

Inspection Report

Sudhakar Sammeturi

Property Address:
4925 Wilshire Crossing
Cumming GA 30040



Marion Hodges Home Inspection Services

**Marion Hodges
1499 Sylvan Circle
Brookhaven, GA 30319
770-572-2808
marionhodges3@gmail.com
www.atlantahomechecker.com**

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INVOICE

Marion Hodges Home Inspection Services
 1499 Sylvan Circle
 Brookhaven, GA 30319
 770-572-2808
 marionhodges3@gmail.com
 www.atlantahomechecker.com
 Inspected By: Marion Hodges

Inspection Date: 2/17/2020
 Report ID:

Customer Info:	Inspection Property:
Sudhakar Sammeturi	4925 Wilshire Crossing Cumming GA 30040
Customer's Real Estate Professional: Rhonda Knoeck	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	425.00	1	425.00
			Tax \$0.00
			Total Price \$425.00

Payment Method: Check

Payment Status: Paid

Note:

Date: 2/17/2020	Time:	Report ID:
Property: 4925 Wilshire Crossing Cumming GA 30040	Customer: Sudhakar Sammeturi	Real Estate Professional: Rhonda Knoeck

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector are based on conditions found at the time of the inspection and should be considered before purchasing this home. The inspector will not be liable for any conditions that change after the inspection. The inspector will not be held liable for any concealed defect or any defect that could not be seen due to seller belongings obstructing view or access. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors - Inspector, Customer and their agent
A copy of the ASHI standards and practices
can be downloaded at ASHI.org

In Attendance:

Inspector, Customer and their agent

Type of building:

Single Family (2 story)

Approximate year built:

2011

Temperature:

55 to 60 degrees

Weather:

Clear

Was water on at time of inspection?:

Yes

Was electricity on at time of inspection?:

Yes

Was gas on at time of inspection?:

Yes

1. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.





Styles & Materials

Range Manufacturer:

KitchenAid

Microwave Manufacturer:

KitchenAid

Dishwasher Manufacturer:

KitchenAid

Refrigerator Manufacturer:

KitchenAid

Items

1.0 Range

Comments: Inspected

1.4 Microwave Oven

Comments: Inspected, Repair or Replace

 The surface lights on the microwave did not turn on. Replace bulbs and verify operation.



1.5 Dishwasher

Comments: Inspected

1.6 Refrigerator

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Plumbing Systems

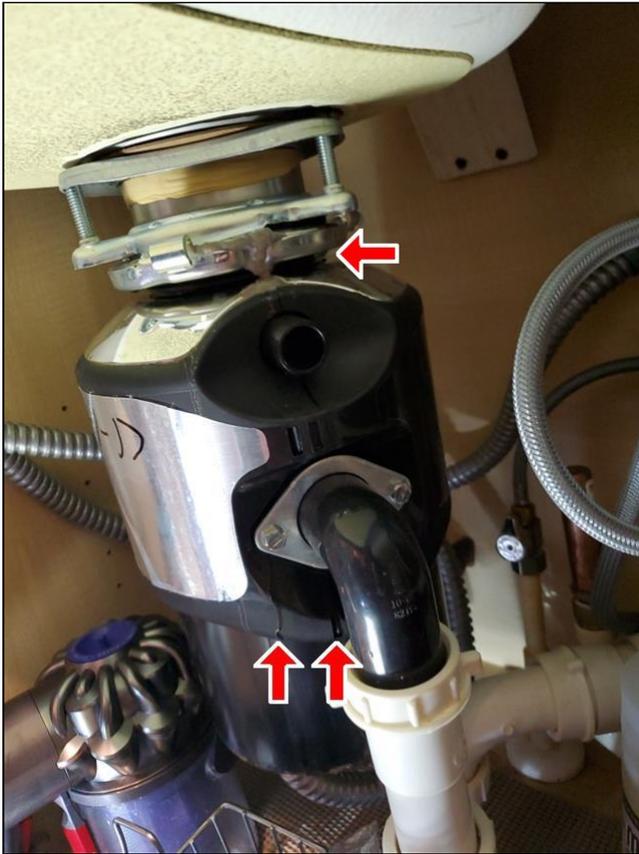
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: Open any valve that is closed; Operate any valve except water closet flush valves, fixture faucets, and hose faucets. **The washing machine and dryer if installed at the time of the inspection are personal property. The washing machine and dryer are not operated as part of the home inspection. If the washer and dryer are part of the sale, the seller should warrant normal operation of washer and dryer. Once you take possession, you should make sure the washing machine drain line is tied down to one of the water cut off valves to prevent drain hose from vibrating out of the drain and that the washer hoses are stainless steel braided hoses which are less likely to fail.**

Items

2.0 Garbage Disposal

Comments: Inspected, Repair or Replace

-  The disposal is leaking at drain connection. A licensed plumbing contractor needs to repair leak or replace disposal as needed.



2.1 Kitchen Sink Fixture(s)

Comments: Inspected

2.2 Kitchen Sink Water Supply Lines

Comments: Inspected

2.3 Kitchen Sink Drain Stop and Drain Assembly

Comments: Inspected

2.4 Lavatory Fixtures

Comments: Inspected

2.5 Lavatory Water Supply Lines

Comments: Inspected

2.6 Lavatory Drain Stop And Drain Assembly

Comments: Inspected, Repair or Replace

 The sink drain stopper in the basement bath does not hold water. A licensed plumbing contractor needs to repair.

2.7 Toilets

Comments: Inspected

2.8 Tubs and Showers

Comments: Inspected, Repair or Replace

 (1) The shower diverter did not divert all water to the showerhead in the hall bath. A licensed plumbing contractor needs to repair.



- 🏠 (2) The showerhead in the master bath leaks at connections. Tighten showerhead or replace showerhead.



- 🏠 (3) Water pressure drops in the master bath and hall bath when more than one plumbing fixtures is turned on. A licensed plumbing contractor needs to repair.



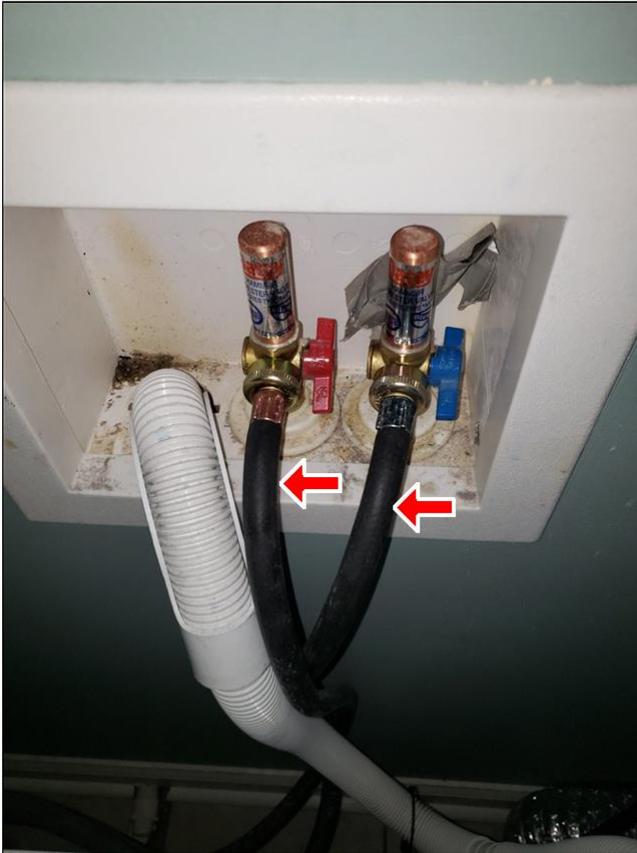
2.10 Washing Machine Connections

Comments: Inspected, Repair or Replace

- 🏠 (1) The washing machine overflow drain pipe is disconnected from drain pan. A qualified contractor needs to connect the pipe to pan.



(2) The washer hoses are not stainless steel braided hoses. Recommend using stainless steel braided washer hoses to connect washing machine. Stainless steel braided hoses last about 5 years. The black hoses only last about 3 years.



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go undetected. Concealed plumbing leaks that have not saturated the sheetrock cannot be detected during a home inspection. When the water has been off in a dwelling unit past stains on the ceilings or walls can still be active leaks that might not show as active during the inspection. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing Components

Inspecting sewer lines is beyond the scope of a home inspection. Since the cost to repair or replace these lines are typically significant, we advise you to have the sewer line/s scoped in order to minimize the risk of expensive cost that may be discovered after occupancy.

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Hot water



Water Heater

Styles & Materials

Manufacturer:	Approximate Year Manufactured:	Capacity:
RHEEM	Average life expectancy of a water heater is approximately 10-12 years 2011	65 Gallon
Energy Source:	Water Distribution (inside home):	Service Line From Street (where visible):
Electric	CPVC	PVC
Waste Lines:	Main Water Cutoff Location:	Approximate Water Pressure:
PVC	Basement	Water pressure is acceptable

Items

3.0 Water Heater

Comments: Inspected

The water heater appeared to be in acceptable condition at the time of the inspection. The inspector makes no warranties or guarantees as to how long the water heater or any components of the water heater will last.

3.1 Thermal Expansion Tank Or Device

Comments: Inspected

3.2 Temperature and Pressure Regulator Valve

Comments: Inspected

3.4 Drain, Waste, and Vent Systems

Comments: Inspected

The basement plumbing drains into an "ejector" tank where it is then pumped up into the waste line for disposal. Ejector pumps are required when the drain lines are below the main drain line for the house. Do not use plumbing fixtures in this area during power outages as the pump will not operate, which will cause the system to overflow.



Under the basement steps

3.5 Water Supply and Distribution Systems

Comments: Inspected, Repair or Replace

🏠 Seller needs to demonstrate water purification system operation if part of the sale.



3.6 Exterior Faucets

Comments: Inspected

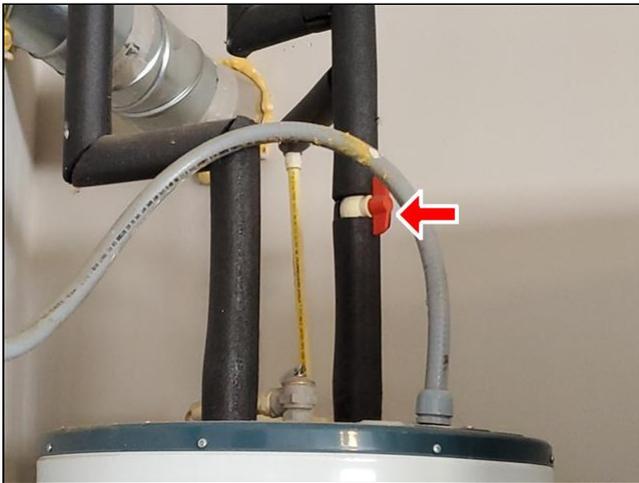
3.7 Location Of Main Water Shut Off Valve

Comments: Inspected

(1) Location of main water cut off (See Photo).



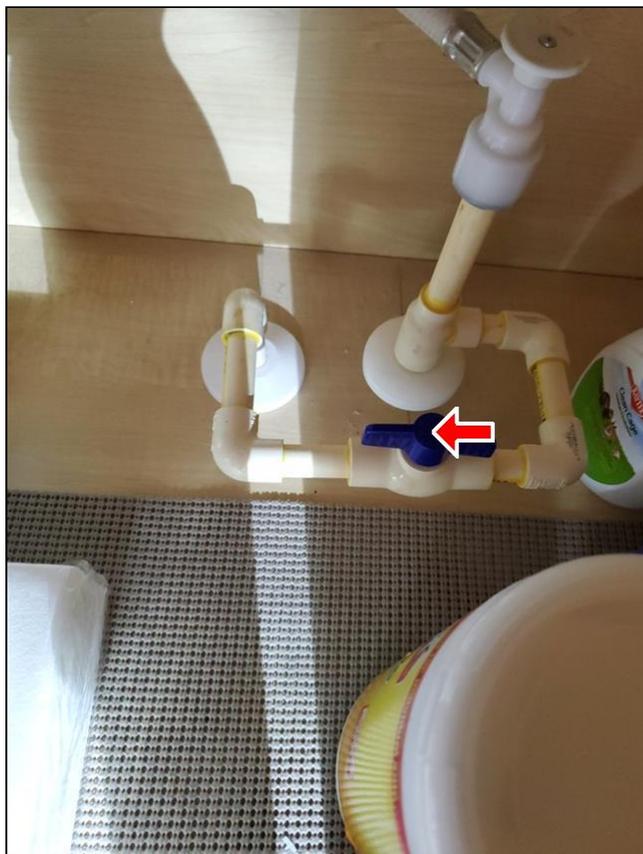
(2) Location of main water cut off to water heater (See Photo).



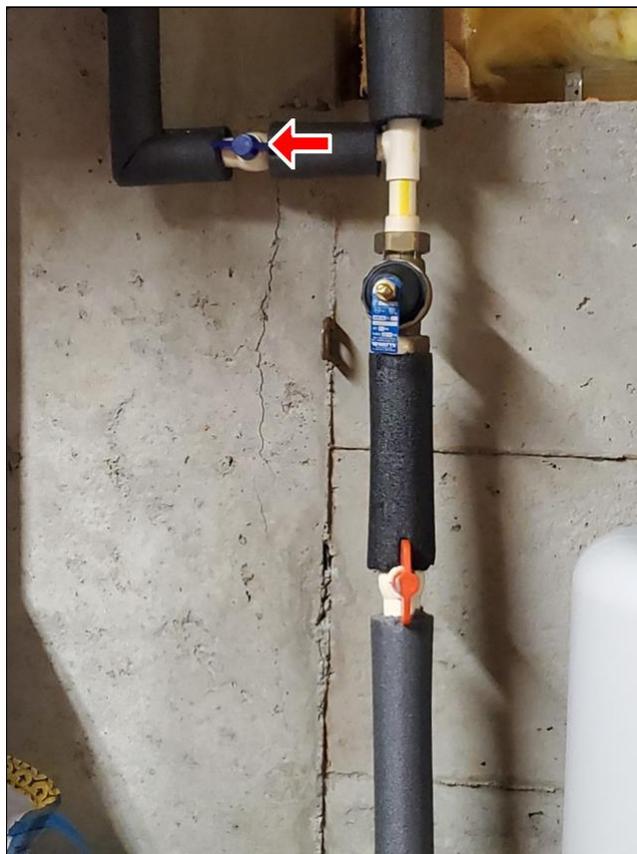
3.8 Location Exterior Hose Bibb Shut Off Valves

Comments: Inspected

FYI, Location of exterior water faucet shutoff. (See Photo). In the winter time, a good practice is to turn off the water to the exterior faucets and drain exterior faucet to prevent pipe from freezing. This is for your information.



In Min Level Bath Sink Cabinet



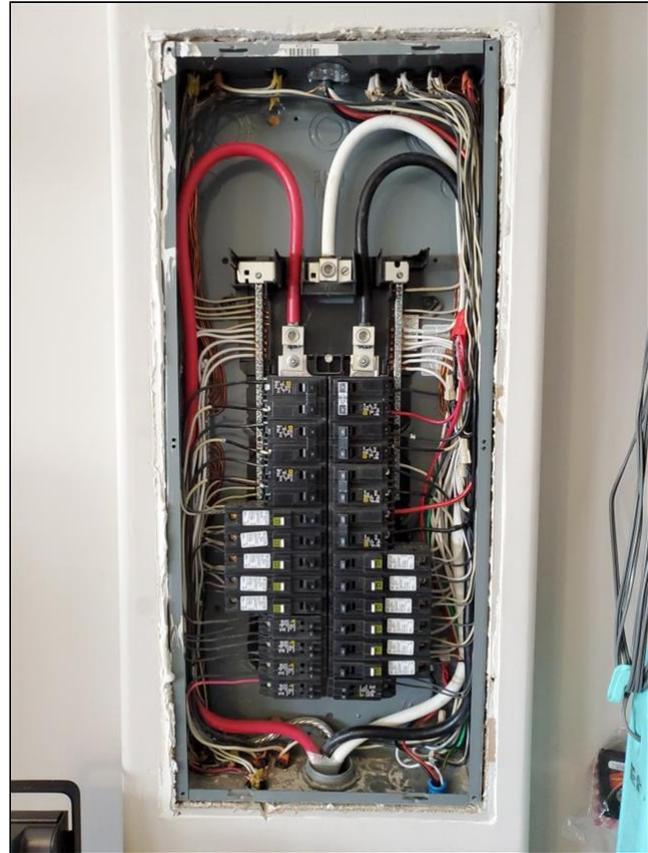
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go undetected. Concealed plumbing leaks that have not saturated the sheetrock cannot be detected during a home inspection. When the water has been off in a dwelling unit past stains on the ceilings or walls can still be active leaks that might not show as active during the inspection. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Main Service Disconnect Breaker



Main Distribution Panel - No Wiring Issues

Styles & Materials

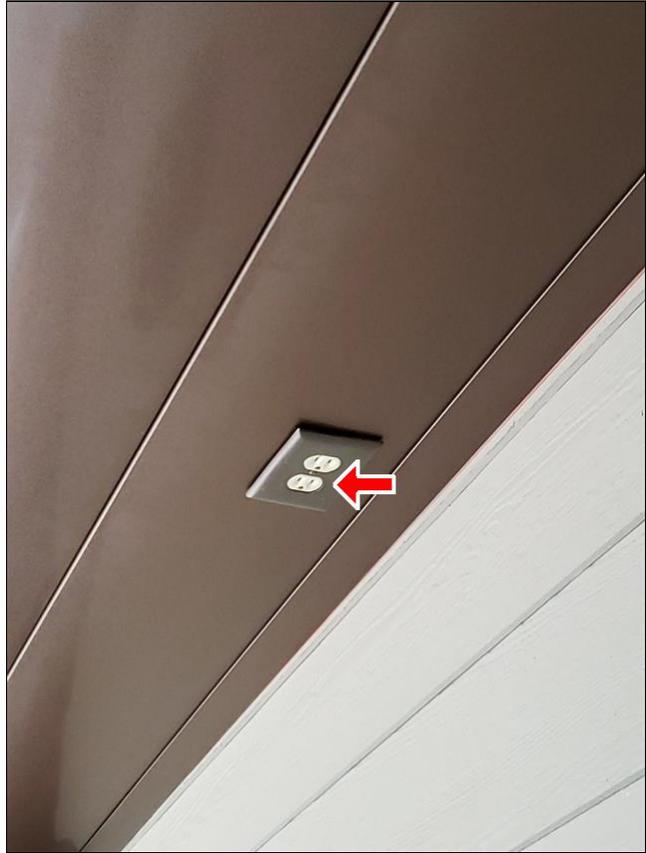
Location of Distribution Panel: Basement	Location Of Main Service Disconnect: Meter Base	Electrical Service Conductors: 120/240 Underground
Service Conductor at Panel: 200 AMP wire feeding panel	Overcurrent Protection: Circuit breakers	Branch Wire 15 and 20 AMP Circuits: Copper
Wiring Methods: Romex	Main Panel Grounding: Rod and pipe electrode	

Items

4.0 Connected Devices (Not every receptacle is tested)

Comments: Inspected, Repair or Replace

- 🏠 (1) The receptacles on the master bedroom deck, main level deck, and terrace level patio do not have weatherproof covers. A licensed electrician needs to add weatherproof covers.



- (2) FYI, There are switched receptacles on the master bedroom deck for lamps.

- 🏠 (3) Receptacle box at the front door is not secure to wall. A licensed electrician needs to secure the outlet box.



- 🏠 (4) Receptacle(s) in the kitchen to the right of refrigerator wired with hot/neutral reversed. A licensed electrician needs to correct polarity.



4.1 Connected Devices (light switches)

Comments: Inspected

4.2 Connected Devices (junction boxes, wire splices, abandoned wires)

Comments: Inspected

4.3 Connected Fixtures (interior light fixtures)

Comments: Inspected

4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected, Repair or Replace

-  (1) The LED light fixtures on the main level deck ceiling and under the main level deck do not have a dedicated light switch. Seller needs to demonstrate how the lights work or have a licensed electrician add a switch.



-  (2) The exterior light fixture at the front door and back door did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair.

4.5 Connected Fixtures (ceiling fans)

Comments: Inspected

4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

FYI, The GFCI re-set for the bathroom receptacles is in the hall bath.



4.7 Smoke Detectors

Comments: Inspected, Repair or Replace

-  Remove the battery cover on the smoke detector in the back right bedroom and verify operation of the smoke detector.



4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

Comments: Inspected

4.9 Distribution Panel Box And Disconnect Boxes

Comments: Inspected

4.10 Service Entrance Conductors

Comments: Inspected

4.11 Electrical Service Grounding

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating and Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Air handlers



Condensing Units

Styles & Materials

<p>Heat System</p> <p>Manufacturer: LENNOX</p> <p>Heating Energy Source: Natural gas Electric Electric Strip Heat</p> <p>Filter Type: Disposable</p> <p>Central Air</p> <p>Manufacturer: LENNOX</p> <p>Cooling Energy Source: Electric Split system</p>	<p>Approximate Year Heating Equipment Manufactured: Average life expectancy of a furnace is approximately 20 years Furnaces should be serviced every fall 2011</p> <p>Heat Type: Forced Air Heat Pump</p> <p>Filter Size: 20x20x5 16x25x5</p> <p>Approximate Year Central Air Units Manufactured: Average life expectancy of air conditioning equipment is approximately 10 to 15 years Service the air conditioning system every spring 2011</p> <p>Cooling Equipment Type: Condensing Unit(s)</p>	<p>Number of Heat Systems: Three</p> <p>Ductwork: Insulated Flex Pipe</p> <p>Location of main fuel shut off: At gas meter Left side of house</p> <p>Number of Air Conditioning Units: Three</p> <p>Air Conditioning Size: 2 1/2 ton 3 ton</p>
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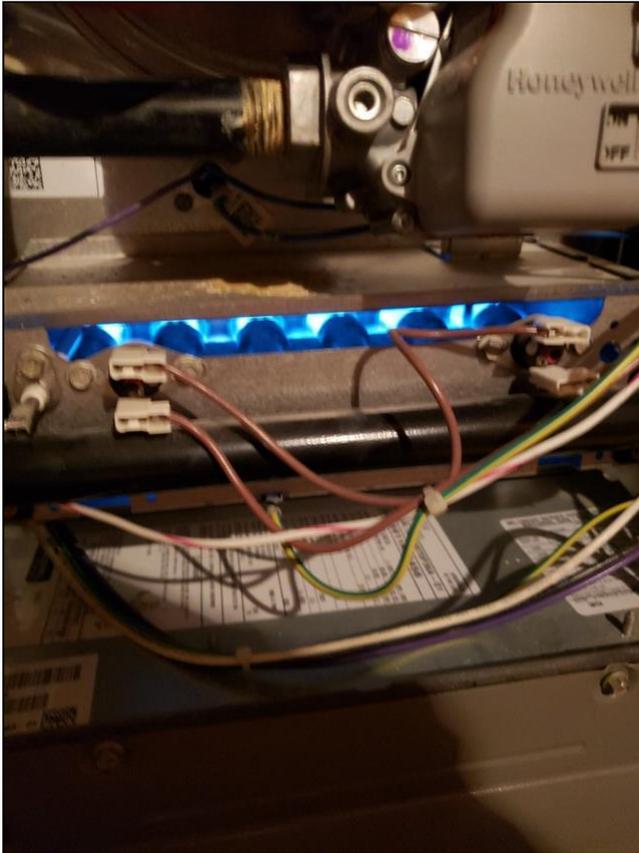
Items

5.0 Heating Equipment

Comments: Inspected, Repair or Replace

(1) The furnaces were operational at the time of the inspection. If the furnaces have not been serviced by a licensed heating and air conditioning contractor in the past year, a licensed heating and air contractor needs to perform annual

service including but not limited to the following: heat exchanger inspected for cracks & deterioration, burners removed and cleaned if necessary, fan switch checked, pilot assembly cleaned and adjusted, blower assembly cleaned, and electrical connections checked.



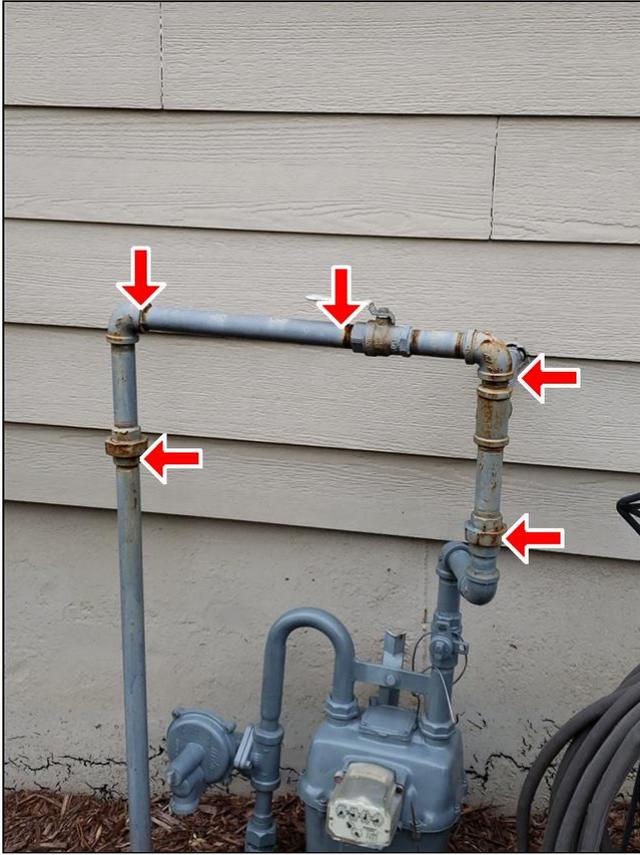
 (2) The electric heat pump system was operational at the time of the inspection. If the heat pump system has not been serviced by a licensed heating and air conditioning contractor in the past year, a licensed heating and air contractor needs to service and clean the heat pump system. The inspector makes no warranties or guarantees as to how long the heating equipment and components will last.



5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)

Comments: Inspected, Repair or Replace

🏠 The gas pipe at the gas meter is not protected from corrosion. Exterior gas piping should be protected from corrosion with corrosion resistant paint. A qualified contractor needs to paint the gas pipe with corrosion resistant paint.



5.2 Gas Shut Off Valves
Comments: Inspected

FYI, Location of gas shut off valves. See pictures.



Furnace



Furnace



Gas Meter



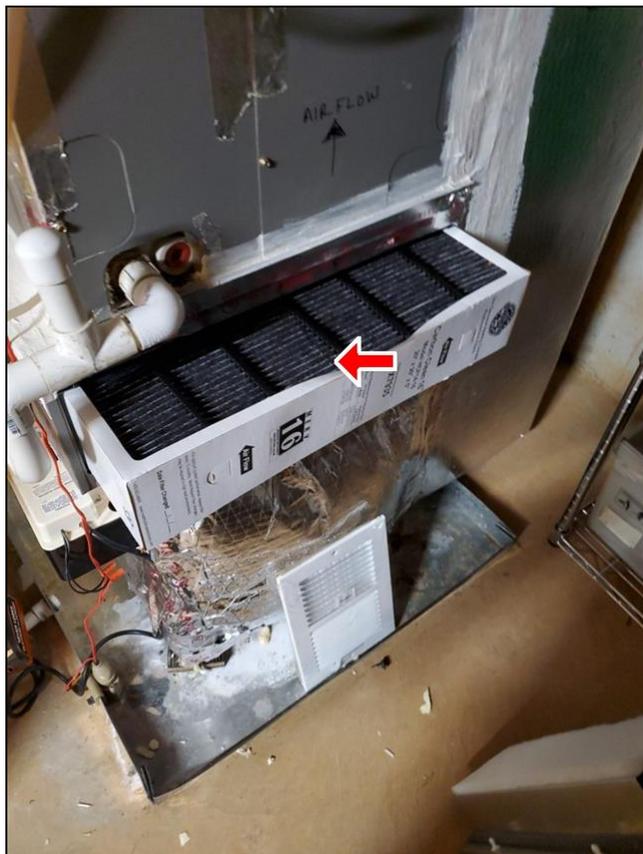
Fireplace

5.3 Location Of Filters

Comments: Inspected

Location of filter(s) for heating and air equipment (see photo). The filter(s) should be changed every 6 months. Recommend that the filters be changed once you take possession of the house.





5.4 Furnace Vent Pipe

Comments: Inspected

5.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

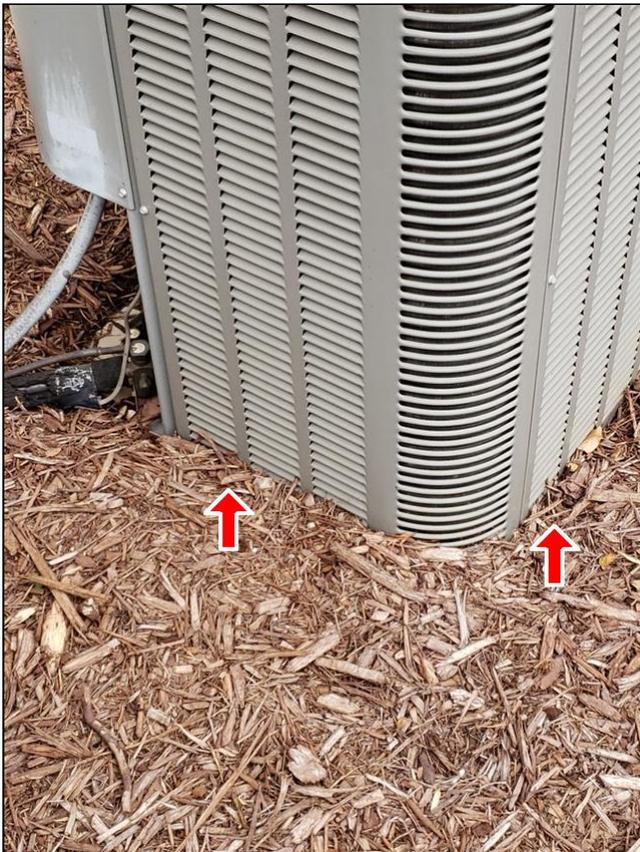
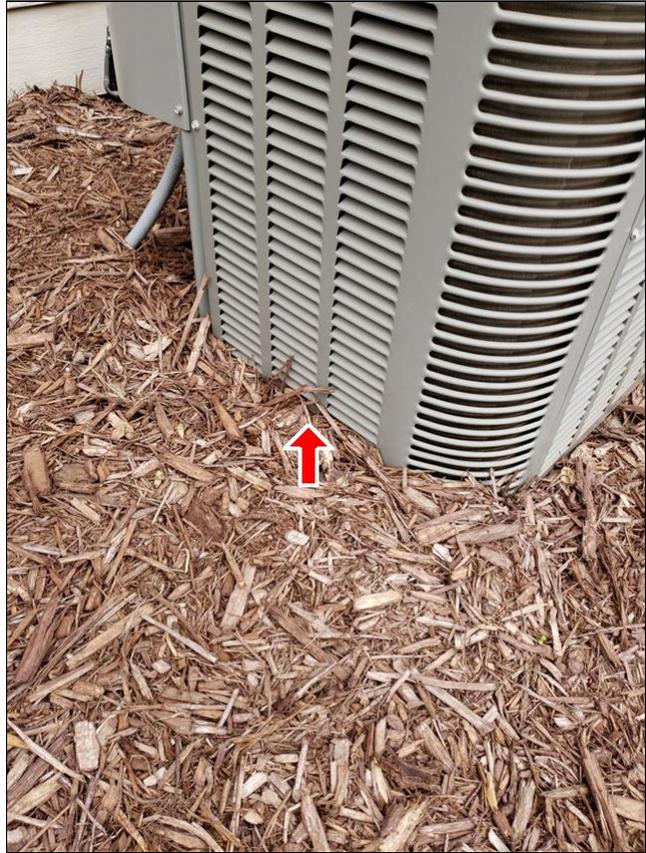
Comments: Inspected

5.6 Cooling And Air Handler Equipment

Comments: Inspected, Not Inspected, Repair or Replace

- 👉 (1) The air conditioning systems were not tested. The outside air temperature has been 65 degrees or less. Operating the condensing units when the outside air temperature has been less than 65 degrees can damage the compressors. A licensed heating and air contractor needs to service the air conditioning systems when the temperature permits.

🏠 (2) The condensing unit(s) need all organic material removed from the unit(s) and the coils cleaned. A licensed heating and air contractor needs to repair.



5.7 Condensation Drain Lines And Overflow Pan

Comments: Inspected

FYI, The picture shown is the location of the auxiliary condensation drain line from the air conditioning system. The drain line is installed in a conspicuous place so that you can be alerted if water is dripping from the pipe. If there is water draining from the pipe, the A/C should be serviced ASAP by a licensed HVAC contractor. The primary drain could be blocked which can cause an overflow.



5.8 Supply And Return Air Plenum

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

6.0 Doors and Door Locks

Comments: Inspected, Repair or Replace

 The master bath toilet closet door needs strike plate adjustment or hinges tightened to latch the door lock.

6.1 Windows

Comments: Inspected, Repair or Replace

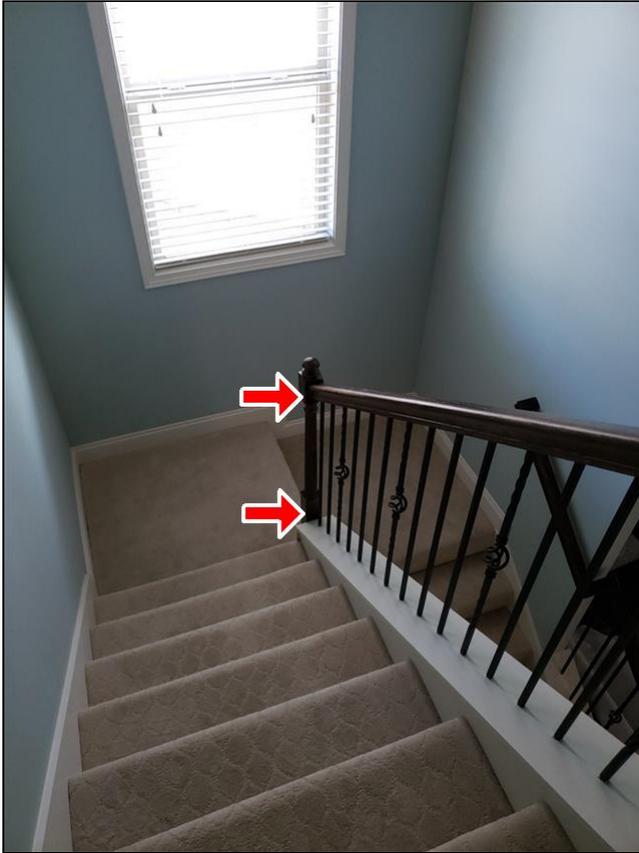
 The insulation seal has failed on the window(s) in the front right bedroom closet. A qualified contractor needs to replace failed glass.



6.2 Steps, Stairways, Balconies, And Railings

Comments: Inspected, Repair or Replace

🏠 The handrail and newel post are loose at the bottom of the steps. The newel post and hand rail need to be tightened. A qualified contractor needs to repair.



6.3 Counters And A Representative Number Of Cabinets

Comments: Inspected

6.4 Bathroom Caulking and Tile

Comments: Inspected, Repair or Replace

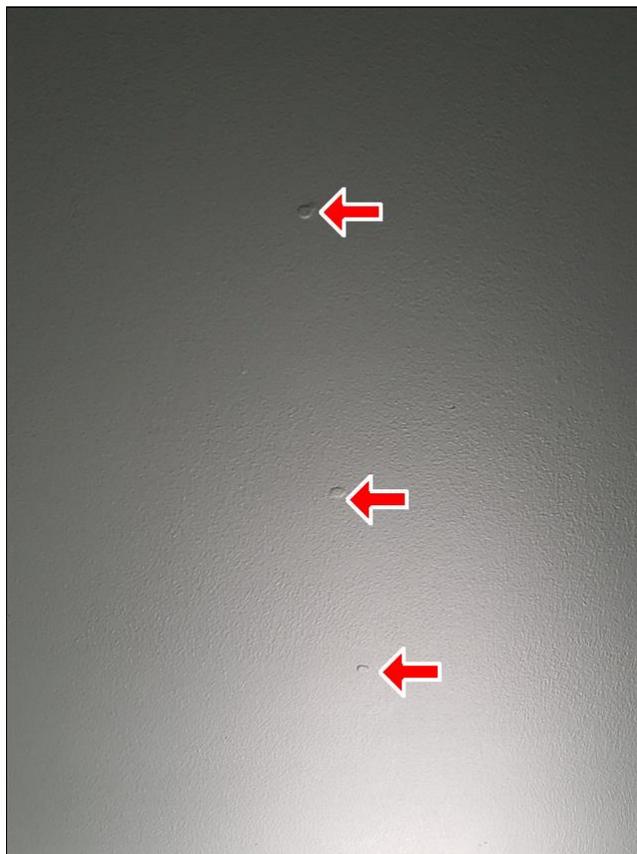
🏠 The floor in the master bath needs to be caulked or grouted. A qualified contractor needs to caulk or grout floor.



6.5 Ceilings, Walls, And Floors

Comments: Inspected, Repair or Replace

🏠 Nail pops were noted in the master bath and master bedroom. Pictures shown are examples. There could be other nail pops in the house. Repair and paint to match existing as needed.



6.6 Attic Access

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage

The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Garage door operator remote control transmitters; Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Garage Door and Operator Operational

Styles & Materials

Garage Door Material:

Insulated
Metal

Garage Doors:

1 automatic door

Items

7.0 Garage Door Operator

Comments: Inspected

7.1 Garage Door

Comments: Inspected

7.2 Garage Floor

Comments: Inspected

7.3 Garage Walls And Ceiling

Comments: Inspected

7.4 Occupant Door From Garage To Inside Home

Comments: Inspected

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation And Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric
4 prong dryer plug needed with dryer

Attic Insulation:

Loose Fill
R-30

Attic Ventilation:

Soffit Vents
Turtle back vents

Floor System Insulation:

Concealed

Items

8.0 Bathroom Venting Systems

Comments: Inspected

8.1 Laundry Venting System

Comments: Inspected, Repair or Replace

-  (1) The damper on the dryer vent does not close on the exterior of the house. Outdoor exhausts should have automatic or gravity dampers that close when the ventilation system is not operating. A qualified contractor needs to clean the lint out of the end of duct on the exterior and verify the damper will close.



-  (2) The dryer duct pipe needs to be cleaned out from duct termination back to the dryer. Dryer duct pipe needs to be cleaned out every year. A qualified contractor needs to repair.

8.2 Insulation In Attic

Comments: Inspected

8.3 Ventilation Of Attic

Comments: Inspected

8.6 Ventilation Of Foundation Areas

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Decks And Porches

Items

9.0 Hand Rails, Pickets, Decking

Comments: Inspected

9.1 Deck Or Porch Floor Joist System

Comments: Inspected, Repair or Replace

🏠 The deck joist, method used to attach the deck to the house, and deck flashing were not inspected. The bottom side of the deck is covered.





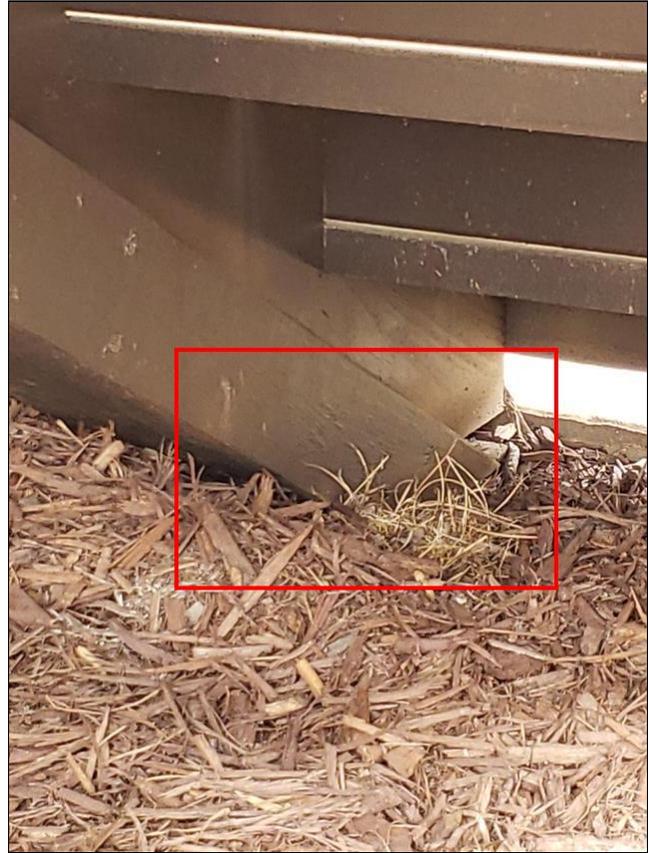
9.2 Deck Flashing And Attachment To Home

Comments: Inspected

9.3 Deck And Porch Stairs

Comments: Inspected, Repair or Replace

🏠 The steps on the deck are not supported on a concrete pad. This is earth to wood contact. A qualified contractor needs to pour a concrete pad under the steps for permanent support and prevent earth to wood contact.



9.4 Structural Support Columns Of Decks And Porches

Comments: Inspected

10. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Attic info: Pull Down stairs Light in attic Minimal Storage</p>	<p>Method used to observe attic: From landing platform in attic</p>	<p>Roof Structure: Engineered wood trusses Lateral bracing OSB Board Roof Decking</p>
<p>Roof-Type: Gable</p>	<p>Foundation: Basement</p>	<p>Columns or Piers: Supporting walls</p>
<p>Floor Structure: Engineered Floor Joists</p>	<p>Wall Structure: 2x6 Wood Studs 2x4 Wood Studs</p>	

Items

10.0 Foundation, Basements And Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

The foundation and structural components of the basement were only inspected in the unfinished areas of the basement. The basement walls and ceilings have been covered.

10.1 Walls (Structural)

Comments: Inspected

10.2 Columns Or Piers

Comments: Inspected

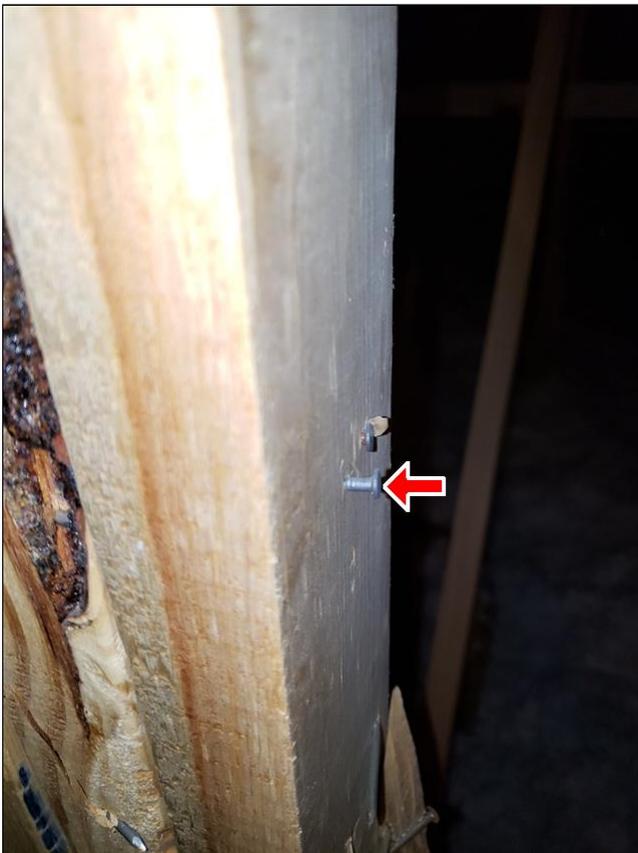
10.3 Floors (Structural)

Comments: Inspected

10.4 Roof Structure And Attic

Comments: Inspected, Repair or Replace

🏠 Roof trusses have been altered and the nails are backing out of the truss. Altered trusses need a designed repair plan from a registered design professional. The repair does not look like an engineered repair. A structural engineer needs to evaluate further and repairs made as needed.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Grounds

The home inspector shall observe: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

11.0 Driveways

Comments: Inspected

11.1 Walkways

Comments: Inspected

11.3 Grading and Drainage

Comments: Inspected

11.4 Vegetation And Trees (With respect to their effect on the condition of the building)

Comments: Inspected

11.6 Lawn Sprinkler System

Comments: Not Inspected

 The lawn irrigation system was not tested. Testing the system is outside the ASHI standards of inspections. A qualified contractor needs to leak check and test the system. Repairs made if needed.

The grounds of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Left Elevation



Right elevation



Rear elevation

Styles & Materials

Exterior Wall Cladding:

- Brick
- Concrete fiber based siding
- Stacked Stone

Soffit and Eaves:

- Wood

Windows:

- Thermal insulated windows
- Tilt feature
- Single hung

Items

12.0 Eaves, Soffits, And Fascias

Comments: Inspected, Repair or Replace

🏠 The ends of the fascia trim needs to be painted on the front of the house. A qualified contractor needs to paint trim to prevent future deterioration.



12.1 Siding And Siding Related Trim

Comments: Inspected, Repair or Replace



(1) The siding needs to be nailed on the back of the house under the deck steps where the siding is loose. A qualified contractor needs to repair.



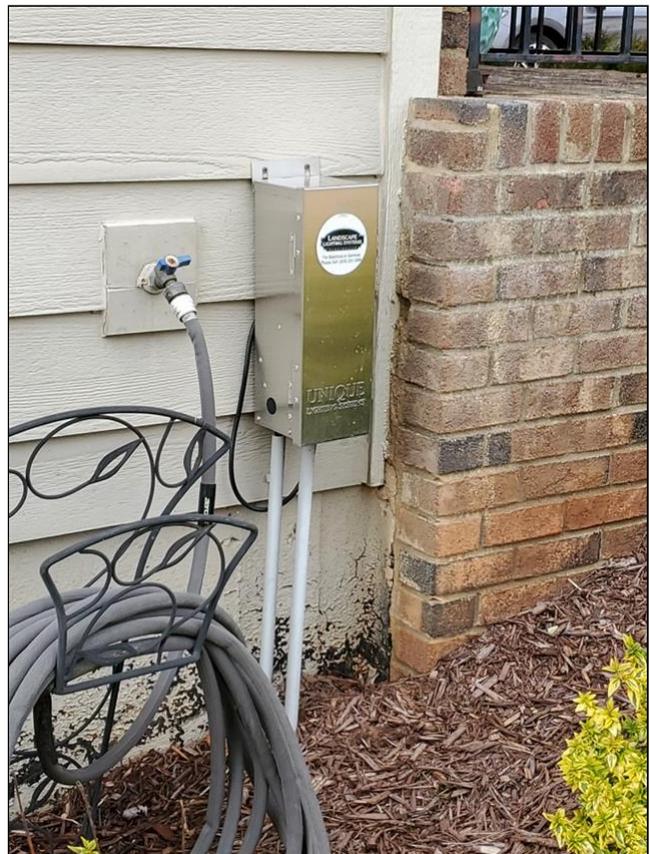
🏠 (2) The siding joints/ends needs to be caulked on the back of the house. See pictures for examples. A qualified contractor needs to caulk siding and paint to match existing as needed.



🏠 (3) Corner boards on the chimney need to be caulked and painted. A qualified contractor needs to repair.



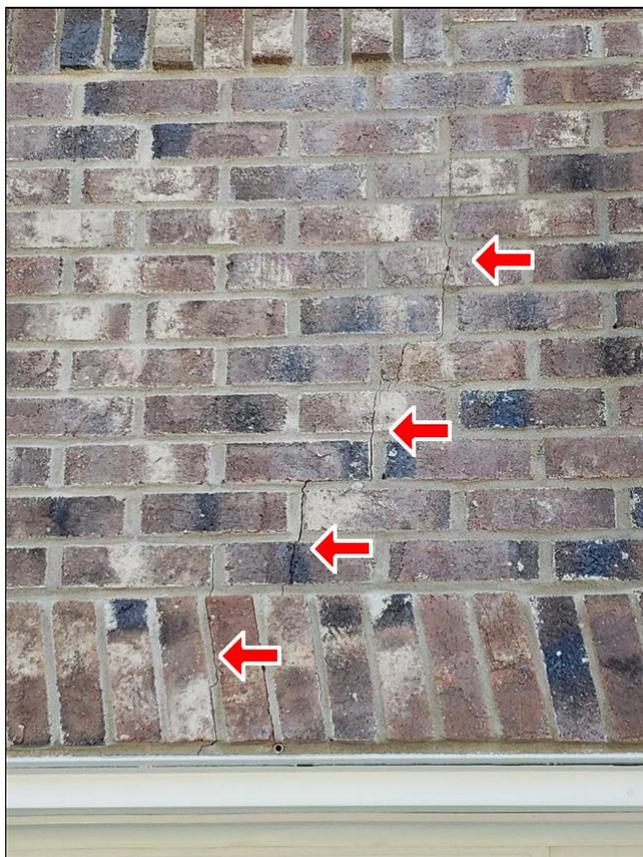
🏠 (4) All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: cord to exterior lighting



12.2 Brick, Stone, Stucco, Or Rock

Comments: Inspected, Repair or Replace

 Crack in the brick was observed on the front of the house. A qualified contractor needs to point crack as needed.



12.3 Doors (Exterior)

Comments: Inspected

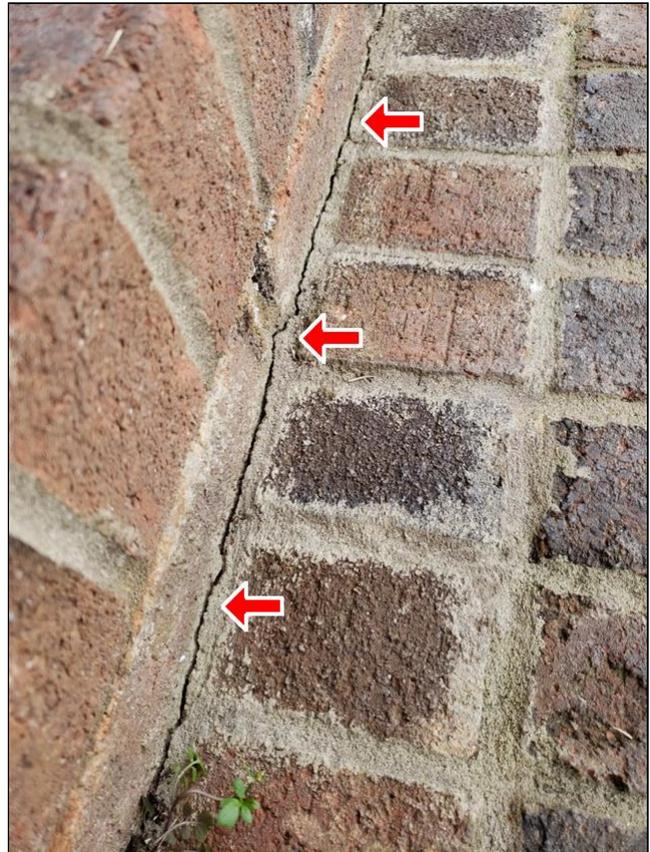
12.4 Windows

Comments: Inspected

12.5 Steps

Comments: Inspected, Repair or Replace

- 🏠 Mortar joints have cracked on the front stoop. A qualified contractor needs to seal cracked mortar joints with mortar to match existing.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Roofing, Gutters, Fireplace

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Asphalt Composition Shingles

Viewed roof covering

from:
Ground
Binoculars

Approximate age of roof:

Approximate life expectancy of 3 tab shingles is 17 to 20 years
9 years

Chimney type:

Prefabricated metal chimney chase enclosed by wood framing

Fuel Source:

Gas logs (vented)

Fireplace type:

Factory Built

Number of fireplaces:

One

Items

13.0 Roof Coverings

Comments: Inspected, Repair or Replace

 (1) Roofing nails are not sealed on the back porch roof. A qualified roofer needs to seal all nails with a roofing sealant.



- 🏠 (2) There are uplifted shingles on the right side of the house. A qualified roofer needs to re-nail shingles and seal any holes with a roofing sealant as needed.



- 🏠 (3) There are uplifted or wind blown shingles on the back of the house. A qualified roofer needs to inspect further and repair.



13.1 Flashing

Comments: Inspected

13.2 Roof Penetrations

Comments: Inspected

13.4 Gutter Drainage Systems

Comments: Inspected, Repair or Replace

The downspouts are piped away from the house. The buried drain lines were not checked for blockage. The ends of the pipes were not located. Make sure all buried downspout pipes are free flowing and the ends of the pipe located. Blocked drain pipes should be replaced where needed. If pipes are replaced, replace with smooth wall pipe and not ribbed pipe.



13.5 Chimney and Fireplace

Comments: Inspected

FYI, The fuel source for the fireplace is gas logs The vent on the fireplace should be in the full open position when using gas logs. Failure to do so can cause a build up of carbon monoxide gas in the house.



The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

Marion Hodges Home Inspection Services

1499 Sylvan Circle
Brookhaven, GA 30319
770-572-2808
marionhodges3@gmail.com
www.atlantahomechecker.com

Customer
Sudhakar Sammeturi

Address
4925 Wilshire Crossing
Cumming GA 30040

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Built-In Kitchen Appliances

1.4 Microwave Oven

Inspected, Repair or Replace

 The surface lights on the microwave did not turn on. Replace bulbs and verify operation.

2. Plumbing Systems

2.0 Garbage Disposal

Inspected, Repair or Replace

 The disposal is leaking at drain connection. A licensed plumbing contractor needs to repair leak or replace disposal as needed.

2.6 Lavatory Drain Stop And Drain Assembly

Inspected, Repair or Replace

 The sink drain stopper in the basement bath does not hold water. A licensed plumbing contractor needs to repair.

2.8 Tubs and Showers

Inspected, Repair or Replace

 (1) The shower diverter did not divert all water to the showerhead in the hall bath. A licensed plumbing contractor needs to repair.

 (2) The showerhead in the master bath leaks at connections. Tighten showerhead or replace showerhead.

-  (3) Water pressure drops in the master bath and hall bath when more than one plumbing fixtures is turned on. A licensed plumbing contractor needs to repair.

2.10 Washing Machine Connections

Inspected, Repair or Replace

-  (1) The washing machine overflow drain pipe is disconnected from drain pan. A qualified contractor needs to connect the pipe to pan.

3. Plumbing Components

3.5 Water Supply and Distribution Systems

Inspected, Repair or Replace

-  Seller needs to demonstrate water purification system operation if part of the sale.

4. Electrical Systems

4.0 Connected Devices (Not every receptacle is tested)

Inspected, Repair or Replace

-  (1) The receptacles on the master bedroom deck, main level deck, and terrace level patio do not have weatherproof covers. A licensed electrician needs to add weatherproof covers.
-  (3) Receptacle box at the front door is not secure to wall. A licensed electrician needs to secure the outlet box.
-  (4) Receptacle(s) in the kitchen to the right of refrigerator wired with hot/neutral reversed. A licensed electrician needs to correct polarity.

4.4 Connected Fixtures (exterior light fixtures)

Inspected, Repair or Replace

-  (1) The LED light fixtures on the main level deck ceiling and under the main level deck do not have a dedicated light switch. Seller needs to demonstrate how the lights work or have a licensed electrician add a switch.
-  (2) The exterior light fixture at the front door and back door did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair.

4.7 Smoke Detectors

Inspected, Repair or Replace

-  Remove the battery cover on the smoke detector in the back right bedroom and verify operation of the smoke detector.

5. Heating and Air Conditioning

5.0 Heating Equipment

Inspected, Repair or Replace

-  (1) The furnaces were operational at the time of the inspection. If the furnaces have not been serviced by a licensed heating and air conditioning contractor in the past year, a licensed heating and air contractor needs to perform annual service including but not limited to the following: heat exchanger inspected for cracks & deterioration, burners removed and cleaned if necessary, fan switch checked, pilot assembly cleaned and adjusted, blower assembly cleaned, and electrical connections checked.
-  (2) The electric heat pump system was operational at the time of the inspection. If the heat pump system has not been serviced by a licensed heating and air conditioning contractor in the past year, a licensed heating and air contractor needs to service and clean the heat pump system. The inspector makes no warranties or guarantees as to how long the heating equipment and components will last.

5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)

Inspected, Repair or Replace

-  The gas pipe at the gas meter is not protected from corrosion. Exterior gas piping should be protected from corrosion with corrosion resistant paint. A qualified contractor needs to paint the gas pipe with corrosion resistant paint.

5.6 Cooling And Air Handler Equipment

Inspected, Not Inspected, Repair or Replace

-  (1) The air conditioning systems were not tested. The outside air temperature has been 65 degrees or less. Operating the condensing units when the outside air temperature has been less than 65 degrees can damage the compressors. A licensed heating and air contractor needs to service the air conditioning systems when the temperature permits.
-  (2) The condensing unit(s) need all organic material removed from the unit(s) and the coils cleaned. A licensed heating and air contractor needs to repair.

6. Interiors

6.0 Doors and Door Locks

Inspected, Repair or Replace

-  The master bath toilet closet door needs strike plate adjustment or hinges tightened to latch the door lock.

6.1 Windows

Inspected, Repair or Replace

-  The insulation seal has failed on the window(s) in the front right bedroom closet. A qualified contractor needs to replace failed glass.

6.2 Steps, Stairways, Balconies, And Railings

Inspected, Repair or Replace

-  The handrail and newel post are loose at the bottom of the steps. The newel post and hand rail need to be tightened. A qualified contractor needs to repair.

6.4 Bathroom Caulking and Tile

Inspected, Repair or Replace

-  The floor in the master bath needs to be caulked or grouted. A qualified contractor needs to caulk or grout floor.

6.5 Ceilings, Walls, And Floors

Inspected, Repair or Replace

-  Nail pops were noted in the master bath and master bedroom. Pictures shown are examples. There could be other nail pops in the house. Repair and paint to match existing as needed.

8. Insulation And Ventilation

8.1 Laundry Venting System

Inspected, Repair or Replace

-  (1) The damper on the dryer vent does not close on the exterior of the house. Outdoor exhausts should have automatic or gravity dampers that close when the ventilation system is not operating. A qualified contractor needs to clean the lint out of the end of duct on the exterior and verify the damper will close.
-  (2) The dryer duct pipe needs to be cleaned out from duct termination back to the dryer. Dryer duct pipe needs to be cleaned out every year. A qualified contractor needs to repair.

9. Decks And Porches

9.1 Deck Or Porch Floor Joist System

Inspected, Repair or Replace

-  The deck joist, method used to attach the deck to the house, and deck flashing were not inspected. The bottom side of the deck is covered.

9.3 Deck And Porch Stairs

Inspected, Repair or Replace

-  The steps on the deck are not supported on a concrete pad. This is earth to wood contact. A qualified contractor needs to pour a concrete pad under the steps for permanent support and prevent earth to wood contact.

10. Structural Components

10.4 Roof Structure And Attic

Inspected, Repair or Replace

-  Roof trusses have been altered and the nails are backing out of the truss. Altered trusses need a designed repair plan from a registered design professional. The repair does not look like an engineered repair. A structural engineer needs to evaluate further and repairs made as needed.

11. Grounds

11.6 Lawn Sprinkler System

Not Inspected

-  The lawn irrigation system was not tested. Testing the system is outside the ASHI standards of inspections. A qualified contractor needs to leak check and test the system. Repairs made if needed.

12. Exterior

12.0 Eaves, Soffits, And Fascias

Inspected, Repair or Replace

-  The ends of the fascia trim needs to be painted on the front of the house. A qualified contractor needs to paint trim to prevent future deterioration.

12.1 Siding And Siding Related Trim

Inspected, Repair or Replace

-  (1) The siding needs to be nailed on the back of the house under the deck steps where the siding is loose. A qualified contractor needs to repair.
-  (2) The siding joints/ends needs to be caulked on the back of the house. See pictures for examples. A qualified contractor needs to caulk siding and paint to match existing as needed.
-  (3) Corner boards on the chimney need to be caulked and painted. A qualified contractor needs to repair.
-  (4) All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: cord to exterior lighting

12.2 Brick, Stone, Stucco, Or Rock

Inspected, Repair or Replace

-  Crack in the brick was observed on the front of the house. A qualified contractor needs to point crack as needed.

12.5 Steps

Inspected, Repair or Replace

-  Mortar joints have cracked on the front stoop. A qualified contractor needs to seal cracked mortar joints with mortar to match existing.

13. Roofing, Gutters, Fireplace

13.0 Roof Coverings

Inspected, Repair or Replace

-  (1) Roofing nails are not sealed on the back porch roof. A qualified roofer needs to seal all nails with a roofing sealant.
-  (2) There are uplifted shingles on the right side of the house. A qualified roofer needs to re-nail shingles and seal any holes with a roofing sealant as needed.
-  (3) There are uplifted or wind blown shingles on the back of the house. A qualified roofer needs to inspect further and repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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