

Atlanta Property Inspections, Inc.

HOME INSPECTION REPORT



2324 Blackberry Court, Snellville, GA 30078
Inspection prepared for: Mai Hue Welshams
Date of Inspection: 11/16/2019 Time: 9:30 AM
Age of Home: 21 Years Old (1998) Size: 2270 SF
Weather: Sunny, Damp Soil, 45 Degrees

Inspector: Cary Cooper

Email: inspectcarycooper@gmail.com

INSPECTION STANDARDS AND LIMITATIONS:

The Inspection will be conducted under the nationally recognized, professional inspection standards and **Code of Ethics** of the **AMERICAN SOCIETY OF HOME INSPECTORS (ASHI)** and will exceed the ASHI Standards Of Practice. Copies of both ASHI documents can be found online at "www.ASHI.org".

This building inspection is a LIMITED VISUAL INSPECTION of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify **all deficiencies and repairs needs** in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (**Atlanta Property Inspections, Inc.**) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection. Client is advised to read and understand the conditions of the **Pre-Inspection Agreement** which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the **Pre-Inspection Agreement**, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the **Pre-Inspection Agreement**.

GLOSSARY OF TERMS:

APPEARS SERVICEABLE: Item inspected is functioning as intended, no repair needs found.

REPAIR RECOMMENDED: Item inspected was found to need repair but does not affect the safety of the homes occupants.

REPAIR ADVISED: Item inspected was found to be deficient and needs repair, the repair is considered a high priority.

FURTHER EVALUATION: Additional evaluation is recommended or advised by a professional contractor for more information regarding repair needs and cost.

CONTINUE TO MONITOR: The item inspected should be monitored for any future changes in condition and may require future repairs.

SAFETY CONCERN / HAZARD: The item inspected is deficient and may be an unsafe or hazardous condition, further evaluation and repair is advised as soon as possible.

GOOD NEWS! Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

MINOR REPAIRS: The approximate repair value should normally cost less than \$300 each item.

MODERATE REPAIRS: The approximate repair value of between \$300 to \$1,000 each item.

MAJOR REPAIRS: The approximate repair value of a minimum of \$1,000 or more, each item.

CLIENT RECOMMENDATION: Suggest that the client consider changing or improving an item or function.

INSPECTION SUMMARY:

EXTERIOR GROUNDS:		
Page 12	DECK:	<ul style="list-style-type: none"> • The deck ledger board is bolted into the brick veneer which is no longer allowed by local building codes. The brick is not rated for structural attachment. Installation of vertical support posts is recommended at the deck connection to the brick to meet more current deck attachment standards.
Page 12	DECK / PORCH SUPPORT:	<ul style="list-style-type: none"> • The steel support posts are installed below grade which is not recommended; this condition can lead to water and corrosion damage at the lower post areas. Although no obvious concerns were noted at this time, correction is recommended, eliminate all steel to soil contact.
Page 12	EXTERIOR STAIRS:	<ul style="list-style-type: none"> • SAFETY CONCERN: The hand / guard railings are loose at the rear deck steps. This condition is a safety concern. Repair is advised to fully secure the loose railings.
EXTERIOR WALLS:		
Page 14	PAINTING / CAULKING:	<ul style="list-style-type: none"> • Peeling paint and bare wood was noted at several window frame locations (see photo of front bonus room window) Repainting is suggested to to fully seal and protect these locations.
ROOF, GUTTERS, CHIMNEY:		
Page 17	GUTTERS:	<ul style="list-style-type: none"> • The front wall downspout is crushed and bent; repair / replacement of the downspout is suggested. • A gutter seam leak was noted at the rear right corner roof based on visible staining on the bottom edge of the gutter (see photo). This condition can lead to water damage at the roof fascia and soffit if not corrected. Repair is recommended.
GARAGE:		
Page 19	GARAGE DOOR:	<ul style="list-style-type: none"> • IMPROPER TENSION CABLES: Improper installation of the overhead door tension cables was noted at the left basement garage door - the tension cables are not enclosed inside the tension springs as needed for safety. Correction is advised so that the tension cables are safely secured inside the tension springs in case of disconnection.

<p>Page 20</p>	<p>GARAGE FIRE SEPARATION:</p>	<p>The entry door from the garage is not fire rated as is required. Because garages are one of the primary locations for residential house fires, fire rated doors are now required at this location to prevent the spread of fire from the garage into the home. Fire rated doors can be solid wood or steel coated - with no glass. Replacement of this door with a fire rated type door is recommended to meet this safety standard.</p> <p>UPGRADE SUGGESTED - FIRE SAFETY: The open ceiling of left basement drive-under garage does not provide adequate fire separation as is required in newer homes. A minimum of one layer of taped and sealed sheetrock is customary to separate the garage from the interior spaces of the home. Because of the age of this home, the fire separation requirement may not have been in place at the time of this home's original construction. Because garages are one of the primary locations for residential house fires, some form of fire separation is recommended to meet this newer safety standards to prevent the spread of fire from the garage into the home. Since installation of sheetrock may not be practical in this garage due to multiple ceiling obstructions, installation of sprinkler heads is recommended instead as a fire safety upgrade. The installation of an inter-connected smoke detector is also recommended.</p>
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BASEMENT FOUNDATION:

<p>Page 21</p>	<p>BASEMENT:</p>	<ul style="list-style-type: none"> • A few basement wall cracks were noted at the right side and rear basement garage walls. The cracks have some visible water staining which is an indication of ground water penetration through the wall (see photo). Further evaluation is recommended by a professional water proofing contractor to determine the full scope of repair needs and costs. The use of a professional grade epoxy sealant is suggested for a long term repair. • Evidence of water entry was observed at the basement wall plumbing drain pipe penetration based on water stains (see photo). It appears that ground water entry has occurred at this location. Further evaluation and repair is recommended by a professional water proofing contractor to fully seal this location to prevent future water entry.
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<p>Page 22</p>	<p>FRAMING WALLS:</p>	<ul style="list-style-type: none"> • Multiple foundation anchor straps are not secured or nailed as required at the front and right side foundation walls (see photos). The inspector was able to count atleast 8 unsecured straps. Correction is recommended to meet minimum foundation anchorage requirements.
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ATTIC:

<p>Page 24</p>	<p>ATTIC ACCESS:</p>	<ul style="list-style-type: none"> • The attic entry door does not have full weatherstripping at the perimeter of the doorway to prevent heat loss and heat gain at this doorway location. For improved energy efficiency, it is suggested that weatherstripping be installed to fully seal this door.
<p>INTERIOR:</p>		
<p>Page 27</p>	<p>EXTERIOR DOORS:</p>	<ul style="list-style-type: none"> • Missing and or defective weather stripping was found at the two deck entry doors (see photos). Daylight is present and air infiltration is occurring into the home. Repair is recommended so that the exterior doors are fully sealed when closed.
<p>Page 27</p>	<p>INTERIOR DOORS:</p>	<ul style="list-style-type: none"> • An interior door at the master bedroom hallway does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.
<p>Page 28</p>	<p>WINDOWS:</p>	<ul style="list-style-type: none"> • UNABLE TO FULLY INSPECT: Several windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed. • Water damage was noted to the following window frames: <ol style="list-style-type: none"> 1. The right dormer window; 2. The two right sun room windows; 3. The two front garage windows. <p>A total of 5 windows appear to be affected.</p> <p>The damaged frame is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.</p> • Significant water damage was noted to the window sill at the front bonus room wall window (see photo). The damaged sill is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.

<p>Page 30</p>	<p>INTERIOR WALLS / CEILINGS:</p>	<p>• LIMITED INSPECTION: Water stains were observed at several locations including:</p> <ol style="list-style-type: none"> 1. Three areas in the rear sun room; 2. The center bedroom ceiling at the right side wall; 3. In the main floor bedroom hallway (see photos). <p>This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained areas were tested with a moisture meter and was found to be dry (see photos). Continue to monitor, future repairs may be needed. (NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).</p>
<p>Page 31</p>	<p>FLOORS:</p>	<p>• The hardwood flooring at the rear dining room has suffered some minor moisture damage (see photo). The flooring is warped and cupped in this area. This condition is most often caused by a source of moisture such as a leak, or possible moisture / humidity from a crawl space or basement below the floor. Further evaluation is recommended by a professional hardwood flooring contractor to determine the full extent of repair needs and costs - some or all of the flooring may need to be sanded and refinished which could develop into a major expense. In addition, the source of the moisture should be evaluated and corrected.</p>
<p>BATHROOMS / LAUNDRY</p>		
<p>Page 34</p>	<p>BATH TUBS / SHOWERS:</p>	<p>• An active leak was found at the upstairs bathtub handle valve when the water is turned on. This may be an indication of a worn washer inside the valve. Further evaluation and repair is recommended by a professional contractor.</p>
<p>PLUMBING:</p>		
<p>Page 37</p>	<p>PLUMBING SUPPLY:</p>	<p>• An active drip leak was found at the rear hose bib while the handle is in the off position (see photo). Further evaluation is recommended by a professional plumber to determine repair / replacement needs and costs.</p>

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**PLUMBING
DRAINS /
SEWAGE:**

- The basement sewage ejector pump is inoperative and did not come on during testing of the basement bathroom. The pump motor pug was unplugged at the start of this inspection and was plugged in for testing. During testing of the basement bathroom, water started flowing from the tank lid. The bathroom fixtures were turned off and the plumbing test was stopped. Further evaluation is recommended by a professional plumber to determine the full scope of repair / replacement needs and costs.
- The basement sewage ejector vent pipe is disconnected in the basement ceiling (see photo). Correction is recommended by a professional plumber to fully secure and seal the vent pipe.

WATER HEATER:

Page 40

WATER HEATER:

- ~~BUDGET FOR REPLACEMENT:~~
Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.
- ~~CLIENT NOTE - BE AWARE:~~ Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.
- For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.

ELECTRICAL SYSTEM:

<p>Page 44</p>	<p>MAIN PANEL:</p>	<ul style="list-style-type: none"> • Improper wiring was noted at the bottom left 20 amp circuit breaker in the right panel box (see photo). The circuit incorrectly has 14 gauge wire which does not meet the safety requirements of the National Electric Code. The minimum wire size for this 20 amp circuit is a 12 gauge wire. Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC. • Improper Wiring: A double tap wiring connection is present inside lower left portion of the right the panel box - two wires are connected to one circuit breaker (see photo). This condition is not allowed for this type of circuit breaker and can create loose connections at the breaker or possible overload conditions. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code (NEC).
<p>Page 45</p>	<p>RECEPTACLES:</p>	<ul style="list-style-type: none"> • An outlet cover plate is missing at the center bedroom on the right exterior wall; this condition represents a potential shock hazard. Correction is recommended so that all components of the outlet are fully covered. • Three outlets at the front walls in the basement room below the kitchen are incorrectly wired and has hot and neutral wires reversed (reversed polarity - see photo). Correction is recommended.
<p>Page 46</p>	<p>GFCI / AFCI PROTECTION:</p>	<ul style="list-style-type: none"> • SAFETY CONCERN: A GFCI outlet is defective or is incorrectly wired at the side garage wall. The GFCI outlet will not trip off when tested manually or with a GFCI tester and may be affecting the front outlet next tot he overhead door. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician. • SAFETY CONCERN: GFCI protection is missing at the basement garage outlets which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.
<p>Page 46</p>	<p>CARBON MONOXIDE DETECTORS:</p>	<ul style="list-style-type: none"> • The carbon monoxide detectors in this home are inoperative and did not respond to push button commands; repair / replacement of the C/O detectors is recommended.

HEATING:

Page 50

HEATING 2:

• The blower motor is dirty and has excessive dust and debris. It is recommended that the blower motor be cleaned / serviced by a professional HVAC contractor. In addition, it is recommended that the evaporator coils be checked for cleaning needs as well.

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates:

<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates:

<http://m.lennox.com/promotions/national.asp>

Trane Rebates:

<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.

THERMOSTATS / FILTERS / DUCTING:

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HVAC FILTERS:

- The filters are dirty; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filters be replaced with a new clean one.

EXTERIOR GROUNDS:

EXTERIOR DRAINAGE:

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

- The yard has a gentle slope overall;
- The overall condition of the exterior grading and drainage appears to be adequately sloped and maintained. No concerns were observed, continue to maintain good drainage conditions as needed.
- **POSITIVE FEATURE!**
Several downspouts have been extended into underground drain pipes for improved drainage around the perimeter of the foundation (see photo). Continue to monitor these drain pipes and clean as needed.



Underground downspouts present for improved drainage

DRIVEWAY / SIDEWALK:

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

- A concrete driveway and sidewalk are present.
- The overall condition of the driveway and sidewalk is good; typical concrete cracks were observed and are not considered to be significant. Continue to monitor and seal if necessary.

FENCING / VEGETATION:

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

- The overall condition of the exterior grounds and vegetation appears to be adequately maintained, no concerns were observed.

DECK:

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

• **The rear deck appears to be serviceable, no concerns were noted.**

• **The deck ledger board is bolted into the brick veneer which is no longer allowed by local building codes. The brick is not rated for structural attachment. Installation of vertical support posts is recommended at the deck connection to the brick to meet more current deck attachment standards.**

DECK / PORCH SUPPORT:

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

• **Steel support poles are present - 4 inch diameter or square.**

• **The steel support posts are installed below grade which is not recommended; this condition can lead to water and corrosion damage at the lower post areas. Although no obvious concerns were noted at this time, correction is recommended, eliminate all steel to soil contact.**

PATIO:

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

• **A concrete patio / driveway is present below the deck; the rear patio appears serviceable; no concerns were noted.**

EXTERIOR STAIRS:

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

• **Wood steps are present at the rear deck with composite surface boards and railings.**

• **The exterior steps and the stairway handrailings appear serviceable; no concerns were noted except as mentioned below.**

• **SAFETY CONCERN:**

The hand / guard railings are loose at the rear deck steps. This condition is a safety concern. Repair is advised to fully secure the loose railings.



Loose railings at rear deck

EXTERIOR WALLS:

EXTERIOR WALLS:

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

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

• **The exterior brick appears serviceable; no concerns were noted.**

EXTERIOR TRIM:

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

• **Wood trim is present; the exterior trim appears serviceable; no concerns were noted.**

FASCIA / SOFFIT:

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

• **Vinyl soffit and metal fascia is present. The exterior soffit / fascia appears serviceable; no concerns were noted.**

PAINTING / CAULKING:

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

• **Peeling paint and bare wood was noted at several window frame locations (see photo of front bonus room window) Repainting is suggested to to fully seal and protect these locations.**



Peeling paint at exterior side of windows

The following roof inspection is an opinion of the general quality and condition of the roofing system and its components at the time of this inspection. The inspection is a limited visual inspection of the roofing system. The inspector does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leaks. Client is advised to inspect the roof annually and to maintain the roof and make repairs as needed.

Roof access is at the sole discretion of the inspector, the roof may be inspected by walking the roof, viewed from a ladder, from the ground using binoculars and / or other methods of inspection. Our inspection methods meet or exceed the professional standards of the American Society of Home Inspectors (ASHI). Work safety, weather conditions, and potential material damage are the governing factors in deciding whether to walk the roof or not.

All roofing repairs recommended in this report should be conducted by a professionally licensed roofing contractor, during the buyer's due diligence period, to meet all professional roofing industry standards, warranties, and applications.

ROOF, GUTTERS, CHIMNEY:

ROOF DESCRIPTION / ACCESS:

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

• **ROOF DESCRIPTION:** Intersecting gable style roof, Steep pitch, Unknown Age

• **POSITIVE FEATURE!**

This roof has architectural or profile shingles; this attractive and slightly more expensive shingle is a significant upgrade from traditional roof shingles. It also has a longer warranty period of 25-35 years and should provide an extended lifespan when compared to traditional roof shingles. This type of shingle also performs better in storms and when exposed to hail.

• **ROOF INSPECTION ACCESS:** The roof was viewed and inspected from the ground with binoculars.



Architectural shingles present

ROOF:

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

• **The roof appears serviceable and within its normal useful life. No concerns were noted with shingles, flashings and valleys. Continue to monitor the roof for any changes. Annual inspections are suggested, particularly after heavy storms and high winds.**

ROOF FLASHING:

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

• **Metal roof flashing is present; the visible roof flashings appear serviceable; no concerns were noted.**

• **Black vinyl boots are present at the plumbing vent stacks. The visible roof flashings appear serviceable; no concerns were noted.**

• **Good flashing details were noted at the intersecting walls (see photo).**



Good flashing details at dormer intersections

GUTTERS:

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

- **Aluminum gutters and downspouts are present. The gutters appear to be in good working condition except as mentioned below; continue to monitor and clean as needed.**

- **The front wall downspout is crushed and bent; repair / replacement of the downspout is suggested.**

- **A gutter seam leak was noted at the rear right corner roof based on visible staining on the bottom edge of the gutter (see photo). This condition can lead to water damage at the roof fascia and soffit if not corrected. Repair is recommended.**



Gutter seam leak at rear corner roof

CHIMNEY:

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

- **A metal chimney is present.**

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

SKYLIGHTS:

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

• **A skylight is present in the master bathroom. Based on a limited visual inspection, the skylight appears to be serviceable. As with all skylights, continue to monitor and inspect annually for future repair needs.**

GARAGE:

GARAGE:

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

- An attached two car garage is present.
- The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.
- two one car garages are present at the basement.

GARAGE DOOR:

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

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

Two wood overhead doors are present in the basement.

- **IMPROPER TENSION CABLES:** Improper installation of the overhead door tension cables was noted at the left basement garage door - the tension cables are not enclosed inside the tension springs as needed for safety. Correction is advised so that the tension cables are safely secured inside the tension springs in case of disconnection.

OVERHEAD DOOR OPENER:

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

- The overhead door opener was tested and was found to be operating normally. The auto safety reverse feature of the door opener was successfully tested.

GARAGE FIRE SEPARATION:

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

The entry door from the garage is not fire rated as is required. Because garages are one of the primary locations for residential house fires, fire rated doors are now required at this location to prevent the spread of fire from the garage into the home. Fire rated doors can be solid wood or steel coated - with no glass. Replacement of this door with a fire rated type door is recommended to meet this safety standard.

UPGRADE SUGGESTED - FIRE SAFETY:

The open ceiling of left basement drive-under garage does not provide adequate fire separation as is required in newer homes. A minimum of one layer of taped and sealed sheetrock is customary to separate the garage from the interior spaces of the home.

Because of the age of this home, the fire separation requirement may not have been in place at the time of this home's original construction. Because garages are one of the primary locations for residential house fires, some form of fire separation is recommended to meet this newer safety standards to prevent the spread of fire from the garage into the home.

Since installation of sheetrock may not be practical in this garage due to multiple ceiling obstructions, installation of sprinkler heads is recommended instead as a fire safety upgrade.

The installation of an inter-connected smoke detector is also recommended.

BASEMENT FOUNDATION:

BASEMENT:

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

• **A basement is present and has been constructed with poured concrete walls. The basement is unfinished.**

• **A few basement wall cracks were noted at the right side and rear basement garage walls. The cracks have some visible water staining which is an indication of ground water penetration through the wall (see photo). Further evaluation is recommended by a professional water proofing contractor to determine the full scope of repair needs and costs. The use of a professional grade epoxy sealant is suggested for a long term repair.**

• **Evidence of water entry was observed at the basement wall plumbing drain pipe penetration based on water stains (see photo). It appears that ground water entry has occurred at this location. Further evaluation and repair is recommended by a professional water proofing contractor to fully seal this location to prevent future water entry.**



Evidence of water entry at plumbing drain line penetration



Evidence of water entry at side foundation wall in garage

FRAMING WALLS:

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

• **Stud Walls are present - 2X6 studs spaced 16" on center.**

• **Wood Beams and assorted window and doorway headers are present. Appears serviceable; no beam or header concerns were noted.**

• **The basement wall foundation anchorage consists of metal sillplate straps spaced approximately every 5 feet.**

• **Multiple foundation anchor straps are not secured or nailed as required at the front and right side foundation walls (see photos). The inspector was able to count atleast 8 unsecured straps. Correction is recommended to meet minimum foundation anchorage requirements.**



Foundation anchors not secured to sill plate

FLOOR SYSTEM:

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

• POSITIVE FEATURE!

Engineered I-joists are in use for the floor system. The I-joists appear to be serviceable; no concerns were noted. The benefits of engineered I-Joists include stiffer floors with less squeaks, the ability to span greater distances than real lumber, creating opportunities for larger room sizes, and the option of passing utilities (piping, ducting, etc.) through the webbing of the I-joist so that the ceiling below the floor can be finished with a flat surface.

FIRESTOPPING / INSULATION:

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

• Fire stopping of basement walls and floors appears to be adequate.

A NOTE ABOUT FIRESTOPPING:

Current building codes require firestopping between floor levels to help prevent the spread of fire and to increase response time for the homeowner. All openings such as drain penetrations, HVAC ducting, plumbing and gas piping are all required to be sealed with wood, sheet metal or in some cases 16 inches of unfaced fiberglass insulation to meet this fire safety standard. Many older homes do not meet this standard because it was not required at the time of the home's original construction.

INSULATION:

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

• Fiberglass insulation batts are present at the exterior wood framed walls and appears serviceable.

WOOD DESTROYING INSECTS:

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

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

RODENTS:

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

• **At the time of this home inspection, there is no visible evidence of rodent activity in the basement during this limited visual inspection of the accessible and visible areas of the basement.**

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

ATTIC:

ATTIC ACCESS:

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

• **The attic is accessible by a full size doorway. The attic access appears serviceable; no concerns were noted except as mentioned below.**

• **The attic entry door does not have full weatherstripping at the perimeter of the doorway to prevent heat loss and heat gain at this doorway location. For improved energy efficiency, it is suggested that weatherstripping be installed to fully seal this door.**



View of attic space

ATTIC / ROOF FRAMING:

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

• **Conventional framing is present in the attic and consists of 2 x 6 roof rafters and 2 x 8 ceiling joists spaced 16 inches on center. The roof decking has been framed with oriented strand board (OSB).**

• **The attic and roof framing appears serviceable during this limited inspection, no concerns were noted.**

ATTIC LEAKS:

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

• **No evidence of roof leaks were observed during this limited attic inspection.**

ATTIC VENTILATION:

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

• **The roof and attic ventilation consists of:**
 • **Soffit vents and ridge vents;**

• **The roof and attic ventilation appears to be adequate, no concerns were noted.**

ATTIC INSULATION:

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

• **Fiberglass Blown In Insulation; approximately 12 inches in depth or about R30.**
 The attic insulation appears serviceable, no concerns were noted.

• **The attic insulation appears serviceable, no concerns were noted.**

ATTIC FIRE SEPARATION:

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

• **Appears serviceable; the attic fire separation looks good, no concerns were noted.**

ATTIC RODENTS:

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

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

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

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

The flooring inspection is limited to a visual inspection only. The inspector does not lift or remove floor coverings such as carpeting or vinyl flooring to evaluate the floor. No furniture, cabinets, storage items, or rugs are moved to evaluate floorings. This inspection is limited to visible and accessible areas of the floor system. The inspector does not report on cosmetic defects with the floors such as carpet stains, carpet damage, carpet stretching needs, hardwood floor scratches or hardwood floor stain / color fading.

During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections.

However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection.

We assume no liability for hidden damage from unprofessional patch repairs to wood window frames or wood window sills, including damage to other components of the home, particularly when these types of repairs cover up the initial damage. If any patch repairs are noted in this report, client is advised to have this type of repair evaluated further by a professional window repair contractor to determine the adequacy of the repair.

We will accept no liability for windows with defective thermal seals (moisture inside the glass) during wet or rainy periods where visibility of the glass is restricted.

INTERIOR:

EXTERIOR DOORS:

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

• Steel coated entry door with tempered safety glass

• **The exterior doors appear serviceable except as noted below:**

• **Missing and or defective weather stripping was found at the two deck entry doors (see photos). Daylight is present and air infiltration is occurring into the home. Repair is recommended so that the exterior doors are fully sealed when closed.**



Missing weatherstripping at rear deck entry door

INTERIOR DOORS:

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

• **Wood interior doors are present; the interior doors appears to be serviceable and functional except as listed below:**

• **An interior door at the master bedroom hallway does not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.**

WINDOWS:

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

- The windows are wood framed windows with double pane glass.
- **UNABLE TO FULLY INSPECT:** Several windows are stuck closed and appear to be painted shut; we were unable to open, operate and fully inspect these windows. Correction is recommended so that all windows are fully functional, particularly for emergency egress in bedrooms if needed.
- Water damage was noted to the following window frames:
 1. The right dormer window;
 2. The two right sun room windows;
 3. The two front garage windows.

A total of 5 windows appear to be affected.

The damaged frame is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.

• Significant water damage was noted to the window sill at the front bonus room wall window (see photo). The damaged sill is difficult to repair and may require full window replacement. Further evaluation is recommended by a professional window contractor to determine the full extent of repair or replacement needs and costs.



Damaged window frame at right dormer window



Damaged window frames at rear sun room



Damaged window frame at front left garage window



Damaged window frame at front right garage window



Damaged window sill at front bonus room window

INTERIOR WALLS / CEILINGS:

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

• The interior walls and ceilings are covered with sheetrock / gypsum board. The overall condition of the interior walls and the ceilings appears to be serviceable during this limited visual inspection; no concerns were noted except as listed below:

• LIMITED INSPECTION:

Water stains were observed at several locations including:

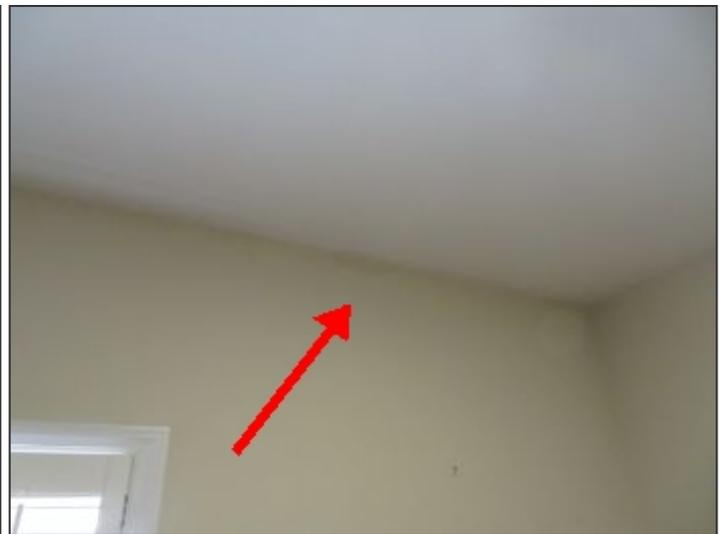
1. Three areas in the rear sun room;
2. The center bedroom ceiling at the right side wall;
3. In the main floor bedroom hallway (see photos).

This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained areas were tested with a moisture meter and was found to be dry (see photos). Continue to monitor, future repairs may be needed.

(NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).



Water stains at sun room ceiling



Water stain in center bedroom



Water stain tested dry in center bedroom

FLOORS:

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

• The hardwood flooring at the rear dining room has suffered some minor moisture damage (see photo). The flooring is warped and cupped in this area. This condition is most often caused by a source of moisture such as a leak, or possible moisture / humidity from a crawl space or basement below the floor. Further evaluation is recommended by a professional hardwood flooring contractor to determine the full extent of repair needs and costs - some or all of the flooring may need to be sanded and refinished which could develop into a major expense. In addition, the source of the moisture should be evaluated and corrected.



Cupped flooring in dining room

INTERIOR STAIRS:

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

• The interior stairs appear to be serviceable; no concerns were noted.

FIREPLACE:

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

• Fireplace Location: Family room Fireplace Type: Masonry type

The fireplace appears serviceable; no concerns were observed. Annual inspections are recommended along with regular cleaning of the chimney flue as needed.

KITCHEN:

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

KITCHEN CABINETS:

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

• **Wood cabinets and solid surface countertops are present. The kitchen cabinets and countertops appears serviceable, no concerns were noted.**

KITCHEN SINK / FAUCET:

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

• **A fiberglass sink is present;**
 • **The kitchen sink hand sprayer is serviceable.**

STOVE / OVEN / COOKTOP:

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

• **An electric cooktop is present;**
 • **An electric oven is present;**
 • **Appears serviceable. The cooktop and oven were both tested and appear to be functioning normally.**

DISHWASHER:

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

• **The kitchen dishwasher was operated through a normal wash, rinse and dry cycle. Operation was normal; no concerns were noted.**

KITCHEN VENTILATION:

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

• **The microwave vent hood is functional and is recirculating back into the kitchen.**

MICROWAVE OVEN:

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

• **The microwave oven was tested and appears to be operating normally.**

DISPOSAL:

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

• **Appears serviceable; the disposal was tested and operated normally.**

REFRIGERATOR:

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

• **The kitchen refrigerator is not within the scope of this inspection and was not inspected. If the refrigerator is staying with the home, it is suggested that client inspect the refrigerator for condition issues and performance.**

BATHROOMS / LAUNDRY

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

NUMBER OF BATHROOMS:

4 full baths.

BATH SINKS:

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

• The condition of the bathroom sinks appears serviceable; no concerns were noted.

BATH TOILETS:

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

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

POSITIVE FEATURE!

The toilets are the newer low flow water saving toilets that use only 1.6 gallons per flush (GPF) instead of the older type toilet that uses 3-5 GPF.

NOTE: The basement bathroom toilet was not tested due to a problem with the sewage ejector pump (see plumbing drains section of this report for more information).

BATH TUBS / SHOWERS:

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

• The bathtub and shower fixtures were tested and appear to be serviceable - a minor concern is listed below.

NOTE: The basement bathroom shower was not tested due to a problem with the sewage ejector pump (see plumbing drains section of this report for more information).

• A jetted tub is present and was tested successfully. The tub was filled and operated, **GFCI** protection was verified and tested; no concerns were noted.

• An active leak was found at the upstairs bathtub handle valve when the water is turned on. This may be an indication of a worn washer inside the valve. Further evaluation and repair is recommended by a professional contractor.



Active leak at handle valve in upstairs bathroom tub

BATHROOM VENTILATION:

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

• Exhaust fans are present. The bathroom ventilation appears serviceable, no concerns were observed.

LAUNDRY:

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

- The laundry room is located in the kitchen.
- The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK. A dryer duct is present and appears serviceable.

LIMITED INSPECTION:

1. The laundry appliances, if present, were not tested.
 2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.
- The dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.

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

This inspection company assumes no liability for any underground leaks or clogs and any damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. All recommended plumbing repairs in this report should be conducted by a licensed, professional plumbing contractor and all repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

PLUMBING:

PLUMBING SUPPLY:

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

- The water service is public and appears serviceable; the underground piping appears to be . No concerns were observed.

- The main plumbing supply cut-off valve is located in the basement.

- **The supply piping appears to be serviceable, no concerns were noted except as mentioned below. A water pressure reading was taken at the rear hose bib and was found to be normal at 78 PSI (see photo).**

- **An active drip leak was found at the rear hose bib while the handle is in the off position (see photo). Further evaluation is recommended by a professional plumber to determine repair / replacement needs and costs.**



Active drip leak at rear hose bib while handle in off position



Water pressure at 78 PSI



Main water cut-off handle located in basement

PLUMBING DRAINS / SEWAGE:

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

• A public sewer system appears to be present with plastic drain pipes. (NOTE: The presence of a sewer system can not be guaranteed during this inspection; client is advised to confirm the type of waste system of the home).

• The drain piping appears serviceable; no concerns were found except as mentioned below.

• The basement sewage ejector pump is inoperative and did not come on during testing of the basement bathroom. The pump motor pug was unplugged at the start of this inspection and was plugged in for testing. During testing of the basement bathroom, water started flowing from the tank lid. The bathroom fixtures were turned off and the plumbing test was stopped. Further evaluation is recommended by a professional plumber to determine the full scope of repair / replacement needs and costs.

• The basement sewage ejector vent pipe is disconnected in the basement ceiling (see photo). Correction is recommended by a professional plumber to fully secure and seal the vent pipe.



Sewage ejector pump inoperative and overflowed

GAS SERVICE:

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

• The gas meter is located at the left side exterior wall and appears serviceable; no concerns were found. (NOTE: The gas lines inside the walls, ceilings and floors are not fully visible for inspection and could not be evaluated).

• The underground gas piping includes a metal tracer wire so that the location of the underground gas piping can be identified when needed with a metal detector. Do not remove this tracer wire.

WATER HEATER MAINTENANCE RECOMMENDATIONS:**1. TEST THE T&P VALVE:**

Client is advised to test the temperature and pressure relief valve (TPR valve) at least once per year to insure normal valve operation and safe performance of the water heater. Lack of testing can lead to a potential **safety hazard**. Corrosive buildup could form inside the valve causing the valve to lock up and fail to open. The valve should open thermostatically, on its own, if needed during an overheating event or due to increased pressure inside the tank. This valve is easily tested by lifting the lever and allowing water to exit the tank through the attached drain line. When done testing, the valve should return to its original closed position and seal itself. If the valve fails to fully open, fully close, or if the valve leaks several minutes after testing, valve replacement may be needed by a professional plumber.

2. DRAIN THE TANK:

The water heater manufacturer recommends draining the water heater at least once per year to flush unwanted soil sediment and corrosive mineral deposits collecting inside the lower tank. The draining process includes turning off the power or gas to the tank, turning off the cold water supply to the tank, attaching a garden hose to the drain valve at the bottom of the tank, and opening the drain valve to release the water. The tank may not need to be fully drained, sometimes only 5-10 gallons needs to be released. Monitor the water clarity and stop draining the tank after the water quality clears up. When the draining process is complete, close the drain valve and turn the cold water supply back on.

3. READ THE OWNER'S MANUAL:

Read the water heater owner's manual for more information concerning tank safety and tank maintenance.

WATER HEATER:

WATER HEATER:

OK	Minor	Moder	Major	Recom
✘			✘	

- The water heater is operated by natural gas and is located located in the basement.

- **TANK DESCRIPTION:** Rheem, 50 gallons, 10 years old (2009)

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

- **POSITIVE FEATURE!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. Because of newer safety features, this type of gas water heater can now be allowed on the floor of a garage and does not have to be raised 18 inches off the floor as previously required. Due to air flow requirements, this type of tank should not be wrapped with an insulation blanket.

- **BUDGET FOR REPLACEMENT:**

Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.

CLIENT NOTE - BE AWARE: Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.

For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.



Water heater located in basement



Recirculating pump present at water heater

ELECTRICAL INSPECTION LIMITATIONS:

This is a visual inspection of the electrical system only, wiring inside walls, ceilings and floors are not visible for inspection. The panel cover will be removed (if accessible) and will be visually inspected for defects or violations. Testing of the main breaker is not within the scope of this inspection. A representative number of receptacles/outlets will be tested for proper grounding, polarity and GFCI protection if needed. Wiring devices behind furniture or in use for computers, TVs, etc. will not be tested. Light fixtures will be tested but light bulbs will not be changed if the light is inoperative. Evaluation of low voltage wiring, phone and CATV wiring, security system wiring, intercom or stereo wiring is not within the scope of this inspection. Electrical concerns and problems, by their nature, often involve hazards with fire safety or personal life safety and should be considered with utmost seriousness. Most repairs suggested in this report should be conducted by a licensed electrician, familiar with the safety standards and requirements of National Electric Code (NEC). Electrical repairs attempted by anyone other than a licensed electrician should be approached with significant caution.

GFCI PROTECTION - SELF TEST REGULARLY:

GFCI protection (Ground Fault Circuit Interrupt) is now required by the National Electric Code (NEC) to protect occupants against electric shock and injury at "wet locations" which includes outlets at all exterior location, all garage outlets, basements, all bathroom outlets, all kitchen countertop outlets, jetted tubs or hot tubs, and any outlet within 6 feet of a sink such as a wet bar or a laundry wash tub. Outlets near or around swimming pools are also included. Exceptions include outlets for washing machines, garage door openers, refrigerators and sump pumps. In older homes, GFCI protection may not be present in each of the required locations but is suggested as an upgrade for improved safety.

Client is advised to test all GFCI protected outlets at least once per year to insure they are functioning properly; because there is a high failure rate with older GFCI outlets, many need replacement after just a few years. It is recommended that client purchase a simple GFCI outlet tester at the local hardware store or home center; this type of inexpensive tester (\$8) is a good addition to any tool box and will provide a more accurate test.

ENERGY SAVINGS TIP - UPGRADE YOUR LIGHT BULBS:

For improved energy efficiency and reduced lighting costs, consider changing all of your incandescent light bulbs to the newer and more efficient compact fluorescent light bulbs (CFL). Compact fluorescent bulbs are slightly more expensive than incandescents (about \$8.00 for a 4 - 6 pack of bulbs at your local home center or warehouse club) but they last up to 10 times longer (up to 10,000 hours) and they use significantly less power (about one fourth as much energy to produce the same amount of light). This simple change can save up to 75% of the total cost of lighting a home or about \$100 - \$150 per year.

ELECTRICAL SYSTEM:

ELECTRICAL SERVICE:

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

- **The electrical service is underground - 110/220 volt;**
- **Two 150 amp main breakers are located at the exterior meter location; appears serviceable, no concerns were noted.**
- **The electrical grounding consists of a single ground rod near the electrical meter. The electrical service and grounding appears serviceable; no concerns were noted.**

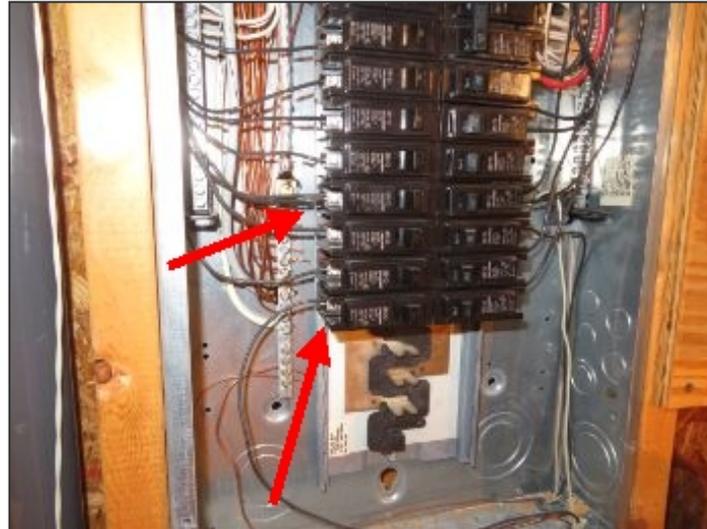


Main electrical disconnects at exterior meter

MAIN PANEL:

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

- **The two main panels are located in the basement. Circuit breakers are present.**
- **Improper wiring was noted at the bottom left 20 amp circuit breaker in the right panel box (see photo). The circuit incorrectly has 14 gauge wire which does not meet the safety requirements of the National Electric Code. The minimum wire size for this 20 amp circuit is a 12 gauge wire. Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.**
- **Improper Wiring: A **double tap** wiring connection is present inside lower left portion of the right the panel box - two wires are connected to one circuit breaker (see photo). This condition is not allowed for this type of circuit breaker and can create loose connections at the breaker or possible overload conditions. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code (NEC).**



Improper wire size and double tap breaker in panel box

LIGHTS / SWITCHES:

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

• **Appears serviceable - a representative number of lights and switches were tested and appear serviceable; no concerns were noted.**

ELECTRICAL WIRING:

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

• **Appears serviceable, the visible wiring appears to be serviceable; no concerns were noted.**

RECEPTACLES:

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

• **A representative number of receptacles / outlets were tested and appeared to be functional, except as noted below:**

• **An outlet cover plate is missing at the center bedroom on the right exterior wall; this condition represents a potential shock hazard. Correction is recommended so that all components of the outlet are fully covered.**

• **Three outlets at the front walls in the basement room below the kitchen are incorrectly wired and has hot and neutral wires reversed (reversed polarity - see photo). Correction is recommended.**



Improperly wires outlets in front basement room

GFCI / AFCI PROTECTION:

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

• SAFETY CONCERN:

A GFCI outlet is defective or is incorrectly wired at the side garage wall. The GFCI outlet will not trip off when tested manually or with a GFCI tester and may be affecting the front outlet next tot he overhead door. This condition is a potential safety hazard. The outlet may need to be replaced. Further evaluation and correction is recommended by a licensed electrician.

• SAFETY CONCERN:

GFCI protection is missing at the basement garage outlets which is a required location for GFCI protection. This condition is a potential safety hazard and a violation of the National Electric Code. Correction is advised to meet this safety requirement.

FIRE SAFETY:

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

• This home only includes a series of security system smoke detectors which is not recommended and were not able to be tested during this home inspection. There is no series of independently wired smoke detectors as is now required. Because the security system can be cancelled by the homeowner or disrupted by a loss of power, installation of a hard wired or wireless smoke detector system is advised.

CARBON MONOXIDE DETECTORS:

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

• POSITIVE FEATURE!

A carbon monoxide detectors are present outside the bedroom doors and in the bonus room. Continue to test and check batteries regularly.

• The carbon monoxide detectors in this home are inoperative and did not respond to push button commands; repair / replacement of the C/O detectors is recommended.

SECURITY SYSTEM:

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

A security system is present. The security system and its components are not within the scope of this home inspection. Further evaluation and inspection is recommended.

INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.

2. Client is advised that the condition of the Heat Exchanger is NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.

3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.

4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.

5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.

6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.

7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

HEATING:

HEATING 1:

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

• **First Floor Zone: Carrier, located in the basement, 88,000 BTU, 9 years old (2010)**

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

• **The heating system appears serviceable; the heating system was operated and was found to be functioning normally during a limited visual inspection, no significant concerns were noted. Continue to maintain the system and have it serviced regularly.**



Main floor furnace located in basement



Good temps during testing of main floor furnace

HEATING 2:

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

• **Second Floor Zone: Comfortmaker, located in the attic, 50,000 BTU, 22 years old (1997)**

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

• The blower motor is dirty and has excessive dust and debris. It is recommended that the blower motor be cleaned / serviced by a professional HVAC contractor. In addition, it is recommended that the evaporator coils be checked for cleaning needs as well.

• **AGING EQUIPMENT:**

HEAT EXCHANGER INSPECTION ADVISED:

Due to the advanced age of the system, a full heat exchanger inspection is advised by a professional HVAC contractor and to provide written certification that the heat exchanger is in good working condition and is safe to operate. Additional heat exchanger inspections are advised each year for as long as this older furnace is in service.

BUDGET FOR REPLACEMENT:

Due to the advanced age of this heating system, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the heating system is at or past the normal expected lifespan of 15-20 years.

Consider these cost saving strategies when replacing HVAC equipment:

1. MANUFACTURERS REBATES: Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:

Carrier Rebates: <http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>

Lennox Rebates: <http://m.lennox.com/promotions/national.asp>

Trane Rebates: <http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>

York Rebates: <http://york.com/residential/promotions-savings/default.aspx>

2. UTILITY COMPANY REBATES: Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment

3. TIME OF INSTALLATION: Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.

4. GET MULTIPLE QUOTES: Always get more than one quote before making your decision - prices can vary widely from one company to another.



Good temps during testing of second floor furnace



Second floor furnace located in attic

AIR CONDITIONING:

AC UNIT 1:

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

- **First Floor Zone: Carrier, 4 ton, 9 years old (2010)**

- **POSITIVE FEATURE!**

This air conditioner has a 13 SEER rating (Seasonal Energy Efficiency Ratio). This 13 SEER system should be approximately 25% - 30% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. This means that it will cost approximately 25% - 30% less to cool your home, a significant energy savings. The 13 SEER minimum rating requirement began in January 2006.

- **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.



Main floor AC unit

AC UNIT 2:

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

- **Second Floor Zone: Goodman, 2 ton, 3 years old (2016)**

- **POSITIVE FEATURE!**

This air conditioner has a 14 SEER rating (Seasonal Energy Efficiency Ratio). This 14 SEER system exceeds normal standards and is expected to be around 30% - 40% more efficient to operate than previous air conditioners that had a 10 SEER minimum rating. It will cost approximately 30% - 40% less to cool your home, a significant energy savings.

- **POSITIVE FEATURE!**

This AC unit includes the newer refrigerant, R410-A, which is more environmentally friendly.

- **LIMITED INSPECTION:**

We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.



Second floor AC unit

THERMOSTATS / FILTERS / DUCTING:

THERMOSTATS:

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

• The thermostats appear to be functional and working normally during testing of the HVAC systems.

• Installation of a "Smart" thermostat is recommended; this type of thermostat has lots of new features over the traditional thermostats that can help save money and increase comfort. Most smart thermostats range in price from \$150 to \$300.

HVAC FILTERS:

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

• **POSITIVE FEATURE!** These HVAC systems have an improved air cleaning system that consists of good quality 5" media filters that are designed to remove more impurities from the conditioned air. This type of filter is often changed every 4-6 months and is more expensive than a traditional one inch filter.

• The filters are dirty; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filters be replaced with a new clean one.



Media filters present at HVAC systems

HVAC DUCTING:

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

• Flexible Round HVAC ducting is present; the HVAC ducting appears serviceable, no concerns were noted.

RADON / MOLD / ASBESTOS / LEAD PAINT

RADON:

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

RADON TEST RECOMMENDED:

According to the Environmental Protection Agency (EPA), this home is located in one of the four (4) Georgia counties that the EPA lists as having a "High Probability" of radon gas. The EPA Georgia county map identifies Gwinnett, Cobb, DeKalb and Fulton counties as red or "High Probability". Because this home may have a higher risk of radon gas entry, further evaluation is recommended. Ask the home seller if there has been any recent radon testing of the home. If no recent radon information is available, then a current radon screening is recommended.

Visit www.epa.gov/radon for more information on radon gas, radon testing and a view of the Georgia county map - <http://www.epa.gov/radon/zonemap.html> .

WE CAN HELP! Atlanta Property Inspections, Inc can conduct professional radon screening, for an additional fee. The radon screening consists of placement of a continuous radon monitor, usually in the lowest available living space such as a basement or first floor room. The radon monitor takes hourly radon readings during the 48 hour testing period, and an overall radon average will be calculated. The EPA strongly recommends that steps be taken to reduce indoor radon, with a professionally installed radon mitigation system, when test results are 4.0 pCi/L (picocuries per liter of radon in air) or higher. The average cost of a radon mitigation system is usually between \$1500 and \$2000.

Client was made aware that Radon testing is available as an additional inspection service that could be provided at the time of this home inspection. Client has declined a radon test at this time.

MOLD:

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

No suspected mold or fungus was observed during this very limited visual inspection at the time of this home inspection.

MOLD AND THE INSPECTION:

This is a limited home inspection and is NOT A MOLD INSPECTION. We are not inspecting for mold and we are not responsible or liable for any mold that may be present in this home. We may mention visible mold as a courtesy when the suspected mold is detected during the course of our normal home inspection procedures.

For a thorough and in-depth evaluation of the possible presence of mold, we strongly advise a mold test that includes mold air testing / sampling and lab analysis of those air samples.

No mold samples were collected at this time. The inspection is limited to a visual inspection only.

ASBESTOS:

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

No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present.

Please visit <http://www.epa.gov/asbestos> for more information on asbestos materials.

LEAD BASED PAINT:

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

Because this home is newer and was NOT constructed prior to 1978, it is unlikely that lead based paint (LBP) is present. According to the Environmental Protection Agency (EPA), homes built prior to 1978 have a higher risk of having LBP in the home. For more information regarding LBP, call the National Lead Information Clearinghouse at 800.424.LEAD or visit <http://www.epa.gov/lead> .

Glossary

Term	Definition
CU	Copper (wiring)
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.