

Property Inspection Report
3715 Valleyway Road



Property Address:
3715 Valleyway Road
Cumming, Georgia 30040

Client(s):
Kyle, Jessica

Coordinating Agent:
Brett Scott

Person(s) Attending:
Kyle and Jessica

Inspector:
Tony Horbert
(321) 262-6675
Office: (404) 661-4531

Inspection Date:
February 8th, 2020

Property Age (years):
4

Utilities On:
Gas, Electricity, Water

Weather Condition:
Snowing

Outside Temp. F:
34

Soil Conditions:
Wet with Snow

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Key Findings

Attic

Roof Structure

#	Condition	Location	Significance
3	Water Stains Noted at Sheathing and Truss	Garage Attic, Back Left Corner	Monitor
4	Additional Photos - Water Stains Noted at Sheathing and Truss	Garage Attic, Back Left Corner	Monitor

Other

#	Condition	Location	Significance
5	Rodent Activity Noted	Main Attic and Both Attic Entries in Large Garage	Needs Pro Repair
6	Wasps Nests Observed	Single Garage, Front	Safety Concern

Cooling

Operation

#	Condition	Location	Significance
13	Too Cold to Test a/C Compressor(s)	Upper and Main Levels	Monitor

Electrical

Distribution Wiring

#	Condition	Location	Significance
14	Cover Plate Missing	Basement, Below Electrical Panels	Safety Concern

Accessories

#	Condition	Location	Significance
19	Smoke and Carbon Monoxide Detectors - Monitor/Maintenance	Throughout	Monitor

Exterior

Doors

#	Condition	Location	Significance
23	Damage Noted at Wood Door Frame	Dining Room to Deck Access	Needs Pro Repair

Other

#	Condition	Location	Significance
24	Wasp Nest(s)	Left Side of Home in Bath Vent	Safety Concern

Grounds

Walkways

#	Condition	Location	Significance
25	Loose Steps	Under Deck	Safety Concern

Heating

Distribution

#	Condition	Location	Significance
28	Registers Missing	Basement	Needs Pro Repair

Interior

Windows

#	Condition	Location	Significance
31	Window Spring Kit Defective	Upstairs Back Left Bedroom	Needs Pro Repair

Plumbing

Supply Piping

#	Condition	Location	Significance
39	Temperature Set Too Hot	Throughout	Safety Concern
40	Elevated Pressure	Back of Home	Needs Pro Repair

Structure

Insulation

#	Condition	Location	Significance
50	Exposed Flammable Insulation Facing	Basement	Safety Concern

Noted Conditions

Attic

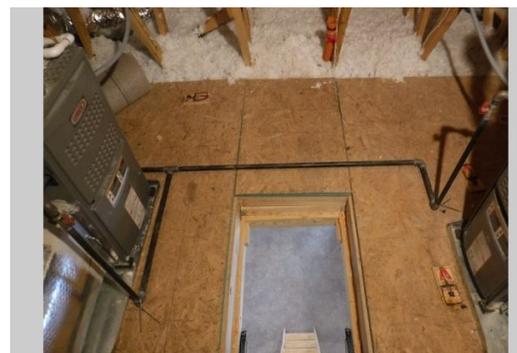
Attic -- Attic Access

CONDITION #1

Description: Attic Access Limited
Location: Main and Garages
Condition: Access Limited or Obstructed
Explanation: Access throughout the main is limited to the furnace platforms. Truss bracing, insulation covering joists and no flooring limited inspection. The inspector did use the available flooring, attic lighting and flashlight to inspect what could be reached and seen. The garage attics are cramped with no flooring. Access was limited to the ladder and scuttle hole entry.

Suggested Action: Have a qualified contractor evaluate the current access and recommend access improvements. Undertake the recommended improvements as needed.

Significance: Needs Pro Repair



Attic -- Insulation

CONDITION #2

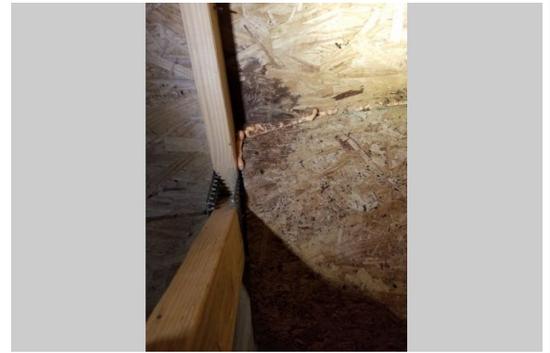
Description:	Blown Insulation
Location:	Main Attic
Condition:	Limited Insulation
Explanation:	The attic insulation level is less than current standards (R-38). The current is R-30.
Suggested Action:	Add additional blown insulation on top of the existing level, and batt insulation for vertical and diagonal spaces to a level of R-38.
Significance:	Needs Pro Repair



Attic -- Roof Structure

CONDITION #3

Description:	Sheathing and Truss Stain
Location:	Garage Attic, Back Left Corner
Condition:	Water Stains Noted at Sheathing and Truss
Explanation:	Water stains were noted at the roof sheathing and down the truss. Testing with a moisture meter showed slightly elevated moisture level at 13.3% compared to a non-stained truss member at 10.9% (Condition #2). Continued monitoring is advised to confirm that no ongoing leakage is occurring.
Suggested Action:	Consult the owner for further information regarding current or past leakage, repairs, and warranty information. Consult a qualified roofer for additional evaluation and repair as needed.
Significance:	Monitor



CONDITION #4

Description: Sheathing and Truss Stain
Location: Garage Attic, Back Left Corner
Condition: Additional Photos - Water Stains Noted at Sheathing and Truss
Explanation: See previous explanation.
Suggested Action: Follow recommendations at previous item.
Significance: Monitor



Attic -- Other

CONDITION #5

Description:	Rodents
Location:	Main Attic and Both Attic Entries in Large Garage
Condition:	Rodent Activity Noted
Explanation:	Rodent tunnels, paths, and traps indicate past or present activity. Rodents can chew wiring and stored items, displace insulation and cause damage to other attic components. The third picture shows a path through the insulation.
Suggested Action:	Consult a pest control specialist for further evaluation and eradication.
Significance:	Needs Pro Repair



CONDITION #6

Description:	Wasp Nests
Location:	Single Garage, Front
Condition:	Wasps Nests Observed
Explanation:	Wasp nests were observed in the attic.
Suggested Action:	Consult a pest control contractor for evaluation and remediation.
Significance:	Safety Concern



Bathroom

Bathroom -- Sink

CONDITION #7

Description:	Sink Countertop
Location:	Main Level Bath
Condition:	Countertop Stain
Suggested Action:	Consult with a countertop contractor for options of removal.
Significance:	Needs Pro Repair



CONDITION #8

Description:	Sink Drainage
Location:	Master, Left Sink
Condition:	Slow Drain
Explanation:	Sinks that drain slowly can often be corrected by common drain cleaners/liquids or, if present, by removing the plastic fitting at the base of the trap. Most traps are hand tightened and can be easily removed, cleaned and reinstalled.
Suggested Action:	Adjust the stopper and/or try common liquid drain cleaners. Have a licensed plumber repair any more complex restriction or venting problem.
Significance:	Needs Handy Repair

Bathroom -- Tub and Shower

CONDITION #9

Description:	Shower Tile
Location:	See Explanation
Condition:	Caulk or Grout Missing
Explanation:	<p>Minor gaps/cracks were noted. Gaps at the grout joints can allow water to penetrate behind the tile.</p> <p>Locations are as follows: Master - back left corner Upstairs hallway - back left and right corners Main level - back left and right corners (large cracks that should be sealed before shower use)(as a result the shower was not fully inspected for operation)</p>
Suggested Action:	Touch up all cracks at the grout or caulk to provide a water tight seal. Sanded caulking is a suitable material for this application and the grout colors can be closely matched.
Significance:	Needs Handy Repair



Cooling -- Evaporator Coil and Refrigerant Line

CONDITION #11

Description:	Refrigerant Line Insulation
Location:	Basement, Back Left Side
Condition:	Refrigerant Line Insulation Damaged/missing/constricted
Explanation:	The refrigerant line will produce excessive condensation if not properly insulated. The condensation will drip from the pipe, creating copper stains and increasing moisture levels. Tape used to hold the insulation can be installed too tight, thus constricting the foam insulation and will also cause dripping.
Suggested Action:	Replace where damaged. Ensure proper sealing at the coil.
Significance:	Needs Handy Repair



Cooling -- Condensation Drain and Pump

CONDITION #12

Description:	Condensate Drain
Location:	Left Side of Home
Condition:	Drain Termination Too Close to or Below Grade
Explanation:	The termination promotes clogging and is required to be 4-6 inches above the finished grade.
Suggested Action:	Cut the drain piping to provide suitable clearance above the ground.
Significance:	Needs Handy Repair



Cooling -- Operation

CONDITION #13

Description:	Temperature Differential
Location:	Upper and Main Levels
Condition:	Too Cold to Test a/C Compressor(s)
Explanation:	When the ambient temperature is below 65 degrees Fahrenheit, the compressor in the condensing unit could be damaged if operated because the oil in the system will not properly lubricate the moving motor parts when cold.
Suggested Action:	Inquire of the home seller before closing escrow as to the maintenance history of the compressor to gain assurance the unit are functioning properly.
Significance:	Monitor

Electrical

Amperage: (2) 150 Amps

Electrical -- Distribution Wiring

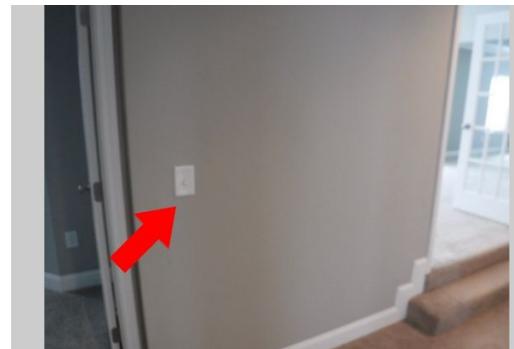
CONDITION #14

Description:	Receptacle
Location:	Basement, Below Electrical Panels
Condition:	Cover Plate Missing
Explanation:	The cover plate for a wiring device represents an important safety component.
Suggested Action:	Replace all missing cover plates.
Significance:	Safety Concern



CONDITION #15

Description:	Light Switch
Location:	Upstairs Hallway Between Back Bedrooms
Condition:	Attic Light Switch
Explanation:	This turns on the attic light.
Suggested Action:	Use as needed.
Significance:	Courtesy Information



Electrical -- Main Disconnect

CONDITION #16

Description:	Main Electrical Disconnect
Location:	Right Side of Home
Condition:	Information Regarding Main Disconnect and Location
Explanation:	Many insurance companies are requesting a photo of the electrical main disconnect, so it is provided here as a courtesy. This single breaker will cut off all power to the house in case of emergency.
Suggested Action:	Use as needed.
Significance:	Courtesy Information



Electrical -- Service Entry and Main Cable

CONDITION #17

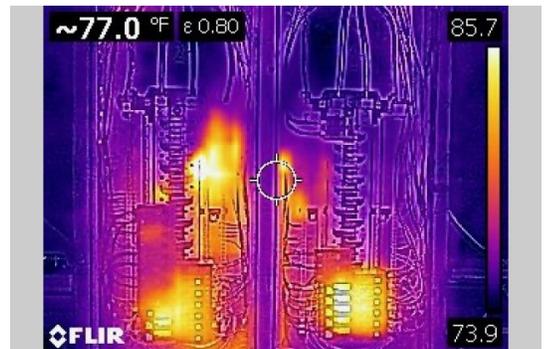
Description:	Ground Service Entry
Location:	Right Side of Home
Condition:	Information on Location of Service Entry, Power Meter, Etc.
Suggested Action:	Use as needed.
Significance:	Courtesy Information



Electrical -- Panel Wiring

CONDITION #18

Description: Main Electrical Panels
Location: Basement, Front Left Room
Condition: Information Regarding Panel Wiring
Explanation: Many insurance companies are requesting a photo of the electrical panel interior components, so it is provided here as a courtesy.
Suggested Action: Use as intended.
Significance: Courtesy Information



Electrical -- Accessories

CONDITION #19

Description: Smoke and Carbon Monoxide Detectors
Location: Throughout
Condition: Smoke and Carbon Monoxide Detectors - Monitor/Maintenance
Explanation: Smoke and carbon monoxide detectors should be replaced every 8-10 years according to fire safety experts. (Smoke detectors throughout home, especially in bedrooms. Carbon monoxide detectors are recommended in any home with fuel-burning mechanical devices.) Batteries should be replaced on a regular basis. As a rule of thumb, batteries for detectors should be replaced every time the clocks are reset (spring and fall).
Suggested Action: Change all batteries and ensure proper placement and operation before occupying home.
Significance: Monitor

Exterior

Exterior -- Wall Cladding

CONDITION #20

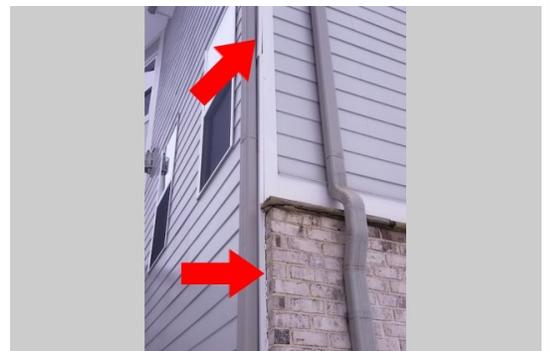
Description:	Stone Sill
Location:	Back Left Corner of Home
Condition:	Sill Slope Improper
Explanation:	The stone sill is lifting and improperly sloped allowing water to pond against the exterior veneer.
Suggested Action:	Have a mason adjust the pitch of the drainage sill/flashing to drain away from the exterior veneer.
Significance:	Needs Pro Repair



Exterior -- Trim

CONDITION #21

Description:	Trim Joints
Location:	Back Left Corner of Home
Condition:	Caulk Gaps at Trim Joints
Explanation:	Caulk is missing at the back left corner of home. Open caulk joints allow water penetration that contributes to damage over time. Regular maintenance of the home should include periodic touch-up of these open joints to minimize the potential for damage.
Suggested Action:	Caulk all trim areas where missing.
Significance:	Maintenance Item



Exterior -- Wood Structures

CONDITION #22

Description:	Home Connection
Location:	Back Right Side of Home, Below Dining Room
Condition:	Access to Deck-House Connection Limited
Explanation:	The ceiling boards added to the underside of the Deck Patio and the finished interior space limited the deck evaluation. The deck-house fastener connections could not, therefore, be evaluated.
Suggested Action:	Monitor deck components for issues and repair as needed.
Significance:	Monitor



Exterior -- Doors

CONDITION #23

Description:	Door Frame
Location:	Dining Room to Deck Access
Condition:	Damage Noted at Wood Door Frame
Explanation:	The base of the door frame exhibits water damage. Fungus or mushrooms are growing at the door frame.
Suggested Action:	Have a carpenter provide recommendations for repair or replacement.
Significance:	Needs Pro Repair



Exterior -- Other

CONDITION #24

Description:	Wasp Nest
Location:	Left Side of Home in Bath Vent
Condition:	Wasp Nest(s)
Explanation:	Wasp nests were observed at the locations noted.
Suggested Action:	Remove the nest or consult a professional.
Significance:	Safety Concern



Grounds

Grounds -- Walkways

CONDITION #25

Description:	Stone Steps
Location:	Under Deck
Condition:	Loose Steps
Explanation:	The stepping stones are loose and represent a safety hazard.
Suggested Action:	Consult a landscape contractor and/or a mason for repairs to ensure safe and stable walkways.
Significance:	Safety Concern



Grounds -- Grading and Drainage

CONDITION #26

Description:	Level Grade
Location:	Front Center of Home
Condition:	Slope Improper
Explanation:	Soil should slope downward and away from the foundation for proper drainage.
Suggested Action:	Monitor for ponding after heavy rains. Modify the slope for proper drainage or add drains and underground piping. Consult drainage contractor as needed.
Significance:	Monitor



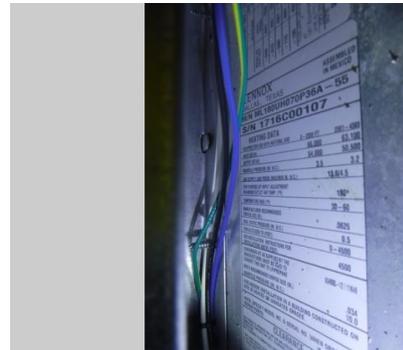
Heating

Characteristics: 66,000 and 88,000 BTUs; 4 and 4 Years Old; Gas

Heating -- Distribution

CONDITION #27

Description: Lennox - 2016 and 2016
Location: Attic
Condition: Data Tag and Filter Information
Explanation: Change air filters on a regular basis. Filters will be located on the left and/or right side. Size: 16x25x1
Suggested Action: Use as needed.
Significance: Courtesy Information



CONDITION #28

Description:	Registers
Location:	Basement
Condition:	Registers Missing
Explanation:	There is no supply of air in the basement.
Suggested Action:	Consult with an HVAC professional to install registers as needed.
Significance:	Needs Pro Repair

Heating -- Operation

CONDITION #29

Description:	Temperature Differentials
Location:	Upper and Main Levels
Condition:	Heating Performing Adequately
Explanation:	Temperature differentials should be a minimum of 12 to 20 degrees between the registers that force air out and the return air vents that draw air inward.
Suggested Action:	Use information as needed.
Significance:	Courtesy Information



Heating -- Other

CONDITION #30

Description:	Dehumidifier
Location:	Basement, Back Left Room
Condition:	Dehumidifier Noted
Explanation:	Dehumidifiers reduce humidity levels, making your home less hospitable to allergens such as dust mites, mold, and mildew.
Suggested Action:	Consult owner as to need for dehumidifier.
Significance:	Monitor



Interior

Interior -- Windows

CONDITION #31

Description:	Window Operation
Location:	Upstairs Back Left Bedroom
Condition:	Window Spring Kit Defective
Explanation:	Portions of the window spring kits or mechanisms are defective.
Suggested Action:	Replace all defective components to ensure proper operation of all windows.
Significance:	Needs Pro Repair



Interior -- Walls

CONDITION #32

Description:	Wall Crack
Location:	Master Bedroom
Condition:	Abnormal Wall Cracks Present
Explanation:	Abnormal cracks indicate unusual movement of the structure, which can be caused by foundation or framing problems. These conditions can indicate deficiencies. The cracking is thin, less than 1/8th inch and not displaced.
Suggested Action:	Have a drywall/paint contractor repair. Monitor for any further cracking. If cracking continues, consult a qualified contractor to provide repair specifications
Significance:	Needs Pro Repair



CONDITION #33

Description:	Wall Baseboard
Location:	Upstairs Front Right Bedroom
Condition:	Crack Noted
Explanation:	A crack was noted at the butts of two baseboards. This appears to be an expansion/contraction situation of the baseboards and caulking. No other cracking or activity was noted in this area.
Suggested Action:	Have a qualified contractor or handy person repair and repaint the cracked area and monitor for subsequent movement. Obtain a second opinion from a structural engineer as desired.
Significance:	Needs Handy Repair



CONDITION #34

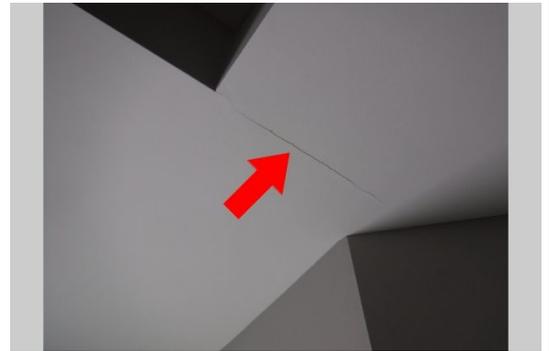
Description:	Wall Stain
Location:	Dining Room Off Kitchen, Window By Glass Door
Condition:	Water Stain on Wall Noted
Explanation:	There is a water stain at the base of the window with a slight crack at the wall. The inspector did not see any damage close by. The infrared camera is detecting cool spots between the window corner and receptacle. (all the receptacles on the outer wall all show a cool temperature possibly due to missing insulation in those areas) The difference in temperatures may be creating a condensation where the wall is warmer. The moisture detector did not indicate any elevated moisture levels. There is a slight gap between the window sill and window casing, but the window would have to be open for water or moisture to enter the gap.
Suggested Action:	Consult seller regarding history of stains and any repairs made to include warrantable conditions. Consult with a carpenter for any possible repairs. Have a drywall/paint contractor prime stains with a stain blocking agent and paint to desired color. Monitor for any additional staining subsequent to repairs and repainting.
Significance:	Needs Pro Repair



Interior -- Ceilings

CONDITION #35

Description:	Ceiling Cracks
Location:	Master Bath, Above Tub and Shower
Condition:	Typical Ceiling Seam Cracks, Loose Tape
Explanation:	Drywall cracks and loose tape are typically due to the normal shrinkage, or expansion and contraction of the wood members to which the drywall is nailed, and of no structural significance.
Suggested Action:	This common problem requires only cosmetic repair.
Significance:	Needs Pro Repair



Interior -- Doors

CONDITION #36

Description:	Door Operation
Location:	See Explanation
Condition:	Binding Door
Explanation:	Binding doors are common in structures, and are caused by many conditions, most of which are not serious. Locations are as follows: Master double doors Upstairs front right bedroom closet
Suggested Action:	Adjust/modify the installation to operate properly. Monitor for subsequent changes which may indicate structural movement.
Significance:	Needs Handy Repair



CONDITION #37

Description: Door Latch
Location: Upstairs Back Left Bedroom and Bath
Condition: Door Latch Misaligned
Explanation: The door lockset will not latch or lock properly. This condition is common and is typically the result of either misalignment of the strike plate at the jamb (relative to the latch at the door edge) or loose hinges.
Suggested Action: Adjust the components to latch properly.
Significance: Needs Handy Repair



Kitchen

Kitchen -- Cabinets and Countertops

CONDITION #38

Description: Garage Cabinet
Location: Right of Sink
Condition: Cabinet Door Did Not Close Properly
Explanation: The guides for the door need adjustment. The door does not open or close properly.
Suggested Action: Replace the hinges on the affected doors.
Significance: Needs Pro Repair



Plumbing

Plumbing -- Supply Piping

CONDITION #39

Description: Hot Water Temperature

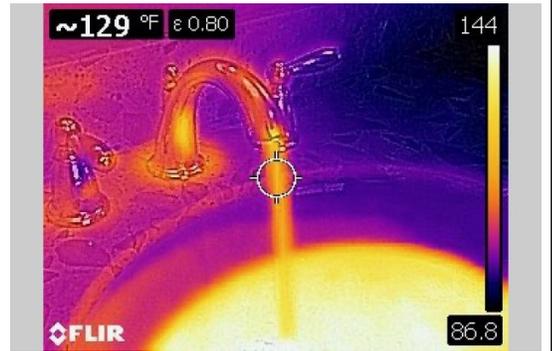
Location: Throughout

Condition: Temperature Set Too Hot

Explanation: Setting the household water temperature between 90 and 124 degrees reduces the potential for scald injuries.

Suggested Action: Turn the temperature dial down or consult a plumber for adjustment as needed.

Significance: Safety Concern



CONDITION #40

Description:	Water Pressure - 112 Psi
Location:	Back of Home
Condition:	Elevated Pressure
Explanation:	The water pressure was measured at more than 80 psi, which is considered maximum for most residential applications.
Suggested Action:	Have a plumber adjust or replace the pressure regulator if present, or add a pressure regulator as necessary to bring the water pressure to within the desired range of 40-80 psi.
Significance:	Needs Pro Repair



Plumbing -- Water Shut Off

CONDITION #41

Description:	Main Water Shut Off
Location:	Basement, Front of Home
Condition:	Location of Water Shut-off
Explanation:	The main water valve will shut down the water to all of the interior supply line locations. This valve is used for maintenance and in the event of leakage.
Suggested Action:	Use as needed.
Significance:	Courtesy Information



Plumbing -- Gas Shut Off

CONDITION #42

Description:	Main Gas Shut Off
Location:	Left Side of Home
Condition:	Gas Shut Off Valve Location Information
Explanation:	In the event of a gas leak or fire, this is where the gas flow may be turned off.
Suggested Action:	Use as needed.
Significance:	Courtesy Information



Plumbing -- Waste Piping

CONDITION #43

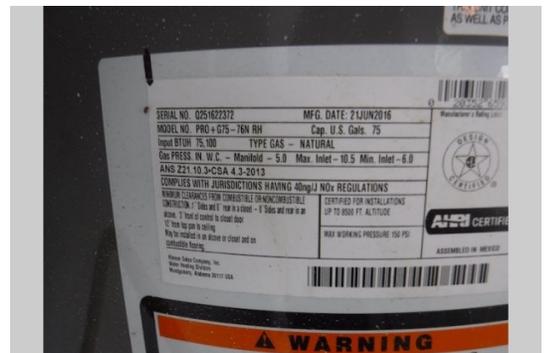
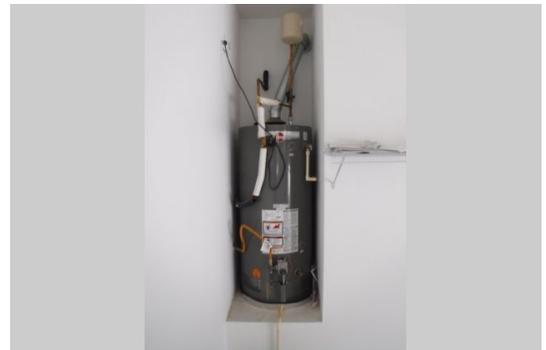
Description:	Sewage Ejector
Location:	Basement Under Stairs
Condition:	Sewage Ejection Pump Location Information
Explanation:	This appears to be a sewage ejection pump and are typically installed if the basement level plumbing sits below the sewer line at the street. In this instance it becomes necessary to pump the waste up so that it may appropriately drain toward the main sewer line at the street.
Suggested Action:	Confirm with seller or plumber. Use as needed.
Significance:	Courtesy Information



Plumbing -- Water Heater

CONDITION #44

Description:	75 Gallon; 4 Years Old; Gas
Location:	Main Garage
Condition:	Data Tag -- Age and Size
Suggested Action:	Use as needed.
Significance:	Courtesy Information



Plumbing -- Gas Piping

CONDITION #45

Description: Gas Leak Detection Test
Location: Water Heater, Furnace, Gas Regulator
Condition: Leak Detection Performed - OK
Explanation: Gas leak detection performed at the water heater, furnaces and gas regulator under cooktop.
Suggested Action: Courtesy information.
Significance: Courtesy Information



Plumbing -- Laundry

CONDITION #46

Description: Drain Pan and Piping
Location: Washer Location
Condition: Rubber Gasket Missing
Explanation: The rubber gasket is missing at the piping. Water would be able to drain out the opening between the pan and piping.
Suggested Action: Attach a gasket.
Significance: Maintenance Item



Roof

Observation Method: Ground (limited Due to Snow), Attic and Windows

Roof -- Gutters

CONDITION #47

Description:	Downspout
Location:	Back Left Corner of Home
Condition:	Accumulated Debris in Downspout
Explanation:	Leaves and other debris prevent the gutter system from operating properly, and can contribute to gutter deterioration, foundation leakage and other problems.
Suggested Action:	Ensure that all gutter components are free of debris.
Significance:	Maintenance Item



CONDITION #48

Description:	Downspout
Location:	Under Deck
Condition:	Downspouts Discharge Below Deck
Explanation:	Roof drainage should be discharged well away from the foundation and deck footings to reduce under structure water entry or undermining of foundation components.
Suggested Action:	Extend all downspouts well away from the foundation and deck footings with appropriate piping, or, at minimum, add splash blocks. Make sure the grade slopes downward from the point of discharge.
Significance:	Needs Handy Repair



Structure

Observation Method: Basement

Structure -- Foundation

CONDITION #49

Description: Poured Concrete
Location: Back Left Room
Condition: Cracking
Explanation: Cracking was noted at the foundation components. Not all cracks in concrete or block foundation walls are indicative of structural problems. Cracks may be due to either normal expansion-contraction cycles, shrinkage of concrete or mortar, or settlement that has stopped. This area also has cool air seepage.
Suggested Action: Grout and monitor the cracks for subsequent movement. Repair as necessary.
Significance: Needs Handy Repair



Structure -- Insulation

CONDITION #50

Description: Batt Insulation
Location: Basement
Condition: Exposed Flammable Insulation Facing
Explanation: Fiberglass batt insulation often comes with paper or foil facing, which can be combustible. This is of sufficient concern to the manufacturers that a warning label is usually printed on each insulation batt.
Suggested Action: Cover the insulation facing with a suitable building material, or replace with insulation that has a low flame spread rating.
Significance: Safety Concern



Items Inspected with No Discernable Visible Defects

Attic

Item Inspected	Description	Location
Ventilation	Passive	-

Bathroom

Item Inspected	Description	Location
Commode	Operate	-
Floors and Walls	Tile Flooring	-
Ventilation	Fans	-

Electrical

Item Inspected	Description	Location
Overcurrent Protection	-	-

Exterior

Item Inspected	Description	Location
Wall Cladding	Cement Siding	-
Windows	PVC	-
Masonry Porch	Stone	-
Paint	Satisfactory	-

Garage

Item Inspected	Description	Location
Doors	Metal	-
Floor and Walls	Concrete Flooring	-
Fire and Fume Protection	-	-

Grounds

Item Inspected	Description	Location
Driveway	Concrete	-
Vegetation	Bushes and Trees	-

Heating

Item Inspected	Description	Location
Exhaust	B-vent	-

Interior

Item Inspected	Description	Location
Fireplaces	Gas	-
Floors	Wood and Carpet	-
Stairs and Handrails	Wood Stairway	-

Kitchen

Item Inspected	Description	Location
Cooktop	Gas	-
Oven	Electric	-
Vent Hood	Overhead Power	-
Microwave	Built In	-
Disposal	Operates	-
Dishwasher	Operates	-
Sinks	Operates	-
Refrigerator	Ice and Water Dispenser	-

Plumbing

Item Inspected	Description	Location
Supply Piping	PEX	-
Waste Piping	PVC	-

Roof

Item Inspected	Description	Location
Material	Shingle	-
Flashing	Drip Edge Flashing	-

Structure

Item Inspected	Description	Location
Floor and Wall	Concrete Flooring	-