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Inspected By: Don Shaw, CPI # 18031204



Home Inspection Report

Prepared For:

Amit Kumar

Property Address:

**1225 Roswell Manor Cir
Roswell, GA 30076**

Inspected on Sun, Jan 26 2020 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property allowing you to make an informed purchase decision.

The report contains a review of systems and components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend; however, it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the list of home components found, there are several comments (most with accompanying photos) which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and appear only in the main report body. Comments with the orange icon required corrective action and appear in the summary without photos as well as the main report body with photos. Please read them all and do not hesitate to call us with any questions you may have.

PLEASE NOTE: View main report body to see accompanying photos for most all comments found in report summary and are indexed by comment reference number for your convenience.

Report Summary

This summary includes comments relating to Safety Issues or Repair Recommendations or items in need of Further Evaluation by other qualified contractors. The complete report includes additional information and findings as well as a repeat of the summary comments with any associated photos taken. It is strongly recommended that you promptly read the entire report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or attorney.

Site

- 1) Comment 2: Settlement in concrete walkway has caused a trip hazard. Recommend mud jacking (pumping concrete under slab) to level walkway section.
- 2) Comment 3: Front stoop handrail is pulling away from porch post. Recommend qualified contractor repair.

Exterior

- 3) Comment 5: Gutter drain line disconnected at front right side of house. Gutter water directed down exterior wall can cause foundation damage. Recommend reconnecting drain line.

Structure: Attic

- 4) Comment 10: Insulate Stairs: The pull-down attic access stairs should be insulated with foam board and / or fiberglass batt insulation and weather stripping to limit unconditioned air infiltration into finished areas.

HVAC

- 5) Comment 13: Duct support strap in basement is not attached. Recommend reattachment.

HVAC: Heating

- 6) Comment 15: Main floor gas furnace filter appears to have never been replaced. Recommend replacement.

(Report Summary continued)

Plumbing: Water Heater

7) Comment 26: Blow off leg for temperature pressure relief (TPR) valve at water heater is not of sufficient size. Safety Hazard. Recommend replacement with line sized same as TPR valve outlet connection.

Bathrooms: Bathroom #1

8) Comment 27: Tile in master bathroom shower stall door opening should be re-grouted to prevent moisture intrusion and wood rot. Recommend qualified tile installer repair.

9) Comment 28: Two floor tiles in master bathroom at entrance are loose. Recommend a qualified tile contractor re-cement and re-grout.

10) Comment 29: Hardwood flooring in master bedroom at intersection with bathroom tile is unlevel and wavy. Recommend qualified flooring contractor inspect. Ask seller about history of any repairs in this area and construction techniques used. See notes in photos.

11) Comment 30: Master bathroom cabinet door hinge mounting screws have pulled away from frame. Recommend repair.

12) Comment 31: Electric wall heater (fireplace) installed above Jacuzzi tub in master bath is located above footprint of tub and is a shock hazard. Recommend relocating at least 3 feet from tub footprint and powering by a GFCI (ground fault circuit interrupter) breaker. See image.

Bathrooms: Bathroom #2

13) Comment 32: Lower door hinge bracket in upstairs front left bathroom mounting screws have pulled out of frame. Recommend repair.

Kitchen

14) Comment 33: Temp Too High: Hot water temperature is 148 deg F raising the risk of scalding. Suggest lowering water heater set point to 120 deg F.

15) Comment 34: Exhaust hood light was not operational. Recommend replacing bulb.

(Report Summary continued)

Interior

16) Comment 37: Various smoke detectors throughout home and basement were beeping low battery. Recommend replacing batteries annually.

General

Occupied:	No
Furnished:	No
Weather:	Sunny, Overcast
Temperature:	40's, 30's
Door Faces:	Inspector; All home locations using "left" or "right" are based on the inspectors perspective facing the front door.
People Present:	Not Present

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the house is inspected visually as well as adjacent walkways, patios and driveways. Fences, recreational facilities, outbuildings, seawalls, docks, erosion control and earth stabilization measures were not inspected unless specifically agreed upon and documented in this report.

Site Grading:	Sloped Away From House
Retaining Walls:	Masonry
Vegetation:	Not Growing Against Structure
Driveway:	Concrete
Walkways:	Concrete
Steps/Stoops:	Stone , Concrete, Wood
Fencing:	Not Present

(Site continued)



Comment 1:

Minor settlement crack in concrete slab on front stoop.



Figure 1-1



Figure 1-2



Comment 2:

Settlement in concrete walkway has caused a trip hazard. Recommend mud jacking (pumping concrete under slab) to level walkway section.



Figure 2-1



Figure 2-2

(Site continued)

 **Comment 3:**
Front stoop handrail is pulling away from porch post. Recommend qualified contractor repair.



Figure 3-1



Figure 3-2

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the house. A representative sample of exterior components were inspected rather than every occurrence of each component. Screening, shutters, awnings, storm doors or similar seasonal accessories unless previously agreed upon and documented in this report were not inspected.

Exterior Covering:	Brick Veneer, Cement Siding
Windows:	Vinyl
Deck / Patio:	Wood
Porch :	Open
Balconies:	Not Present
Railings:	Wood
GFCI Protection:	Yes

(Exterior continued)



Comment 4:

Brick/Cement Board: The exterior brick veneer and cement siding observed on this house are in generally good condition. Any exceptions are noted in this report. These are durable materials and require relatively low maintenance.



Comment 5:

Gutter drain line disconnected at front right side of house. Gutter water directed down exterior wall can cause foundation damage. Recommend reconnecting drain line.



Figure 5-1



Figure 5-2

Garage

Garage Type:	Attached
Garage Size:	2 Car
Garage Door:	Overhead
Automatic Opener:	Yes
GFCI Protection:	Yes

Roofing

The visible condition of the roof covering, eaves, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the roof inspection is to determine general condition, NOT to determine life expectancy. Not all of the underside of the roof sheathing could be inspected for evidence of leaks and evidence of prior leaks may be disguised by interior finishes. Roof inspections may be limited by access, condition, weather or other safety precautions.

Inspection Method:	Viewed from Ladder at Eave, Aerial Drone
Roof Covering:	3 Tab Shingle
Roof Ventilation:	Soffit Vents, Roof Vents
Roof Vent Stacks:	Metal, Plastic
Chimney:	Not Present
Sky Lights:	Not Present
Gutters & Downspouts:	Metal



Comment 6:

Above Average: The 3-tab roofing is early life material (estimated age is less than ten years) and is in reasonably good condition. Normal granular loss has occurred. Roof penetration boots and flashings are in generally good condition. The typical life for this roofing material is 20 - 25 years. Keep in mind that these life expectancies are approximations only and other factors such as above average attic heat and extreme weather conditions can result in a shorter life. Any exceptions to this opinion are noted below.



Figure 6-1



Figure 6-2

(Roofing continued)



Figure 6-3



Figure 6-4



Figure 6-5



Figure 6-6



Figure 6-7



Figure 6-8

(Roofing continued)



Figure 6-9

Structure

The visible condition of the structural components were inspected. Structural components concealed behind finished surfaces and/or insulation could not be inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Concrete
Floor Structure:	Concrete Slab
Wall Structure:	Wood Frame



Comment 7:

GOOD: The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls.

(Structure continued)



Comment 8:

Termite Warning: No evidence of termite activity was observed during the inspection; however, it is highly recommended that the property be evaluated by a pest control company. In addition, a termite bond should be obtained to cover future treatment and repairs should termites become active.

Attic

Insulation type and levels in concealed areas were not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. Any estimates of insulation R values are rough average values.

Attic Entry:

Pull Down Stairs

Roof Structure:

Wood Trusses

Attic Insulation:

Loose Fill



Comment 9:

Very Good Attic Insulation: Overall, insulation levels are typical for a home of this age and construction. Any further insulation improvements will help to reduce utility costs. Any exceptions to this opinion are noted in this section.

(Attic continued)



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

WOOD INSULATION				
R-VALUE (R=SQ.FT.*"R/RTU)	MINIMUM INSTALLED THICKNESS IN"	SETTLED THICKNESS (IN)	MINIMUM WEIGHT PER UNIT AREA (POUNDS/SQ.FT.)	BA 1.90
To obtain insulation resistance (R) of	Installed insulation shall not be less than:	Expected thickness after long-term settling has occurred	Weight per sq.ft. of installed insulation shall not be less than:	Minimum bags per sq. ft. of net sq. ft. to be laid
13	4.75	4.75	0.180	
19	6.75	6.75	0.258	
22	7.75	7.75	0.311	
26	9.00	9.00	0.368	
30	10.25	10.25	0.428	
32.75	11.25	11.25	0.505	13
44	14.75	14.75	0.662	18
49	16.25	16.25	0.747	20
60	19.50	19.50	0.940	28

See instruction or determine adjustment in coverage for Climate Pro 4000 insulation in Mississippi
*Performance varies a slight amount from Manufacturer's testing protocol. See instruction for set up or set point with a 20% open joint and a 2" seam. Allowance for seam
**Coverage without framing

Insulation Contractor Signature _____
 Company **BULL PERKINS INSULATION** Address _____ Date _____
 Home Builder Signature _____ Phone _____
 Company _____ Address _____

Figure 9-5

(Attic continued)

**Comment 10:**

Insulate Stairs: The pull-down attic access stairs should be insulated with foam board and / or fiberglass batt insulation and weather stripping to limit unconditioned air infiltration into finished areas.



Figure 10-1

Electrical

Electrical components concealed behind finished surfaces were not inspected. A representative number of outlets, switches and fixtures were tested for operation.

Furniture and/or storage restricted access to some electrical components. The inspection did not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Type of Service:	Underground
Service Panel Location:	Basement
Service Panel Manufacturer:	Square D
Service Voltage:	120/240 volts
Service Amperage:	200 amps
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
Main Disconnect Location:	Service Panel

(Electrical continued)



Comment 11:

The size of the service (200 amps) appears to be sufficient for typical electrical requirements of a home this size. Inspection of the electrical system did not reveal the need for repairs, unless noted in other sections of this report.



Figure 11-1

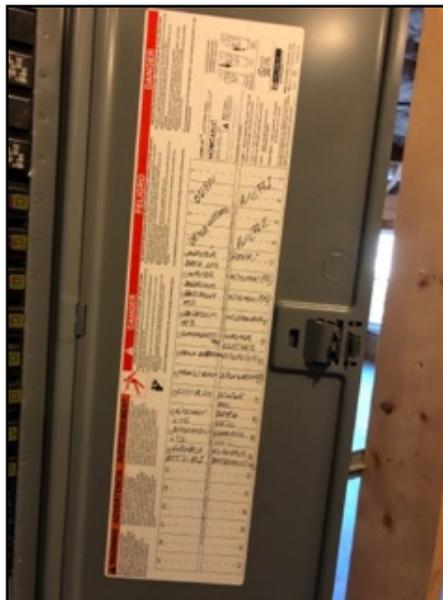


Figure 11-2



Figure 11-3

(Electrical continued)



Comment 12:
Underground electric service with meter.



Figure 12-1

HVAC

Serves:
Thermostat:

Main Level
Digital



(HVAC continued)

 **Comment 13:**
Duct support strap in basement is not attached. Recommend reattachment.



Figure 13-1

Heating

The heating system was inspected visually and operated by normal controls to determine general condition NOT life expectancy. The adequacy of heat supply or distribution balance was not inspected. Flues or chimneys which are not readily accessible were not inspected. As per our Agreement, furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters and solar systems were not inspected.

Location:	Basement
Type of Equipment:	Forced Air
Type of Distribution:	Ductwork
Manufacturer:	Goodman
Year Manufactured:	2015
Heating Fuel:	Gas
Filter Type:	Disposable
Output Temperature:	132 Deg F

(Heating continued)

i Comment 14:
 Gas furnace installation in basement with manufacturer's label. Any furnace installation defects or other suggested improvements are listed below.

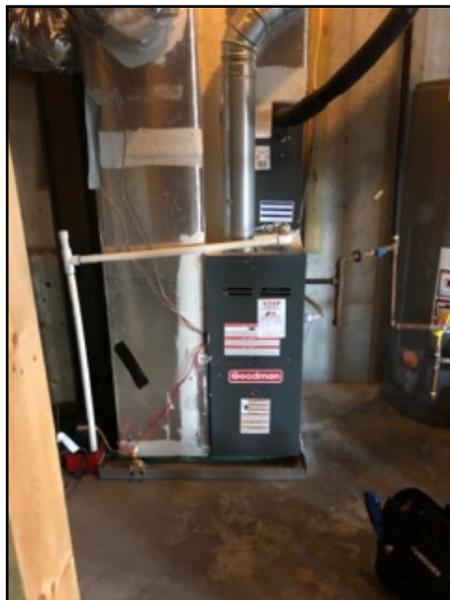


Figure 14-1

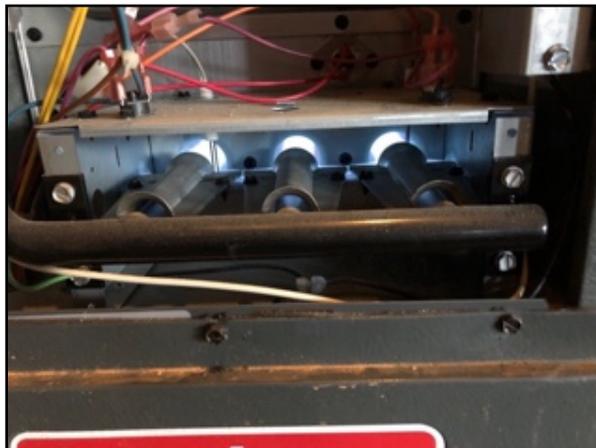


Figure 14-2

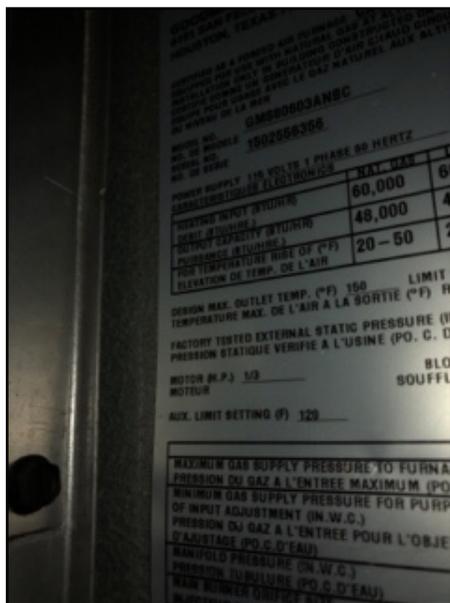


Figure 14-3

(Heating continued)



Comment 15:

Main floor gas furnace filter appears to have never been replaced. Recommend replacement.



Figure 15-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system was inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. As per our Agreement, window mounted air conditioning units were not inspected.

Energy Source:	Electric
Type of Equipment:	Split System
Outdoor Unit Make:	Goodman
Outdoor Unit Size:	30,000 BTU (2.5 Tons)
Year Manufactured:	2014
Condensate Drainage:	To Exterior
AC Temperature Drop:	No Tested See Comment

(Cooling continued)



Comment 16:
Outdoor AC unit installation and manufacturer's label.



Figure 16-1



Figure 16-2



Comment 17:
Indoor AC unit installation and manufacturers label.



Figure 17-1



Figure 17-2

(Cooling continued)



Comment 18:

AC not tested to avoid potential damage to unit. Exterior temperature was below manufacturer's recommended operating temperature minimum of 60 deg F.

Air conditioners over 10 years old should be checked, cleaned and serviced annually by a licensed contractor.

HVAC #2

Serves:

Upstairs

Thermostat:

Digital



Heating

The heating system was inspected visually and operated by normal controls to determine general condition NOT life expectancy. The adequacy of heat supply or distribution balance was not inspected. Flues or chimneys which are not readily accessible were not inspected. As per our Agreement, furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters and solar systems were not inspected.

Location:

Attic

Type of Equipment:

Forced Air

Type of Distribution:

Ductwork

Manufacturer:

Goodman

(Heating continued)

Year Manufactured:	2015
Heating Fuel:	Gas
Filter Type:	Disposable
Output Temperature:	126 Deg F



Comment 19:

Furnace installation, manufacturer's label and indoor AC unit installation. Good unless otherwise noted below.



Figure 19-1



Figure 19-2

(Heating continued)

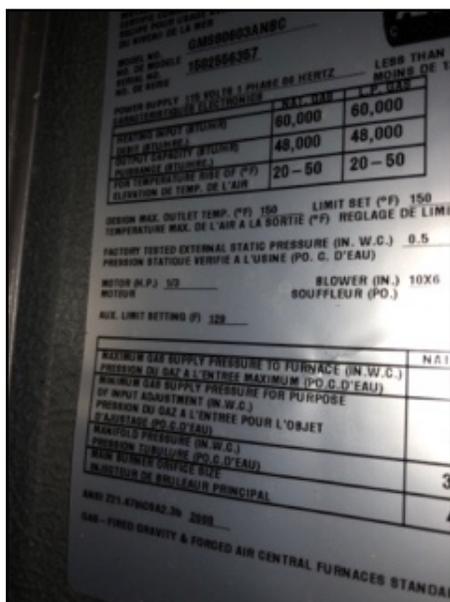


Figure 19-3



Figure 19-4

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system was inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. As per our Agreement, window mounted air conditioning units were not inspected.

Energy Source:	Electric
Type of Equipment:	Split System
Outdoor Unit Make:	Goodman
Outdoor Unit Size:	30,000 BTU (2.5 Tons)
Year Manufactured:	2014
Condensate Drainage:	To Exterior
AC Temperature Drop:	Not Tested See Comment

(Cooling continued)



Comment 20:
Outdoor AC unit installation and manufacturer's label.



Figure 20-1



Figure 20-2



Comment 21:
AC not tested to avoid potential damage to unit. Exterior temperature was below manufacturer's recommended operating temperature minimum of 60 deg F.

Air conditioners over 10 years old should be checked, cleaned and serviced annually by a licensed contractor.

Plumbing

Portions of the plumbing system concealed by finishes and/or storage items, below the structure, or beneath the ground surface were not inspected. Water quantity and water quality were not tested unless explicitly contracted-for and discussed in this or a separate report. Interiors of flues or chimneys which are not readily accessible were not inspected. Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, private well systems and private waste disposal systems were not inspected unless explicitly contracted-for and discussed in this or a separate report.

Water Service:	Public
Sewer System:	Public
Water Supply Pressure:	Could Not Be Tested. Hose Bibs Winterized
Location of Main Water Shutoff:	In Basement
Interior Water Piping:	Copper
Waste Pipe Material:	PVC
Location of Main Gas Shutoff:	At Meter



Comment 22:

Exterior water faucets were turned off at branch line shut off under kitchen sink for winterization purposes. Therefore water pressure was not tested with a gauge, but pressure seem sufficient at all fixtures throughout the house at time of inspection.



Figure 22-1



Figure 22-2

(Plumbing continued)



Comment 23:

Water main shut off valve located in basement. See photo.



Figure 23-1



Figure 23-2



Comment 24:

Gas utility main service with pressure regulator, meter and shutoff valve. Shutoff valve location noted in photo.



Figure 24-1



Figure 24-2

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Year Manufactured:	2015
Fuel:	Natural Gas
Capacity:	50 gal
Temp & Pressure Relief Valve (TPRV):	Present With Blow Off Leg



Comment 25:
Water heater installation with manufacturers label.



Figure 25-1



Figure 25-2

(Water Heater continued)



Comment 26:

Blow off leg for temperature pressure relief (TPR) valve at water heater is not of sufficient size. Safety Hazard. Recommend replacement with line sized same as TPR valve outlet connection.

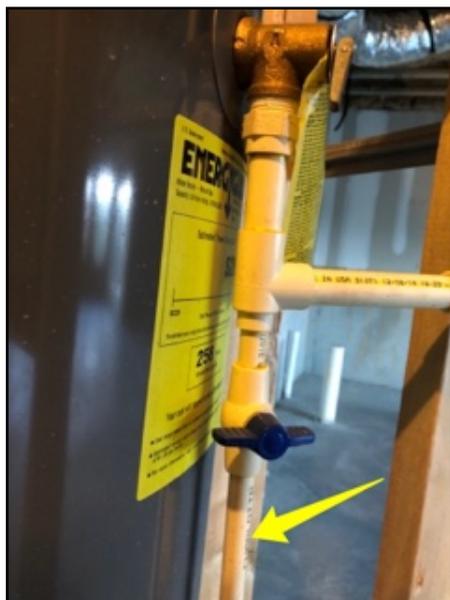


Figure 26-1

Bathrooms

Bathroom #1

Location:	Master
Bath Tub:	Recirculating
Tub Surround:	Tile
Shower:	Stall
Shower Walls:	Tile
Sink(s):	Double Vanity
Toilet:	Standard Tank
Ventilation Type:	Ventilator, Window
GFCI Protection:	Outlets, Recirculating Tub

(Bathroom #1 continued)



Comment 27:

Tile in master bathroom shower stall door opening should be re-grouted to prevent moisture intrusion and wood rot. Recommend qualified tile installer repair.



Figure 27-1



Figure 27-2



Comment 28:

Two floor tiles in master bathroom at entrance are loose. Recommend a qualified tile contractor re-cement and re-grout.



Figure 28-1



Figure 28-2

(Bathroom #1 continued)



Comment 29:

Hardwood flooring in master bedroom at intersection with bathroom tile is unlevel and wavy. Recommend qualified flooring contractor inspect. Ask seller about history of any repairs in this area and construction techniques used. See notes in photos.



Figure 29-1



Figure 29-2



Comment 30:

Master bathroom cabinet door hinge mounting screws have pulled away from frame. Recommend repair.



Figure 30-1



Figure 30-2

(Bathroom #1 continued)



Comment 31:

Electric wall heater (fireplace) installed above Jacuzzi tub in master bath is located above footprint of tub and is a shock hazard. Recommend relocating at least 3 feet from tub footprint and powering by a GFCI (ground fault circuit interrupter) breaker. See image.



Figure 31-1



Figure 31-2

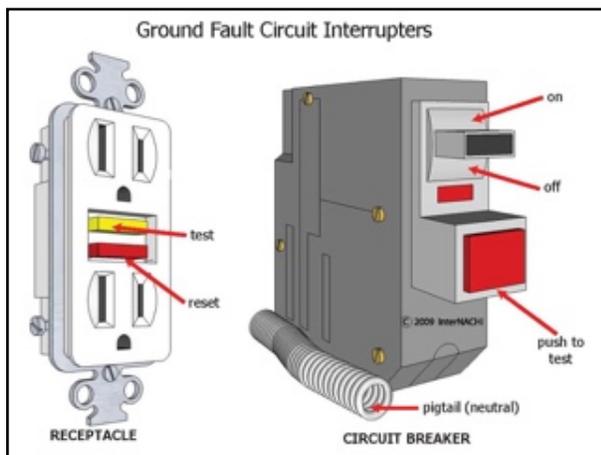


Figure 31-3

(Bathrooms continued)

Bathroom #2

Location:	Upstairs Front Left
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Ventilation Type:	Ventilator
GFCI Protection:	Outlets



Comment 32:

Lower door hinge bracket in upstairs front left bathroom mounting screws have pulled out of frame. Recommend repair.



Figure 32-1



Figure 32-2

Bathroom #3

Location:	Upstairs Front Center
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity

(Bathroom #3 continued)

Toilet:	Standard Tank
Ventilation Type:	Ventilator
GFCI Protection:	Outlets

Bathroom #4

Location:	Downstairs bathroom
Bath Tub:	Recessed
Tub Surround:	Tile
Shower:	In Tub
Shower Walls:	Tile
Sink(s):	Single Vanity
Toilet:	Standard Tank
Ventilation Type:	Ventilator
GFCI Protection:	Outlets

Kitchen

Cabinets:	Wood
Countertops:	Granite
Sink:	Double
GFCI Protection:	Outlets



Comment 33:

Temp Too High: Hot water temperature is 148 deg F raising the risk of scalding. Suggest lowering water heater set point to 120 deg F.

(Kitchen continued)



Figure 33-1

 **Comment 34:**
Exhaust hood light was not operational. Recommend replacing bulb.



Figure 34-1

(Kitchen continued)

Appliances

This was a courtesy check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Wall Oven:	Double
Range:	Not Present
Cooktop:	Gas
Vent Hood:	Exhaust
Refrigerator:	No
Dishwasher:	Yes
Microwave:	Built In
Disposal:	Yes
Trash Compactor:	Not Present

Laundry

Laundry Hook Ups:	Yes
Laundry Sink:	No
Dryer Venting:	To Exterior
GFCI Protection:	Yes

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors were inspected. As per our Agreement, carpeting, window treatments, central vacuum systems, household appliances, exercise equipment, paint, wallpaper, and other finish treatments were not inspected.

The National Fire Protection Association (NFPA) requires all single-station and multiple-station smoke alarms to be replaced every ten years. This is because build-up of grease and dust, insect infestations, and normal failure rates dictate replacement. Most hard wired units have a back up battery that should be replaced once a year.

Carbon Monoxide (CO) detectors begin to lose sensitivity after five (5) years, so you may want to upgrade units older than this should you have gas appliances, wood burning stoves / fireplaces or an attached garage.

Smoke and CO detectors are only noted as present or not present on this report, they are not tested due to the potential alarm trip and fire department call out that can result in a substantial charge to the home owner.

Floors:	Carpet, Wood, Tile
Walls:	Painted Drywall
Window Types:	Double Pane, Double/Single Hung, Fixed Pane
Fireplace:	Manufactured, Vent Free
Smoke Detectors:	Present
Carbon Monoxide Dectors:	Present



Comment 35:

Good: The interior finishes of the home are in good condition. No significant cracks or drywall issues were observed in the ceilings and walls. The floors appeared to be level (except as noted in Master Bedroom near bath in Bathroom section of this report) although floor finishes may need to be updated. All windows and doors inspected operated correctly, unless otherwise noted. The repair items listed in this report are not considered unusual for a home of this age.

(Interior continued)



Comment 36:

Ventless gas log appliance installation, shut off valve and manufacturers label. Tested and return to off position.



Figure 36-1



Figure 36-2



Figure 36-3



Figure 36-4

(Interior continued)



Figure 36-5

 **Comment 37:**
Various smoke detectors throughout home and basement were beeping low battery. Recommend replacing batteries annually.



Figure 37-1

Thanks for giving us the honor at HomeCheck to inspect your future home. I hope this report and our conversations have better prepared you to make a more informed purchase decision. Should you have any additional questions regarding your new home, do not hesitate to call or send email.

Don Shaw
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