



Inspection Report

Craig Dixon

Property Address:
2567 Briars N Dr
Atlanta GA 30360



Avalon Home Inspections

Todd Strader
678-469-2521

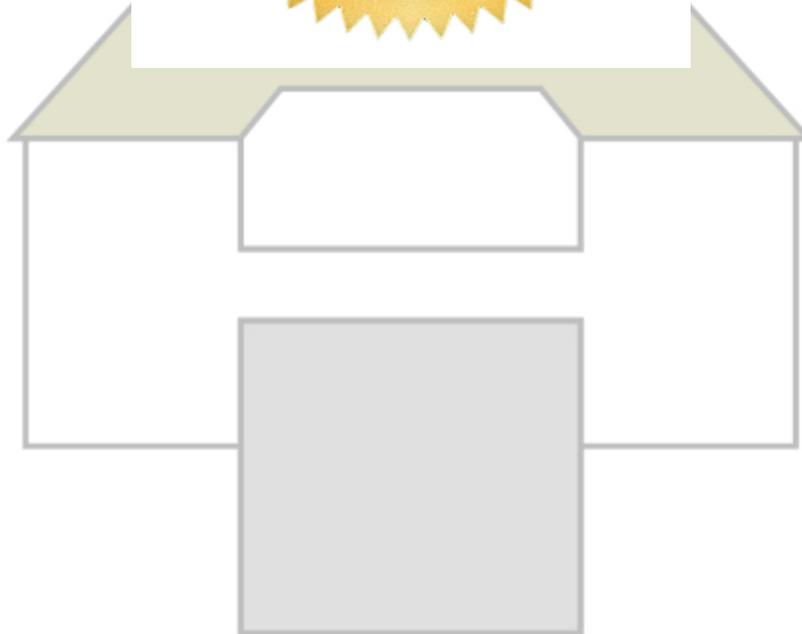
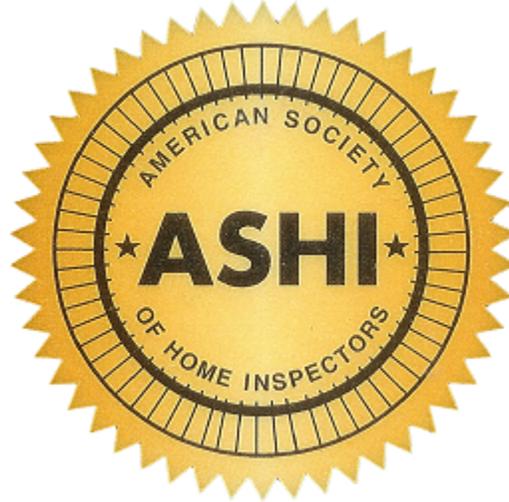
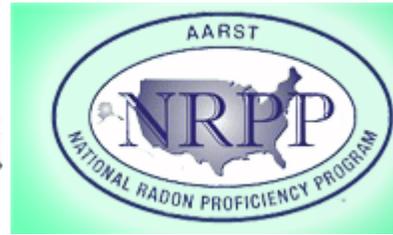
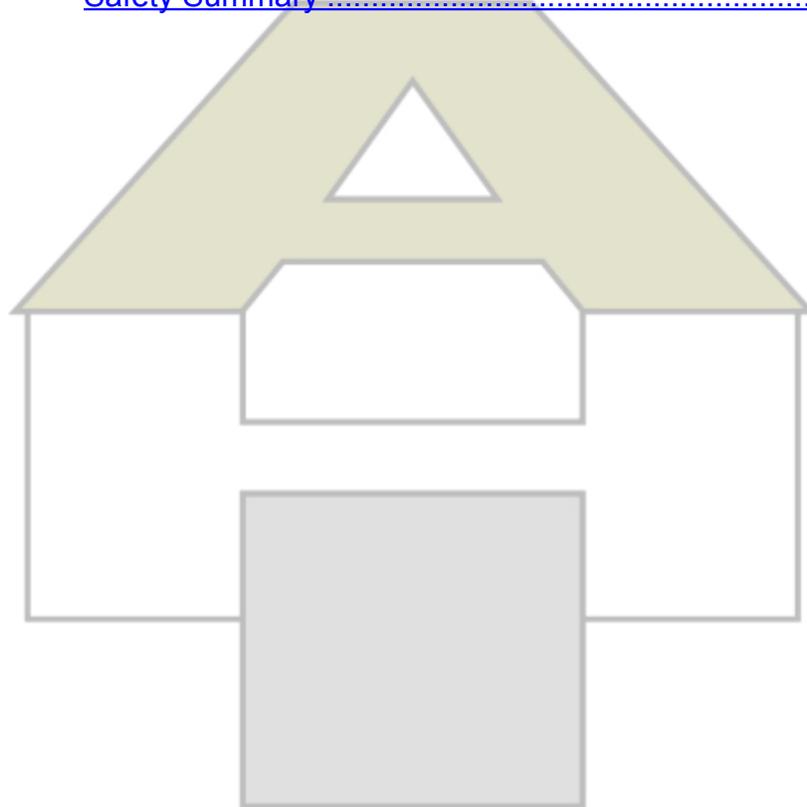


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Date: 1/27/2020	Time: 10:00:00 AM	Report ID: 28737TS
Property: 2567 Briers N Dr Atlanta GA 30360	Customer: Craig Dixon	Real Estate Professional: Barbara Neuman Keller Williams Peachtree Road

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. 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.

 **Informational** = Observations about the home for the benefit of the homebuyer.

 **Minor Defects** = Covers small repairs which could be handled by a handyman, as opposed to major repairs which would require a contractor or other licensed professional.

 **Safety** = Major issue that could affect the health or safety of residents or may pose a hazard to the property. Recommend qualified repair by license contractor or other licensed professional.

Remember the summary is not to be used as representative of the entire report, please read the report in its entirety to gain the best understanding of the condition of your home.

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective home owner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed. Any changes should be addressed with the seller prior to closing.

What Really Matters?

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a structural failure.
2. Things that lead to major defects. A small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy or insure the home.
4. Safety hazards, such as an exposed, live buss bar at the electric panel.

Anything in these categories should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is unwise to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure or nit-picky items.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

Basement are protected from water intrusion by a foundation drain. The foundation drains (corrugated pipes) guides water away from the home. Sometimes builders will also connect the downspout gutter drains into the systems. These drains should be located and periodically checked to insure they are free flowing and not clogged. Properly operating drain lines can prevent water intrusion into terrace level. Most of the time these are not visible by inspector, but we do recommend that they are operational.

This home is older than 25 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. It is not uncommon for older homes to have sagging or uneven floor systems. Sometimes this is caused by spanning issues and/or building practices that are not longer acceptable. Sometimes this is caused by heavy furniture (ie water beds) that have bowed floor systems and sometimes this is caused by pest damage. The

home inspector is not required to report on pest(rodent activity, this should be performed by a licensed pest control company). This is an older home that will not be perfect. Always consider hiring the appropriate expert for any repairs or further inspection.

A WDO inspection(termite) has been ordered with your home inspection. Avalon uses third party vendors for termite inspections as they are licensed by the Department of Agriculture. Avalon reserves the right to change report findings after WDO inspection. A separate report from termite vendor will be issued when the inspection is performed(this date may be pre or post home inspection).

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent, Seller

Type of building:

Single Family(2 Story) on Finished Basement

Approximate age of building:

Over 25 Years, 1990

Temperature:

Below 60

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Damp

Rain in the last 3 days:

Yes

Radon Test:

No

Water Test:

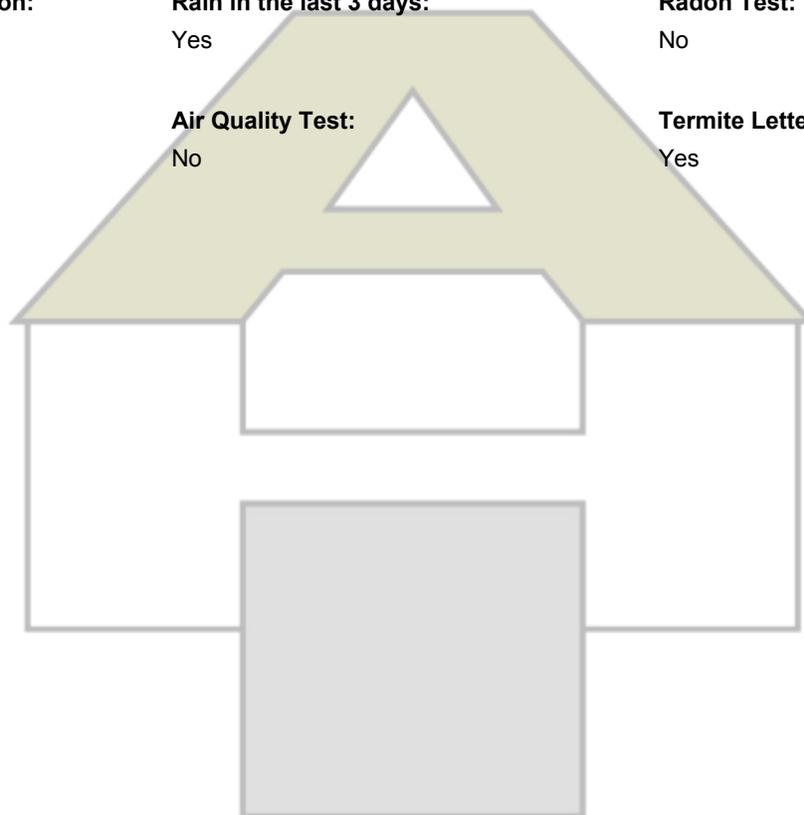
No

Air Quality Test:

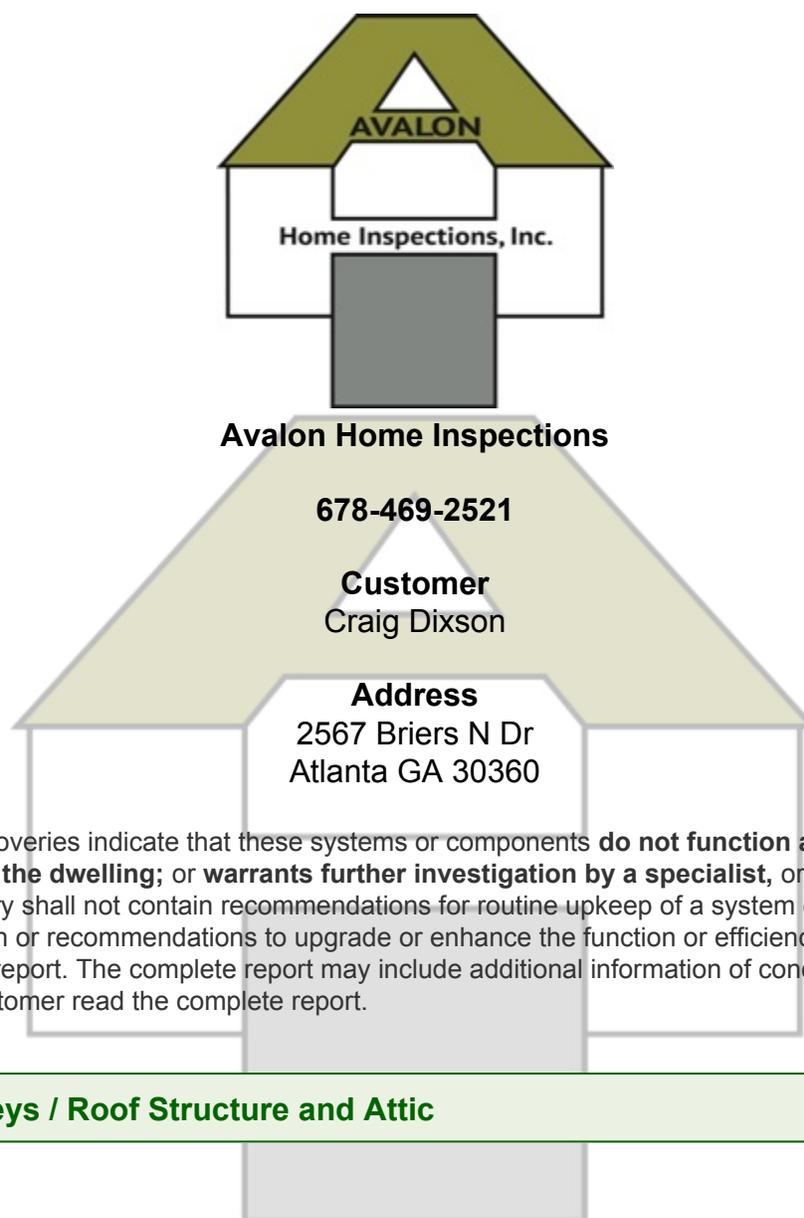
No

Termite Letter Ordered:

Yes



Repair or Replace Summary



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. Roofing / Chimneys / Roof Structure and Attic

1.1 FLASHINGS

Inspected



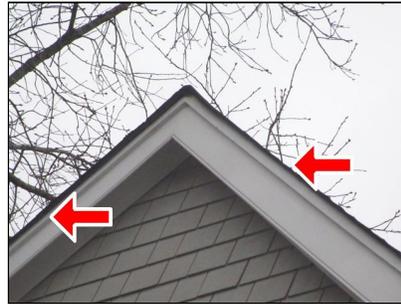
The metal drip edge is missing along rake/eaves. Moisture or water could leak in to attic when raining. A qualified roofing contractor should inspect and repair as needed.

Recent changes in code require installation of drip edge flashing when roof is replaced. This change is not retroactive on shingles installed prior to 2012.. This also supports edge of roof shingles and covers the "builder gap" between fascia board and roof sheathing.

The "builder gap" that helps prevent rodent and insect intrusion. This is FYI.Item 1(Picture) Item 2(Picture)



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Inspected



Thermostatically controlled vent fan in the attic is too high to test and not hot enough for it to come on. This is for your information. A qualified contractor should inspect and repair as needed.Item 1(Picture)



1.6 Item 1(Picture)



2. Exterior

2.1 DOORS (Exterior)

Inspected



(2) The entry door front of home has a cracked glass pane. A repair or replacement is needed. A qualified contractor should inspect and repair as needed.Item 1(Picture) Item 2(Picture)



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 WINDOWS

Inspected



(2) The wood trim is peeling paint at some windows around home. This is a maintenance issue to prevent water intrusion into home. A qualified contractor should prep and paint.Item 1(Picture) Item 2(Picture)



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.7 OUTLETS (exterior)

Inspected



At least One GFCI (Ground Fault Circuit Interrupter) outlet at the rear of home did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring. Item 1(Picture) Item 2(Picture)



2.7 Item 1(Picture)



2.7 Item 2(Picture)

3. Garage/Carport

3.6 OUTLETS (exterior)

Inspected



At least One GFCI (Ground Fault Circuit Interrupter) outlet at the garage did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring. Item 1(Picture) Item 2(Picture)



3.6 Item 1(Picture)



3.6 Item 2(Picture)

4. Kitchen Components and Appliances

4.6 PLUMBING DRAIN AND VENT SYSTEMS

Inspected



The waste line is leaking at the Kitchen sink. Repairs are needed. I recommend a qualified licensed plumber repair or correct as needed.

4.8 OUTLETS WALL SWITCHES and FIXTURES

Inspected



At least one GFCI (Ground Fault Circuit Interrupter) outlet at the kitchen island did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring. Item 1(Picture) Item 2(Picture)



4.8 Item 1(Picture)



4.8 Item 2(Picture)

4.12 FOOD WASTE DISPOSER

Inspected



The food disposer wiring is improper(not in conduit). Repairs are needed. A qualified electrician should correct as needed. Item 1(Picture)



4.12 Item 1(Picture)

5(B) . Bedrooms

5.5.B WINDOWS (REPRESENTATIVE NUMBER)

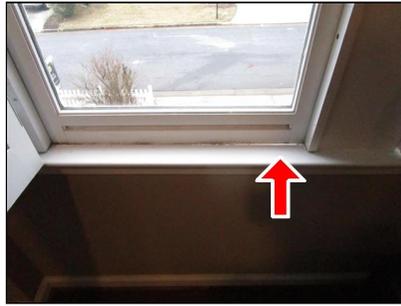
Inspected



(1) One window stuck or painted shut at the master bedroom. A repair may be needed. A qualified contractor should inspect and repair as needed. Item 1(Picture) Item 2(Picture) Item 3(Picture)



5.5.B Item 1(Picture)



5.5.B Item 2(Picture)



5.5.B Item 3(Picture)



(2) One window plantation shutter has pulled loose at window frame at the master bedroom. A repair may be needed. A qualified contractor should inspect and repair as needed. Item 4(Picture) Item 5(Picture)



5.5.B Item 4(Picture)



5.5.B Item 5(Picture)



(3) One window is cloudy (lost seal) at the guest bedroom. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed. Item 6(Picture) Item 7(Picture)



5.5.B Item 6(Picture)



5.5.B Item 7(Picture)

5.6.B OUTLETS SWITCHES AND FIXTURES

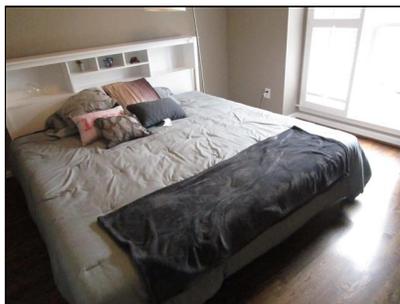
Inspected



At least one "three-prong" outlet is not grounded in the guest bedroom. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring. Item 1(Picture) Item 2(Picture)



5.6.B Item 1(Picture)



5.6.B Item 2(Picture)

5(D) . Hallway and Other Rooms

5.2.D FLOORS

Inspected



The Carpet is stained at the bonus room. While this damage is cosmetic, the repair cost should be considered due to the amount of damage. A qualified contractor should inspect and repair as needed. Item 1(Picture) Item 2(Picture)



5.2.D Item 1(Picture)



5.2.D Item 2(Picture)

5.5.D WINDOWS (REPRESENTATIVE NUMBER)

Inspected



Several windows are stuck or painted shut throughout home. A repair is needed as windows are a means of egress in the event of a fire. A qualified person should repair as needed.

6(A) . Master Bath

6.3.A WINDOWS

Inspected



One window is cloudy (lost seal) at the master bath. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed. Item 1(Picture)



6.3.A Item 1(Picture)

6.4.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Inspected**

The stop-valve linkage for sink is disconnected at the master bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed. Item 1(Picture)



6.4.A Item 1(Picture)

6.7.A EXHAUST FAN**Inspected**

The exhaust fan did not work at the master bath. This is a safety issue that needs repair. A qualified contractor should inspect and repair as needed.

6(B) . Hall Bath**6.3.B WINDOWS****Inspected**

One window is missing lock hardware at the hall bath. This is a small repair. A qualified contractor should inspect and repair as needed. Item 1(Picture) Item 2(Picture)



6.3.B Item 1(Picture)



6.3.B Item 2(Picture)

6.4.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Inspected**

The stop-valve for sink is missing at the lower level bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed. Item 1(Picture)



6.4.B Item 1(Picture)

6.7.B EXHAUST FAN**Inspected**

The exhaust fan did not work at the upstairs hall bath. This is a safety issue that needs repair. A qualified contractor should inspect and repair as needed. Item 1(Picture)



6.7.B Item 1(Picture)

6(C) . 1/2 Bath**6.7.C EXHAUST FAN****Inspected**

The exhaust fan did not work at the half bath. This is a safety issue that needs repair. A qualified contractor should inspect and repair as needed.

7. Structural Components**7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Inspected**

(2) Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If

water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)

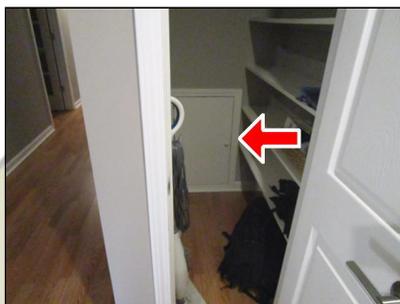
Improving perimeter grading

Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump. Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



(4) There is a professional water intrusion system installed in the basement. I recommend getting warranty information from seller. I would also recommend have contractor come back out and verify the system is working properly. This is for your information. Item 5(Picture) Item 4(Picture)



7.0 Item 6(Picture)



7.0 Item 7(Picture)

7.5 INSULATION UNDER FLOOR SYSTEM

Inspected



The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated. Insulation in crawlspaces and unfinished basements was not required in construction before 1985. This is FYI.

8. Plumbing System

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected



(2) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. Item 3(Picture) Item 2(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



(3) The water heater is missing over flow pan with drain line. Leaks can cause damage to unit or home. A qualified licensed plumber should repair or correct as needed.

ICC 504.7

If it is not possible to install a gravity flow pan due to location of water heater, it is recommended to at least install a moisture sensor that will alert you by cell phone or have your monitored alarm company install one for you. This is FYI. Item 4(Picture)



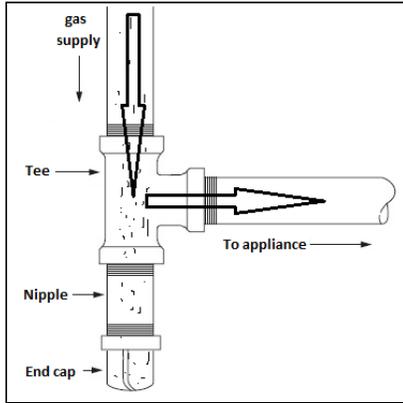
8.2 Item 4(Picture)

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected



(1) The gas line's sediment trap is installed improperly(does not change directions) at furnace. This can cause damage to the unit or shorten its life span. A qualified contractor should inspect and repair as needed. Item 1(Picture) Item 2(Picture)



8.4 Item 1(Picture)



8.4 Item 2(Picture)



(2) The gas line is missing sediment trap at furnace. This can cause damage to the unit or shorten its life span. A qualified contractor should inspect and repair as needed. Item 3(Picture)



8.4 Item 3(Picture)



(3) The gas line is missing a cap and can be turned on inadvertently at the rear deck. This is a safety issue and should be repaired. A qualified contractor should inspect and repair as needed. Item 4(Picture) Item 5(Picture)



8.4 Item 4(Picture)



8.4 Item 5(Picture)



(4) The gas line was installed improperly using soft copper or CSST pipe through wall instead of hard piping at the furnace. This is a safety issue and should be repaired. A qualified contractor should inspect and repair as needed.

IRC R2422.1.2. Item 6(Picture)



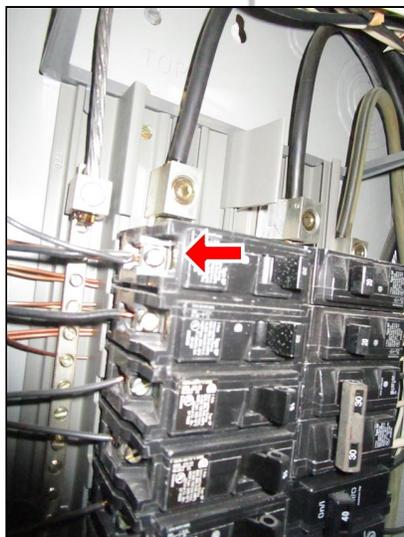
8.4 Item 6(Picture)

9. Electrical System

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

 (1) The problem(s) discovered in the sub and main panels such as doubled wiring at circuit(s), and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed. Item 1(Picture) Item 2(Picture)



9.1 Item 1(Picture)



9.1 Item 2(Picture)

 (2) The problem(s) discovered in the panel such as amateur wiring installation, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

9.8 CARBON MONOXIDE DETECTORS

Inspected

 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions. This is a code for homes built after 2012 and is not retroactive to previous homes, but is a recommendation for safety reasons.

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Inspected

 (2) The gas furnace will fire, but carbon deposits on burners or jets indicate the need to service. A more thorough inspection by a qualified contractor is needed. A qualified HVAC person should inspect further and repair or replace as needed. Item 2(Picture)



10.0 Item 2(Picture)

10.8 GAS/LP FIRELOGS AND FIREPLACES

Inspected

 The liner was partially visible and appeared good, but due to creosote build-up we could not inspect for cracks. I recommend a licensed chimney sweep clean and inspect for safety. Item 1(Picture)

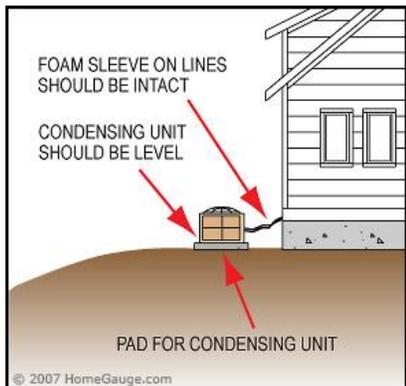


10.8 Item 1(Picture)

10.10 COOLING AND AIR HANDLER EQUIPMENT

Inspected

 (2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed. Item 2(Picture) Item 3(Picture)



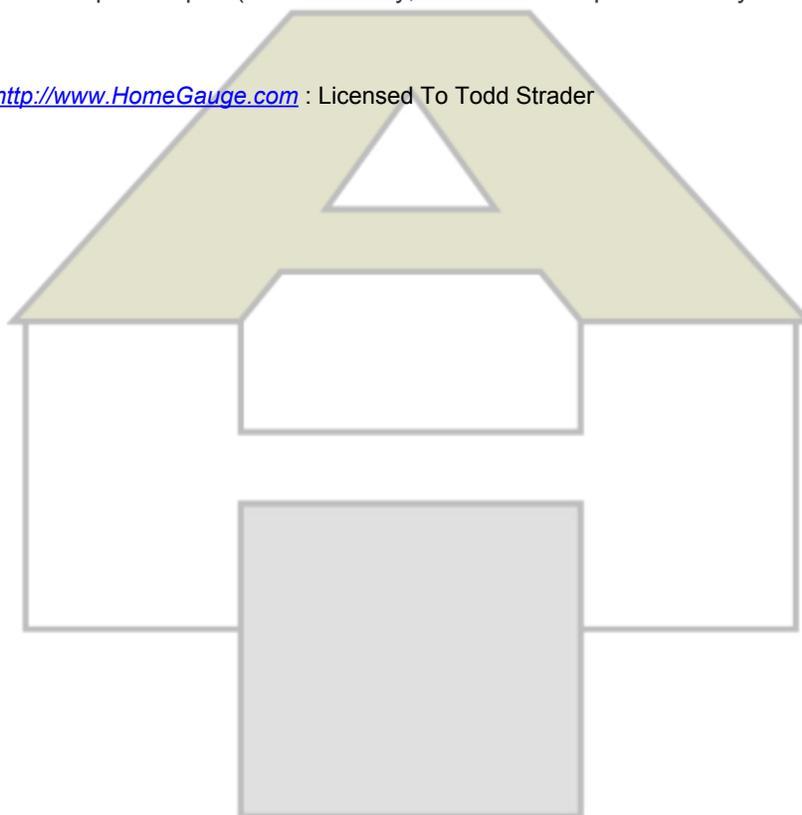
10.10 Item 2(Picture)



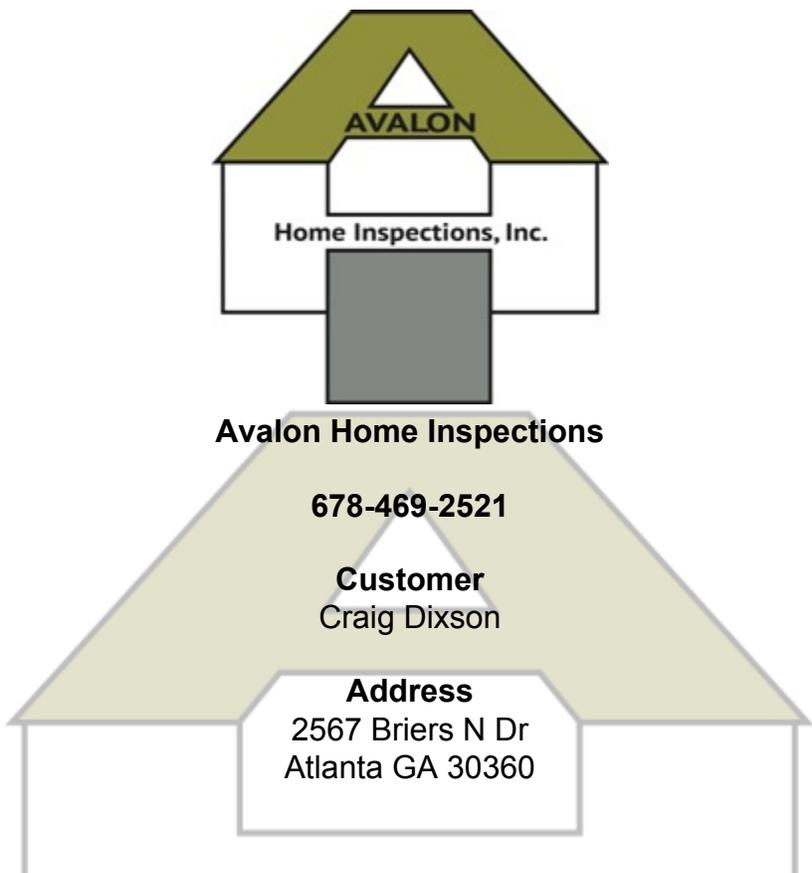
10.10 Item 3(Picture)

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. The home inspector is not required to report on pest (rodent activity, this should be performed by a licensed pest control company).

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Todd Strader



Informational Summary



1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Inspected



(1) Average lifespan of three tab shingle is 15 to 20 Years. Fiberglass shingles have a base layer of glass fiber reinforcing mat. The mat is made from wet, random-laid fiberglass bonded with urea-formaldehyde resin. The mat is then coated with asphalt which contains mineral fillers and makes the fiberglass shingle waterproof. Fiberglass shingles typically obtain a class "A" fire rating as the fiberglass mat resists fire better than organic/paper mats.



1.0 Item 1(Picture)

i (2) The roof covering appears to be the over 10 years old. This is the inspectors "reasonable estimate" based a visual review on what appears to be normal granular deterioration of the roof covering. If an exact age and future useful life of the roof is needed I would recommend that a licensed roofing contractor evaluate and verify the age of the roof and estimate its future useful life. This is for your information

1.1 FLASHINGS

Inspected

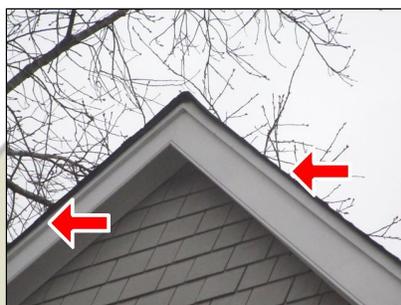
🔨 The metal drip edge is missing along rake/eaves. Moisture or water could leak in to attic when raining. A qualified roofing contractor should inspect and repair as needed.

i Recent changes in code require installation of drip edge flashing when roof is replaced. This change is not retroactive on shingles installed prior to 2012.. This also supports edge of roof shingles and covers the "builder gap" between fascia board and roof sheathing.

The "builder gap" that helps prevent rodent and insect intrusion. This is FYI.Item 1(Picture) Item 2(Picture)



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

i Solariums and skylights are notorious for leaking. Rain was not present during inspection. Monitor and seal as needed.

1.3 ROOF VENTILATION

Inspected

i Types of ventilation for attic.

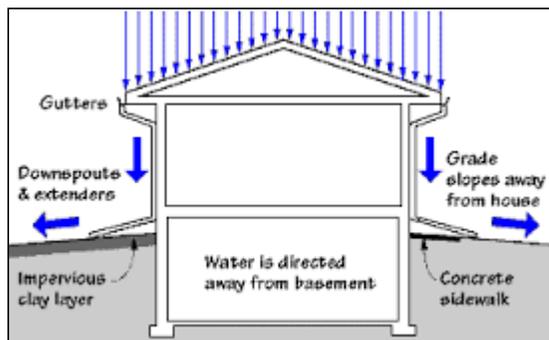


1.3 Item 1(Picture)

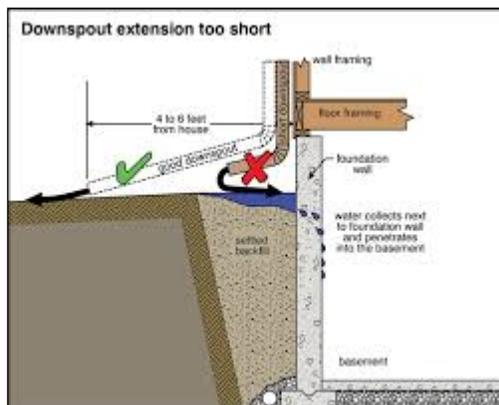
1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Inspected

i (1) Gutters and Downspouts along with proper grading around home protects foundation from water intrusion and erosion.



1.4 Item 1(Picture)

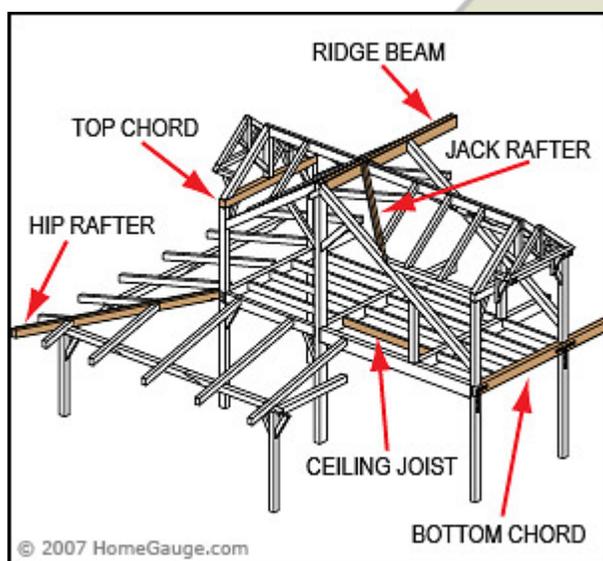


1.4 Item 2(Picture)

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Inspected

Diagram of roof system.



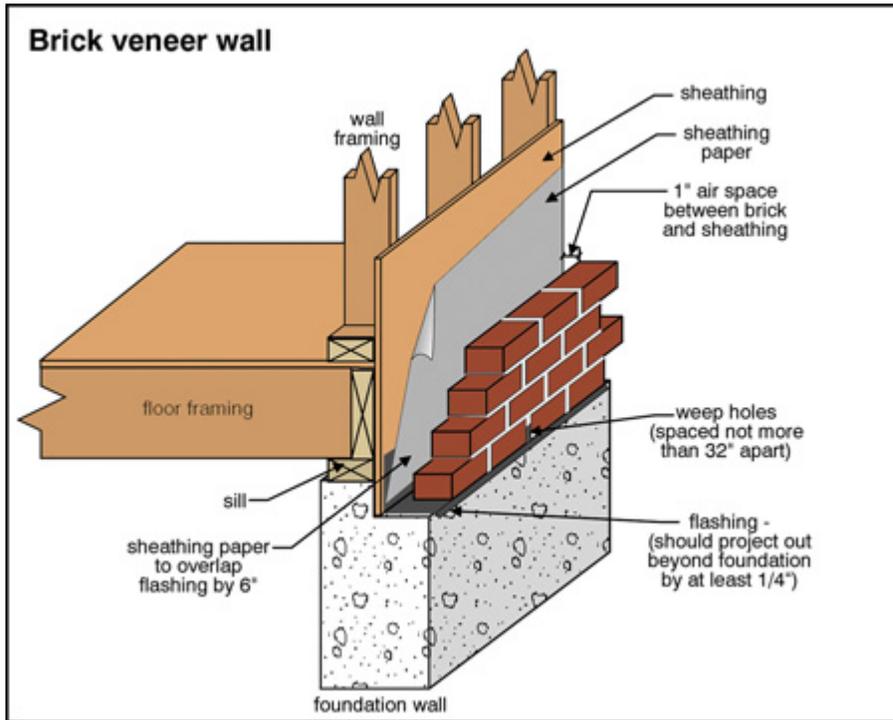
1.5 Item 1(Picture)

2. Exterior

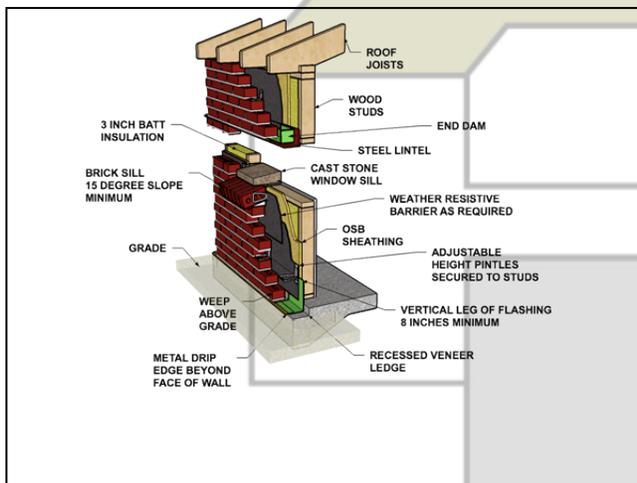
2.0 WALL CLADDING FLASHING AND TRIM

Inspected

(1) Brick masonry is the process of constructing a building from individual bricks laid in a specific pattern and bound together, usually by mortar. Occasionally, the term is also used to refer to the brick units themselves. Masonry is considered a durable construction method, and brick is one of the most common types of masonry used in industrialized nations. The strength of a structure created with this method depends on the type and uniformity of the individual bricks selected, as well as the style of masonry used.



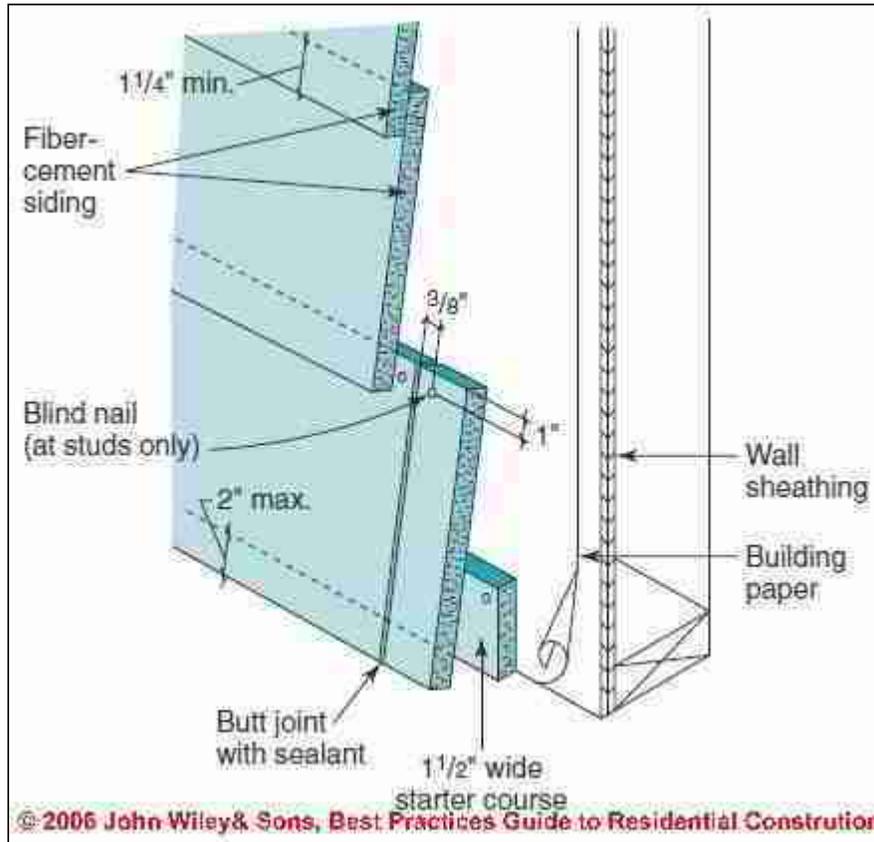
2.0 Item 1(Picture)



2.0 Item 2(Picture)



(2) Fiber Cement boards are strong and designed to hold up under extreme climates where intense sunlight, moisture or wind is common. This material is also resistant to fire, insects and rotting. Fiber cement board doesn't require painting. Boards can be colored at the factory to suit your design needs. If you choose to paint this material, it will soak it up well, and with quality paint it won't peel or chip as painted vinyl or steel does. It is designed to be a low-maintenance building material, but it does require regular cleaning and inspecting caulked joints around windows and doors yearly.



2.0 Item 3(Picture)

2.1 DOORS (Exterior)

Inspected



(1) For personal safety reasons please change all locks or have existing locks re-keyed to all exterior locks. Also have garage door codes change.

2.2 WINDOWS

Inspected



(1) Most screens are missing. This is not a code issue or required, just an FYI.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



(1) Shrubs that are too close to your house can deflect rain onto the siding and prevent moisture from drying out. This can result in rotten wood and provide a fertile environment for mold and mildew to grow. It can also result in a termite infestation. Keep bushes trimmed back at least 12" to 18" away from your house and well back from air conditioner units.

3. Garage/Carport

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

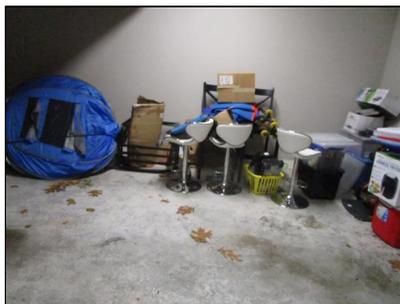
Inspected



Some walls were obstructed with stored items. Stored items can obstruct damage that would of been otherwise noticed. This is FYI. Item 1(Picture) Item 2(Picture)



3.1 Item 1(Picture)



3.1 Item 2(Picture)

7. Structural Components

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected



(1) Basements are protected from water intrusion by foundation drains. The foundation drains (corrugated pipes) guide water away from the home. Sometimes builders will also connect the downspout gutter drains into these systems. These drains should be located and periodically checked to insure they are free flowing and not clogged. Properly operating drain lines can prevent water intrusion into terrace level. Most of the time these are not visible by inspector (as they can terminate under mulch or to a lower level in yard), but we do recommend that they are operational.

Additionally the pitch on basement foundation walls will fail around the 25 to 35 year mark and need to be resealed to prevent foundation leaks. This is a maintenance issue. While every effort is made to look for foundation leaks at the time of inspection, sometimes these can go unnoticed due to lack of rain or previous owner concealing moisture related issues.

8. Plumbing System

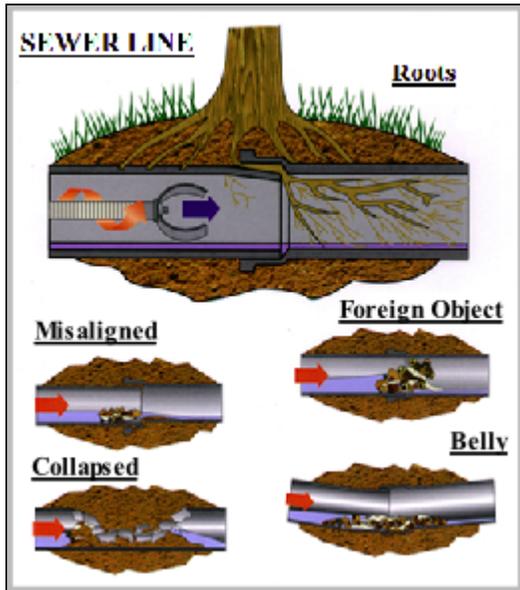
8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected



A sewer inspection video camera allows the service technician to see any problems with the pipe. This might include root intrusion, bellies, cracks, punctures, corrosion, or misaligned pipe sections. The camera will also identify grease buildup, leaks and obstructions.

All home inspections come with a 90 day Sewer-Gard protection plan with coverage of \$4000; however, if sewer line is scoped the policy is extended to 1 year. Please let our office know if you are interested in performing a sewer line inspection.



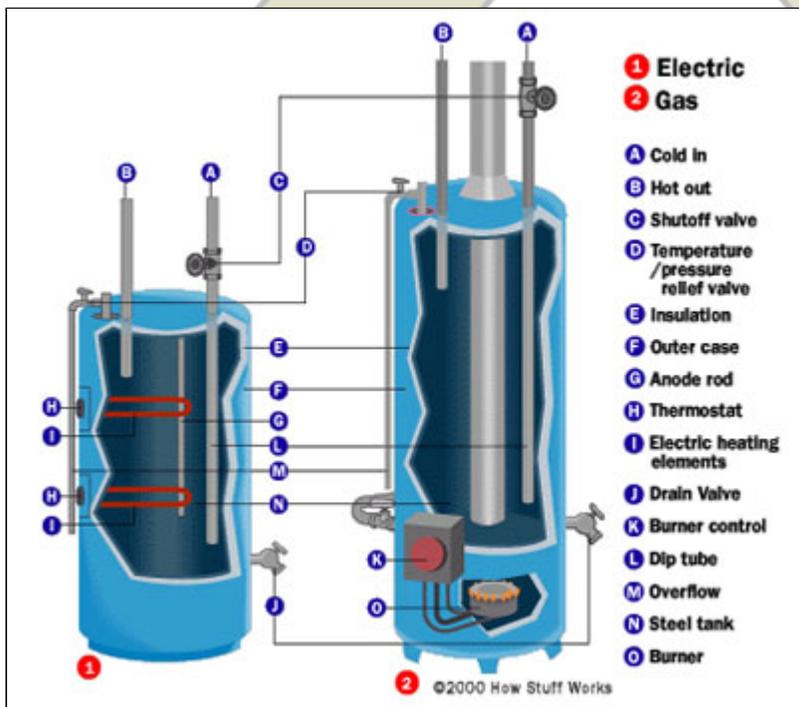
8.0 Item 1(Picture)

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected



(1) Average useful lifespan of water heater in Georgia is 14 Years. If water heater is over this age, buyer should budget for replacement. This is FYI.



8.2 Item 1(Picture)

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected



The main shut off is the lever located in the basement. This is for your information. Item 1(Picture) Item 2(Picture)



8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.5 MAIN FUEL SHUT OFF (Describe Location)

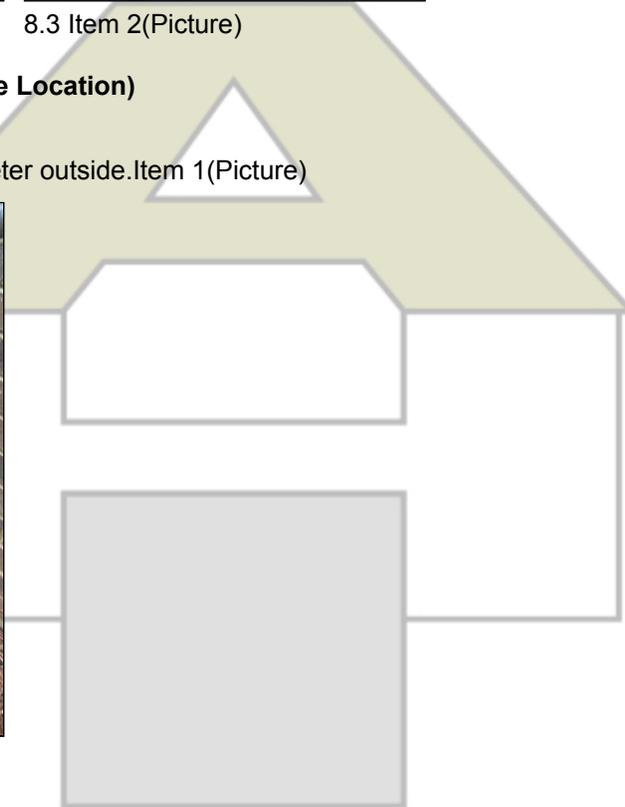
Inspected



The main fuel shut off is at gas meter outside.Item 1(Picture)



8.5 Item 1(Picture)



9. Electrical System

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected



The main panel box is located at the basement.Item 1(Picture)



9.6 Item 1(Picture) main shut off

9.7 SMOKE DETECTORS

Inspected



Safety Tip: The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level.

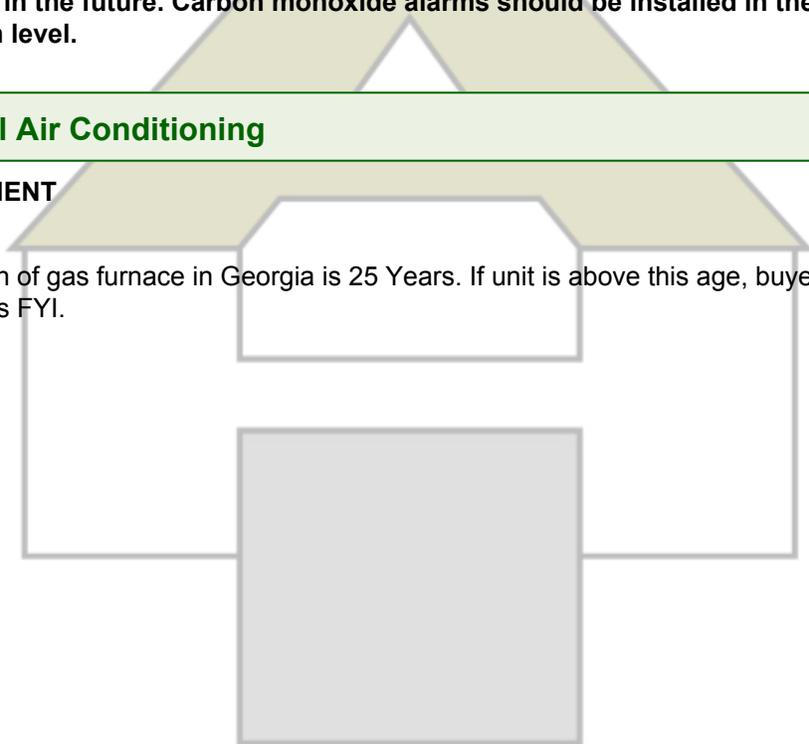
10. Heating / Central Air Conditioning

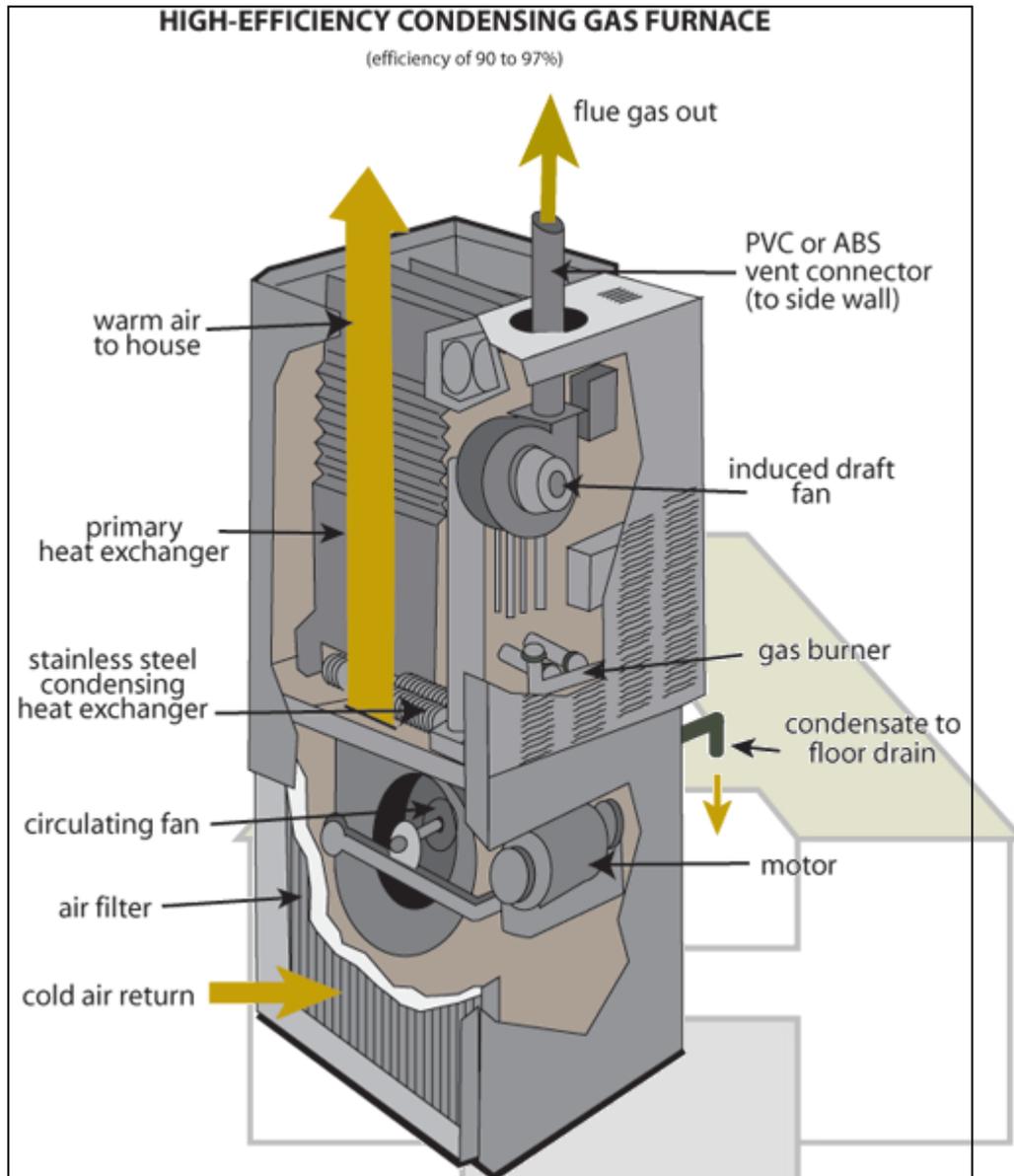
10.0 HEATING EQUIPMENT

Inspected



(1) Average lifespan of gas furnace in Georgia is 25 Years. If unit is above this age, buyer should budget for replacement. This is FYI.





10.0 Item 1(Picture)

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

 [How to change your HVAC filter.](#)

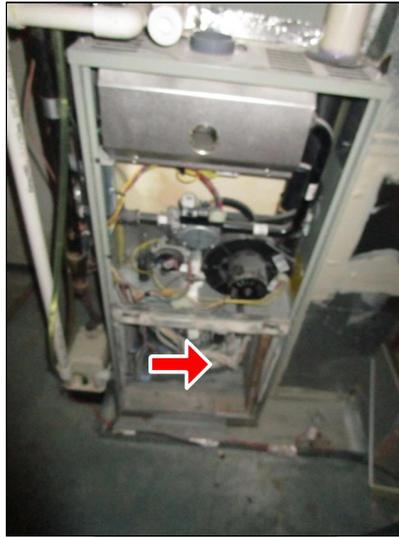
10.4 FILTER LOCATION

Inspected

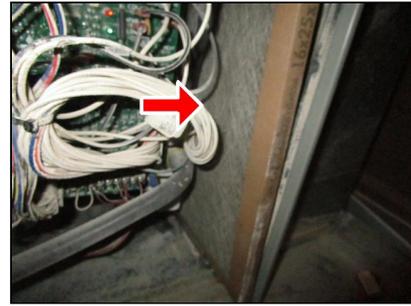
 Filter location(picture) in the basement and attic.Item 1(Picture) Item 2(Picture) Item 3(Picture)



10.4 Item 1(Picture)



10.4 Item 2(Picture)



10.4 Item 3(Picture)

10.9 AC/AIR HANDLER DISCONNECTS(pictures)

Inspected



Disconnect(s) if applicable. Item 1(Picture) Item 2(Picture)



10.9 Item 1(Picture)



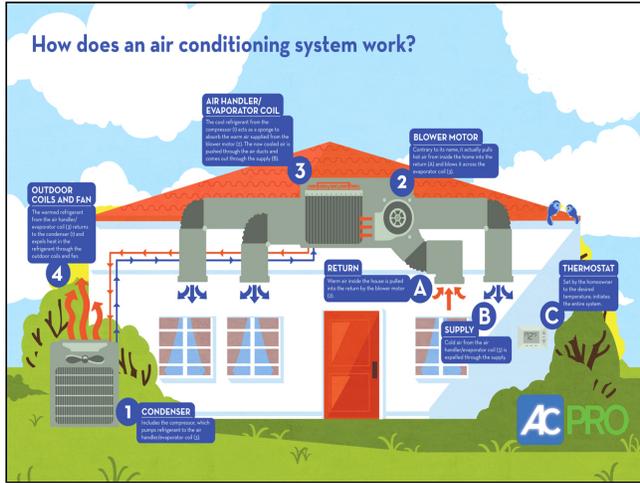
10.9 Item 2(Picture)

10.10 COOLING AND AIR HANDLER EQUIPMENT

Inspected



(1) Average lifespan of Air Conditioner in Georgia is 15 Years.If unit is above this age, buyer should budget for replacement. This is FYI.

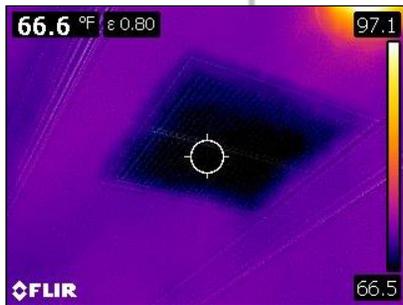


10.10 Item 1(Picture)



(3) The ambient air test was performed by using thermometers at the 3rd level and 2nd level air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 42 and 67 degrees, and the return air temperature was 67 degrees. This indicates that the unit is cooling properly.

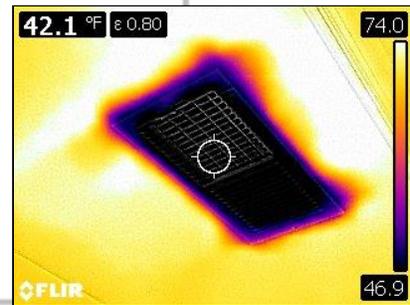
Despite test results(cooling properly or not cooling properly), as with all mechanical systems the inspector does not warrant its future operation. HVAC systems should be serviced annually. Per disclosure from seller, if unit has not been serviced in the last year it is highly recommended that a licensed HVAC contractor perform an exhaustive evaluation of systems. Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture)



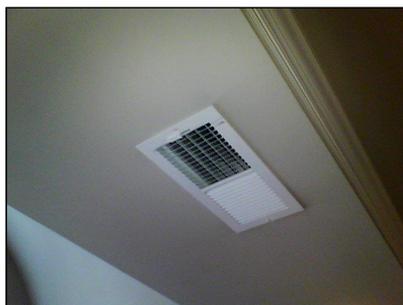
10.10 Item 4(Picture)



10.10 Item 5(Picture)



10.10 Item 6(Picture)



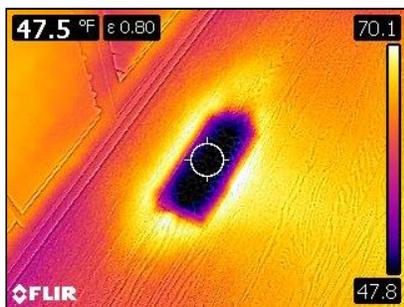
10.10 Item 7(Picture)



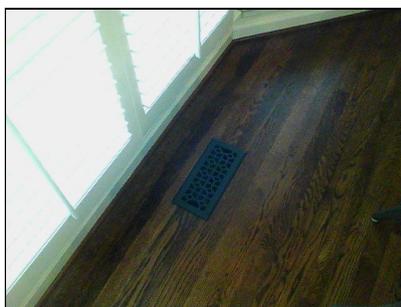
(4) The ambient air test was performed by using thermometers at the terrace level and main level air handler to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 48 degrees, and the return air temperature was 63 degrees. This indicates that the unit is cooling properly.

Despite test results(cooling properly or not cooling properly), as with all mechanical systems the inspector does not warrant its future operation. HVAC systems should be serviced annually. Per disclosure from seller, if unit has not

been serviced in the last year it is highly recommended that a licensed HVAC contractor perform an exhaustive evaluation of systems. Item 8(Picture) Item 9(Picture) Item 10(Picture) Item 11(Picture)



10.10 Item 8(Picture)



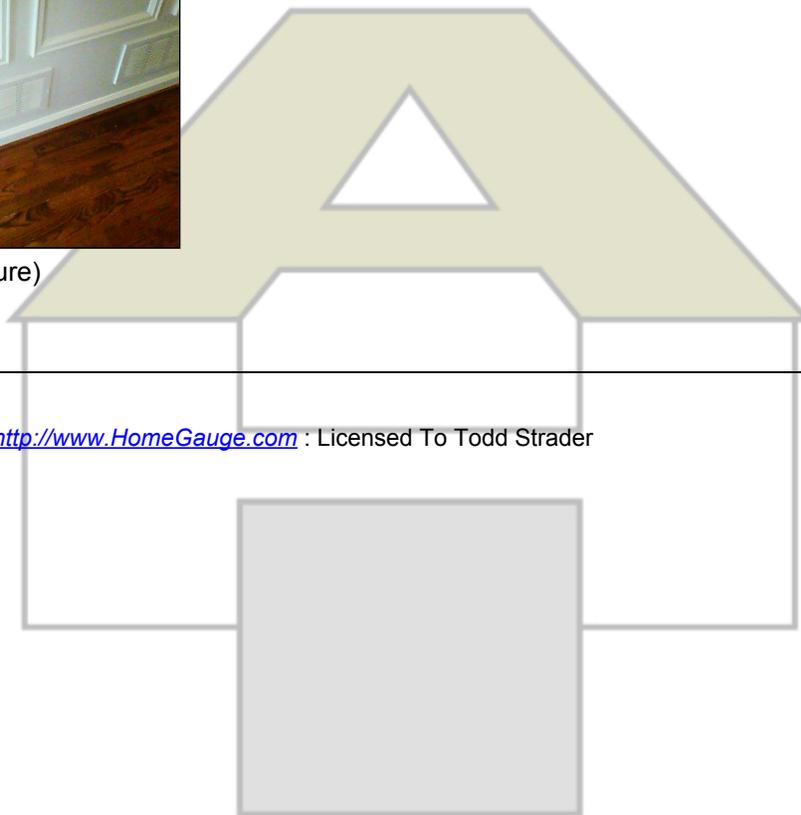
10.10 Item 9(Picture)



10.10 Item 10(Picture)

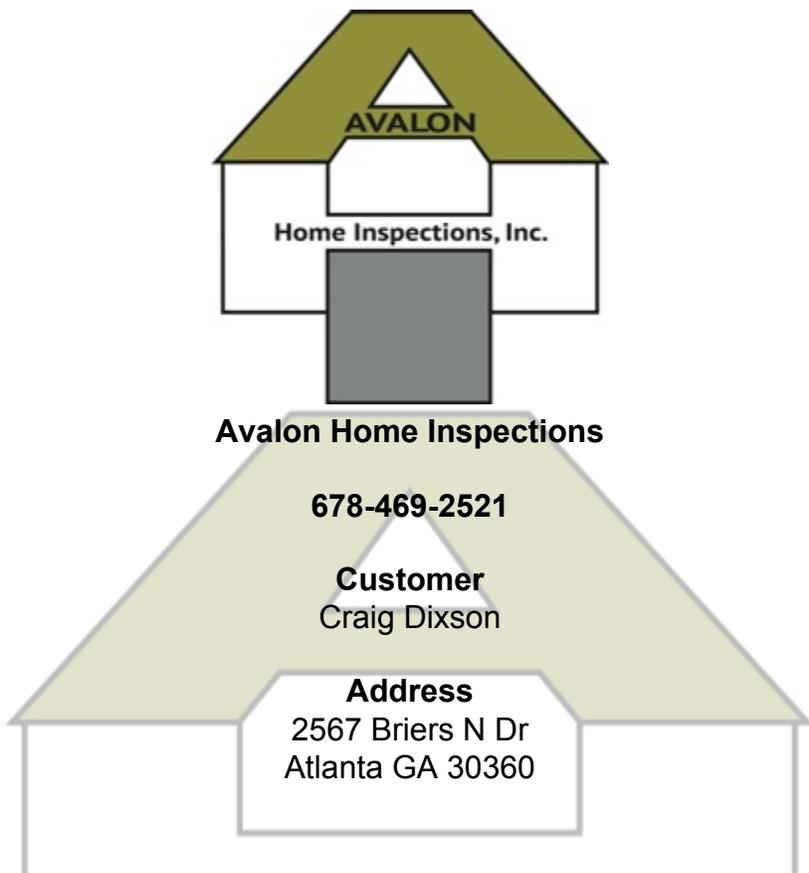


10.10 Item 11(Picture)



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Minor Defects Summary



1. Roofing / Chimneys / Roof Structure and Attic

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Inspected



(2) The gutters need cleaning of debris at virtually all areas where gutters are installed. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should clean as needed. Item 3(Picture) Item 4(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)

2. Exterior

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



(2) The concrete drive at the front of home has typical expansion cracks. Water can cause further deterioration if not sealed properly. I recommend prep and seal using a qualified contractor. Item 1(Picture)



2.4 Item 1(Picture)

7. Structural Components

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected



(1) Basements are protected from water intrusion by foundation drains. The foundation drains(corrugated pipes) guides water away from the home. Sometimes builders will also connect the downspout gutter drains into these systems. These drains should be located and periodically checked to insure they are free flowing and not clogged. Properly operating drain lines can prevent water intrusion into terrace level. Most of the time these are not visible by inspector(as they can terminate under mulch or to a lower level in yard), but we do recommend that they are operational.

Additionally the pitch on basement foundation walls will fail around the 25 to 35 year mark and need to be resealed to prevent foundation leaks. This is a maintenance issue. While every effort is made to look for foundation leaks at the time of inspection, sometimes these can go unnoticed due to lack of rain or previous owner concealing moisture related issues.

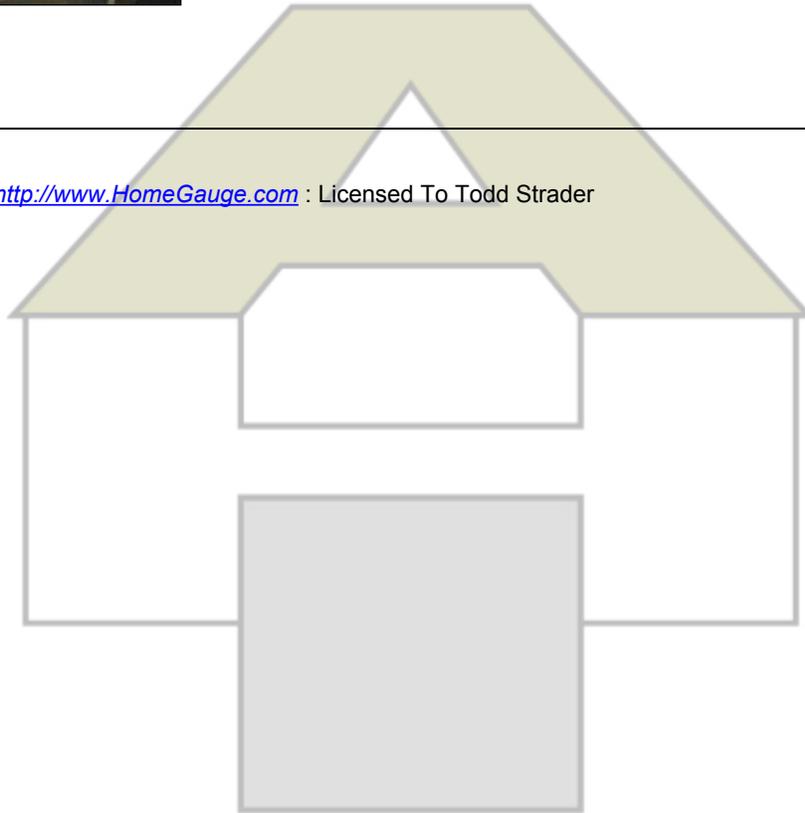


(3) The basement has a fresh coat of paint, i was unable to detect any signs of water intrusion. Paint is often used to mask defects that this inspector cannot be held responsible for as our standards limit us to visual inspections only. Please be advised that interior walls cannot be treated with water sealant after they have been painted with conventional paint. Item 3(Picture)

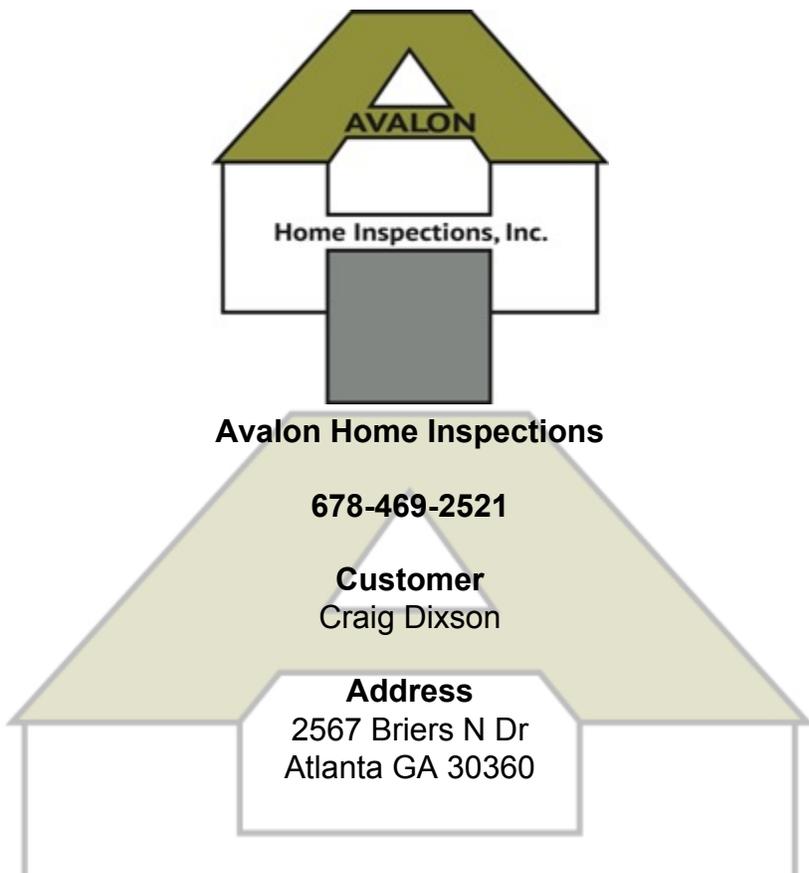


7.0 Item 5(Picture)

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Safety Summary



8. Plumbing System

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

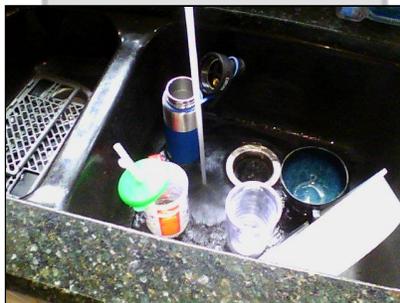
Inspected



(2) The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. Item 3(Picture) Item 2(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected



(3) The gas line is missing a cap and can be turned on inadvertently at the rear deck. This is a safety issue and should be repaired. A qualified contractor should inspect and repair as needed. Item 4(Picture) Item 5(Picture)



8.4 Item 4(Picture)



8.4 Item 5(Picture)

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