a 1/2 inch foam insulation board instead.
Page 11	ATTIC LEAKS:	<ul style="list-style-type: none"> Water stains were noted in the attic at the front porch roof (see photo). This condition may be the result of previous roof leaks from the older roof that has since been replaced but this could not be verified during this limited visual inspection. Ask seller for disclosure information regarding any past roof leaks. Continue to monitor, future repair may be needed.

BATHROOMS / LAUNDRY

Page 15	BATH TOILETS:	<ul style="list-style-type: none"> An active leak was noted at the toilet tank bolt below the toilet in the guest bathroom (see photo). Further evaluation and repair is recommended by a professional plumber.
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PLUMBING:

Page 17	PLUMBING SUPPLY:	<ul style="list-style-type: none"> WATER PRESSURE TOO HIGH: A water pressure reading was taken at the rear hose bib and was found to be too high at (120) PSI. A normal water pressure reading is in the 40 - 80 PSI range. This condition could be an indication that the pressure reducer valve is defective. Further evaluation is advised by a professional plumber to determine repair needs and costs. Excessive water pressure can create potential leaks in the plumbing system such as the water heater tank, the water heater T&P valve and the washing machine supply hoses.
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Page 18	PLUMBING DRAINS / SEWAGE:	<p>• FURTHER EVALUATION RECOMMENDED: A private septic system appears to be present. Because septic systems are below ground, they are not within the scope of this inspection and are not included in this Home Inspection Report.</p> <p>Client is advised to obtain documentation that fully identifies the size and location of the septic tank as well as the drain field for future reference in case trees, decks, pools or other structures are to be added to the site. If no written service history is available for the last 5 year period, then a full septic inspection is recommended by a professional septic system contractor. It is likely that the tank will need to be pumped and serviced.</p>
ELECTRICAL SYSTEM:		
Page 23	FIRE SAFETY:	<p>• UPGRADE SUGGESTED - FIRE SAFETY: The smoke detectors are not interconnected (hard wired) as is currently required. This condition may not have been required at time of construction of this home. It is suggested that client consider upgrading the smoke detectors to include full interconnection of all smoke detectors in the home for improved fire safety. One other option is to consider installation of a wireless system of detectors that communicate via radio signals from floor to floor.</p>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **The overall slope of the yard is flat;**
- **The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.**

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- **A wood fence is present; the fencing appears serviceable; no concerns were observed.**
- **A wood / wire fence is present.**
- **The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed.**

PORCH:

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

- **A concrete porch is present at front entry**
- **The front porch appears serviceable, no concerns were noted.**

PATIO:

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

- **A concrete patio is present; the rear patio appears serviceable; no concerns were noted.**
- **Normal cracks were observed in the patio. Continue to monitor and seal if necessary.**

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"/>

This home has brick veneer at the exterior walls. Brick provides the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.

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

- **The exterior brick appears serviceable; no concerns were noted.**
- **The exterior vinyl siding appears serviceable; no concerns were noted.**

EXTERIOR TRIM:

OK	Minor	Moder	Major	Recom
<input checked="" type="checkbox"/>	<input 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; no concerns were noted.**

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 is actively leaking or whether the roof 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 buyer's 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, Steep pitch, 2 years old

• **The roof shingles are 3 tab, composition asphalt shingles.**

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



View of the roof shingles

ROOF:

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

• **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.**

ROOF FLASHING:

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

- **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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- **The gutters are full of debris at the rear roof (see photo). In addition the rear gutter is sagging due to the weight of the debris and is leaking onto the wall. Gutter cleaning is recommended so that the gutters can drain correctly.**



Gutter full of debris and overflowing at the rear roof

CHIMNEY:

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

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

- **The chimney appears serviceable; no concerns were observed.**

GARAGE:

A NOTE ABOUT GARAGE FIRE SEPARATION MENTIONED BELOW:

Recent building codes require fire separation between the garage and the interior spaces to prevent quick spread of fire. Fire separation also provides an air barrier to restrict the flow of oxygen that can feed a fire through walls, doors and other openings within the garage.

Fire separation in the garage usually requires sheetrock walls and ceilings (may include the use of ceiling mounted sprinkler heads in some jurisdictions and newer codes) as well as a fire rated entry door to the interior of the home. Any openings between the floors or walls such as around mechanical equipment or HVAC ducting should be sealed to meet this standard. Repairs to provide adequate fire separation can include the use of wood, sheetrock, sheet metal and in some cases unfaced fiberglass insulation (16" thick). In older homes that do not meet this more current fire safety standard, fire separation will be suggested as an upgrade.

GARAGE:

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

• **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.**

GARAGE DOOR:

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

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

OVERHEAD DOOR OPENER:

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

• **The overhead garage door opener will not operate correctly in the downward cycle. This condition is often associated with misaligned sensors at the lower door opening. Correction / adjustment is recommended so that the door opener operates correctly.**

GARAGE FIRE SEPARATION:

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

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.**

WOOD DESTROYING INSECTS:

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

• **CLIENT RECOMMENDATION:**

A termite protection bond is recommended for this home to protect the home's structure from future termite activity and potential damage. Consult with a professional pest control contractor for more information and a price quote.

• **Client is recommended to check whether this property is covered by an existing termite protection bond that is transferable to the buyer. A termite bond can help to reduce risk of future termite damage and provides frequent or annual termite inspections.**

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:

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

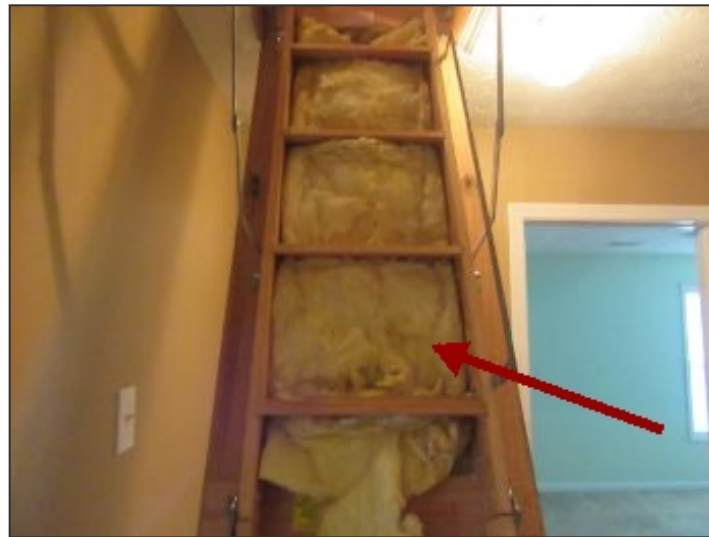
ATTIC ACCESS:

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

- **The attic is accessible by a pull down ladder.**

• CLIENT RECOMMENDATION:

Safety Concern: The pull down attic ladder has a fiberglass insulation batt in the stair treads which is not advised. The insulation batt reduces the foot tread depth on the ladder steps which could create a slip hazard when using the ladder. In addition, when coming down the ladder, the fiberglass insulation becomes disturbed and airborne, creating fiberglass debris in the air that is breathed in by the person coming down the ladder. For improved safety, it is recommended that the insulation batt be removed and replaced with a 1/2 inch foam insulation board instead.



Insulation nor recommended on the attic ladder

ATTIC / ROOF FRAMING:

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

- **The roof is framed with engineered trusses in the attic and includes oriented strand board (OSB) roof decking.**

ATTIC LEAKS:

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

- **Water stains were noted in the attic at the front porch roof (see photo). This condition may be the result of previous roof leaks from the older roof that has since been replaced but this could not be verified during this limited visual inspection. Ask seller for disclosure information regarding any past roof leaks. Continue to monitor, future repair may be needed.**



Old stain in the attic above the front porch roof

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, gable vents, and box 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- At the time of this home inspection, there is no visible evidence of rodent activity in the attic during this limited visual inspection of the accessible areas of the attic space.

IMPORTANT NOTE: As a courtesy, we will mention visible evidence of rodent activity when we see it; however, because we are not certified pest control contractors, we can not guarantee that we will be able to identify and report on all previous or active rodent activity in the attic, including bats that may be roosting outside the attic space. We will not be responsible for any rodent activity discovered after our inspection.

As a precaution, we strongly advise that client schedule a professional termite inspection that includes an inspection of the attic spaces to determine the presence of rodent, animal, or bat activity in the attic.

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 can not 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Steel coated entry door;
- Steel coated entry door with tempered safety glass
- **The exterior doors appear serviceable and operate normally; no 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.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The windows are metal window frame type with double pane glass.
- The overall condition of the windows is **OK**; a representative number of windows were operated and found to be functional.

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.

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:

INSPECTION LIMITATIONS: KITCHEN APPLIANCES:

Inspection of stand alone refrigerators, freezers and built-in ice makers are outside the scope of this inspection. Oven self cleaning or continuous cleaning operations, cooking functions, clocks, timing devices, lights, and thermostat accuracy are not tested during this limited visual inspection. Stand alone ice makers that are not turned on and operational will not be inspected. Appliances are not moved during the inspection with the possible exception of inspecting behind the stove.

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 type="checkbox"/>

• **A gas range / stove is present;**
 • **Appears serviceable; the stove was tested and appears to be functioning normally. The anti-tip bracket is in place as needed.**

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 kitchen vent hood is functional and is ducted to the exterior.**

• **The kitchen vent hood fan is functional; no concerns were noted.**

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 full 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"/>

• The bathroom toilets were operated and tested and all appear to be serviceable.

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:

• An active leak was noted at the toilet tank bolt below the toilet in the guest bathroom (see photo). Further evaluation and repair is recommended by a professional plumber.



Guest bathroom toilet leaks at the bolts

BATH TUBS / SHOWERS:

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

• The bathtub and shower fixtures were tested and appear to be serviceable.

BATHROOM VENTILATION:

OK	Minor	Moder	Major	Recom
✘				

• A window and vent fan are both present; the bathroom ventilation appears serviceable, no concerns were observed.

LAUNDRY:

OK	Minor	Moder	Major	Recom
✘				✘

• The laundry room is located at the first floor.

• 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.

• CLIENT RECOMMENDATION:

Due the finished space located below the laundry room, client should consider the installation of metal reinforced supply hoses for the washing machine. This inexpensive upgrade (\$20) can help reduce leaks and water damage to the space below.

PLUMBING:

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

This inspection company assumes no liability for any underground leaks or underground clogs that may lead to damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. Gas appliances shut down will not be operated or tested.

PLUMBING OR GAS REPAIRS: It is our strong recommendation that all plumbing or gas piping repairs listed in this report be conducted by a licensed, professional plumbing contractor and that all repairs meet the minimum standards and requirements of the Georgia Plumbing Code and the Gas Code. It is suggested that client request written receipts and warranties for all work completed.

PLUMBING SUPPLY:

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

- 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.

• WATER PRESSURE TOO HIGH:

A water pressure reading was taken at the rear hose bib and was found to be too high at (120) PSI. A normal water pressure reading is in the 40 - 80 PSI range. This condition could be an indication that the pressure reducer valve is defective. Further evaluation is advised by a professional plumber to determine repair needs and costs. Excessive water pressure can create potential leaks in the plumbing system such as the water heater tank, the water heater T&P valve and the washing machine supply hoses.



Water pressure too high at 120 psi



Main water cut off in the garage

PLUMBING DRAINS / SEWAGE:

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

• **FURTHER EVALUATION RECOMMENDED:** A private septic system appears to be present. Because septic systems are below ground, they are not within the scope of this inspection and are not included in this Home Inspection Report.

Client is advised to obtain documentation that fully identifies the size and location of the septic tank as well as the drain field for future reference in case trees, decks, pools or other structures are to be added to the site. If no written service history is available for the last 5 year period, then a full septic inspection is recommended by a professional septic system contractor. It is likely that the tank will need to be pumped and serviced.

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.

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
✘				

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

• TANK DESCRIPTION: Rheem, 40 Gallons, 2 years old

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

• **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. Because of newer safety features, this type of gas water heater can now be allowed on the floor of a garage and does not have to be raised 18 inches off the floor as previously required. Due to air flow requirements, this type of tank should not be wrapped with an insulation blanket.



Water heater in the garage

ELECTRICAL SYSTEM:

ELECTRICAL INSPECTION LIMITATIONS:

This is a visual inspection of the accessible components of the electrical system only; wiring inside walls, ceilings and floors are not visible for inspection and are not within the scope of this report. The panel cover(s) 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, and central vacuum systems 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.

REPAIRS: If electrical repairs are suggested in this report, it is strongly advised that all repair or replacement work meet the safety requirements and standards of the National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician is **NOT ADVISED**. It is suggested that client obtain written receipts and warranties of all repair work completed.

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.

ENERGY SAVINGS TIP - UPGRADE YOUR LIGHT BULBS:

For improved energy efficiency and reduced lighting costs, consider changing all of your incandescent light bulbs to the newer and more efficient compact fluorescent light bulbs (CFL) or LED bulbs. Compact fluorescent bulbs and LED bulbs are slightly more expensive than incandescents but they can last up to 10 times longer (up to 10,000 hours) and they use significantly less power (about one fourth as much energy to produce the same amount of light). This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A representative number of receptacles / outlets were tested and appeared to be functional. No concerns were noted.

GFCI / AFCI PROTECTION:

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

- **GFCI** protection is present at all required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly.
Client is advised to test these locations at least once per year to insure the GFCI protection is fully functional. An inexpensive GFCI outlet tester can be purchased for around \$10.

FIRE SAFETY:

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

- **UPGRADE SUGGESTED - FIRE SAFETY:**
The smoke detectors are not interconnected (hard wired) as is currently required. This condition may not have been required at time of construction of this home. It is suggested that client consider upgrading the smoke detectors to include full interconnection of all smoke detectors in the home for improved fire safety. One other option is to consider installation of a wireless system of detectors that communicate via radio signals from floor to floor.

CARBON MONOXIDE DETECTORS:

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

• POSITIVE FEATURE!
A carbon monoxide detector is present at the hallway.
Continue to test and check batteries regularly.

HEATING:

HVAC 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, located inside gas furnaces, is NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.
3. If the gas heating system is over 15 years old, the system may be close to its end of life and a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home. Completing annual heat exchanger inspections every year thereafter is also recommended to ensure safe operation of the aging system. In addition, installation of carbon monoxide detectors is also recommended in any home with aging, gas fired heating 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 or proper sizing of the heating or cooling supply is not analyzed or calculated during this limited visual 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. Testing of the exterior AC units is not performed in cold weather months where the overnight temperatures have dropped below 60 degrees. The AC inspection during these conditions will consist of a visual inspection and a quick start-up only.
8. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

REPAIRS:

It is our recommendation that all repairs listed in this report be completed by a professional HVAC contractor. It is suggested that client ask for written receipts and warranties for all work completed.

HEATING 1:

OK	Minor	Moder	Major	Recom
✘				

• **Whole House Zone; Goodman, located in the attic, 80,000 BTU, 2 years old**

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

• **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.**



Heating temps are normal



Furnace in the attic

AIR CONDITIONING:

AIR CONDITIONING LIMITATIONS:

The inspector does not perform pressure testing on the coolant systems and does not verify coolant charge or coolant line integrity. Determining the adequacy of the system sizing / capacity is not within the scope of this inspection and can only be determined by performing a load test by a professional HVAC contractor. Regular service and maintenance is recommended on an annual basis.

AC UNIT 1:

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

• **Whole House Zone; Goodman, 3 ton, 1 year old**

• POSITIVE FEATURES!

1. This air conditioner has a 13 SEER rating (Seasonal Energy Efficiency Ratio). This 13 SEER system should be approximately 25% - 30% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 25% - 30% less to cool your home, a significant energy savings. The 13 SEER minimum rating requirement began in January 2006.
2. This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.
3. The HVAC condensate drain has been extended a few feet away from the exterior wall which will help to prevent an excessive amount of moisture along the foundation wall.

• 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.



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 thermostat appears to be functional and working normally during testing of the HVAC system.

• 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 filter appears serviceable. No concerns were noted. Client is encouraged to change the filter 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).

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RADON TEST RECOMMENDED:

According to the Environmental Protection Agency (EPA), metro Atlanta and parts of north Georgia have higher levels of radon gas. The EPA provides a Georgia county map identifying the counties that have a high or moderate risk of radon. Because this home may have a higher risk of radon gas entry, radon screening should be considered. 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 should be considered.

Visit <http://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, for a minimum of 48 hours, and an overall radon average will be calculated. The EPA strongly recommends that steps be taken to reduce indoor radon levels when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher.

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
CU	Copper (wiring)
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
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.