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Property Inspection Report

Client(s): **Alexander Hanson**

Property address: **1741 Liberty Pkwy NW
Atlanta GA 30318**









Inspection date: **Friday, January 24, 2020**

This report published on Saturday, January 25, 2020 7:54:29 AM EST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Inspector: Brett Moore

Structures inspected: Main

Age of building: 2009. 11YRS

Type of building: Townhouse

Time started: 10:00 Am.

Total Length of Inspection & Report Writing: 4 Hrs.

Inspection Fee: \$345.00

Total Fees: 345.00

Payment method: Credit Card

Present during inspection: Property owner(s)

Occupied: Yes

Weather conditions: Rain


Temperature: Cold

Foundation type: Finished basement

The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Swimming pool, Low voltage outdoor lighting, Washer, Dryer, Icemaker, Dispenser

Time started: 10:00 Am., 2:00 Pm

The following items are excluded from this inspection: Private sewage disposal system, Security system, Irrigation system, Swimming pool, Washer, Dryer, Icemaker, Dispenser

1)  Please feel free to visit www.homewyse.com for any cost related items such as material, maintenance, installation or future projects and/or repairs related to your home.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Chain link

Condition of retaining walls: EXCLUDED - NOT VISIBLE BEHIND REAR FENCE

Retaining wall material: Rock

Site profile: Level

Condition of driveway: Appeared serviceable

Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Wood
Condition of stairs, handrails and guardrails: Appeared serviceable
Exterior stair material: Wood

2)  FOR EXAMPLE AT FRONT STOOP

Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 2-1


3)  CLIENT SHOULD BE AWARE THAT THE RETAINING WALL BEHIND THE SUBJECT UNIT WAS NOT EVALUATED AND IS EXCLUDED FROM THIS REPORT. LARGE RETAINING WALL HAD A STEEP VERTICAL DROP AND BOTH THE SOIL ABOVE AND FENCE AT TOP SHOULD BE MONITORED REGULARLY TO ENSURE FUNCTIONALITY. MONITOR AS NECESSARY.



Photo 3-1




Photo 3-2



Photo 3-3



Photo 3-4

4)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Cement fiber

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Concrete slab on grade

Footing material (under foundation stem wall): Concrete slab

5)  FOR EXAMPLE AT REAR DECK EXTERIOR TRIM MOLDING.

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4



Photo 5-5



Photo 5-6

6)  General pictures of exterior



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6



Photo 6-7



Photo 6-8



Photo 6-9



Photo 6-10



Photo 6-11



Photo 6-12



Photo 6-13



Photo 6-14

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Estimated Age: 2009 11YRS

7) General pictures of roof



Photo 7-1



Photo 7-2




Photo 7-3



Photo 7-4



Photo 7-5

8)  Portions of the roof were not fully evaluated due to blocked sightlines, topography of the lot, trees/vegetation, etc. and is therefore excluded from this report.
ENTIRE REAR NOT VISIBLE

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Garage

Condition of garage: Required repair, replacement and/or evaluation (see comments below)

Type of door between garage and house: Solid core, Metal

Condition of garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Sectional, Sliding


Number of vehicle doors: 1


Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

9)  One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor door(s) as necessary.

10)  One or more garage vehicle doors were DIFFICULT or unable to open or close. Vehicle doors should open and close smoothly and easily. A qualified person should evaluate and repair as necessary. This may require lubrication or repair to hardware such as rollers or brackets.

THE LEFT VERTICAL TRACK (AS VIEWED FROM INSIDE) WAS BENT AT A SPOT ABOUT 3 FEET HIGH. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 10-1



Photo 10-2

11)  THE GARAGE DOOR WAS FUNCTIONAL ALTHOUGH IT APPEARED TO BE PUSHED/BENT IN AT THE TIME OF INSPECTION. IT IS RECOMMENDED TO ASK THE SELLER FOR DETAILS ABOUT THE DOOR. EVALUTE AND MONITOR AS NECESSARY.

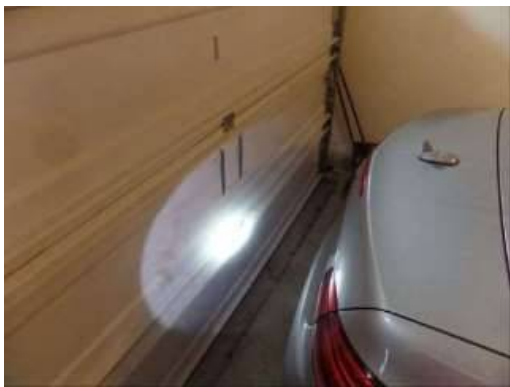


Photo 11-1

12) **i** Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 12-1

13) **i** General pictures of garage/carport



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5

14) **EXCLUDED** - Some areas of the garage were covered with car(s) and/or stored items making it impossible to view around the sides and/or in the middle or both. These areas are excluded from the report.



Photo 14-1



Photo 14-2



Photo 14-3

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Underground

Estimated service amperage: Not determined (components inaccessible or obscured)

Main disconnect rating (amps): Not determined

System ground: Not determined, not readily apparent, NOT LOCATED - LIKELY CONCRETE ENCASED ELEC GTRODE AT GARAGE

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)



Location of main service panel #A: Garage

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested

15)   Thermal imaging infrared camera revealed ELEVATED HEAT SIGNATURE AT THE TOP RIGHT BREAKER (FURNACE) at the time of inspection. (LAST TWO PHOTOS)
 A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.

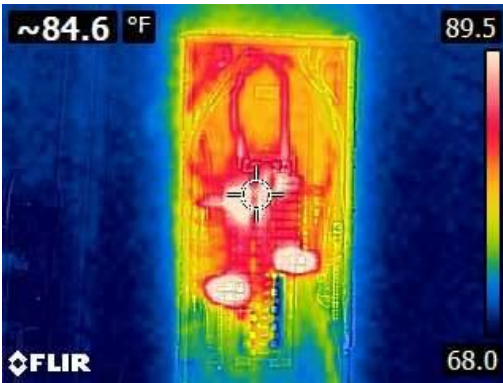


Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6



Photo 15-7



Photo 15-8



Photo 15-9



Photo 15-10



16)   Missing screws in the panel should be replaced with the stock panel screws from the manufacturer or their equivalent.



Photo 16-1


17)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org/101), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 17-1



Photo 17-2


18)  One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken or loose. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.
FOR EXAMPLE AT LOWEST LEVEL



Photo 18-1

19)  Location of main shut off: NOT LOCATED - ASK SELLER - LIKELY AT ELECTRICAL METER AT EXTERIOR LEFT OR RIGHT SIDE OF STRUCTURE

20)  General pictures of service panel(s)

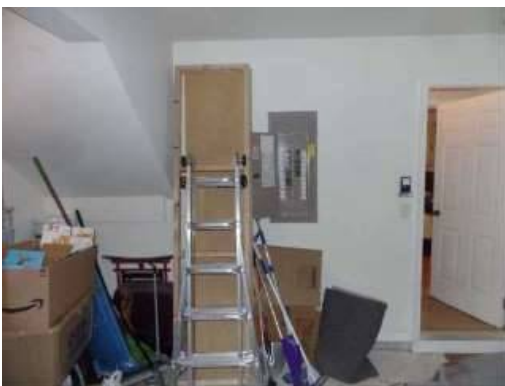


Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Manufacturer: Rheem

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: 2013 7YRS


Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 120

21)  Significant corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

FOR EXAMPLE AT EXPANSION TANK AT TOP OF UNIT



Photo 21-1



Photo 21-2


22)  No drain line was installed for the temperature-pressure relief valve. Drain lines are normally installed to prevent water from accumulating if/when the valve eventually leaks, and to prevent scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line so it drains outside and per standard building practices. WHAT WAS LIKELY THE PREVIOUSLY CONNECTED DRAIN LINE IN 2ND PHOTO.



Photo 22-1



Photo 22-2

23) Expansion tank should be supported to prevent stress on the plumbing.



Photo 23-1

24) The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near and/or 2013 7YRS this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

25) Infrared photo(s) of water at sink.



Photo 25-1



Photo 25-2



Photo 25-3

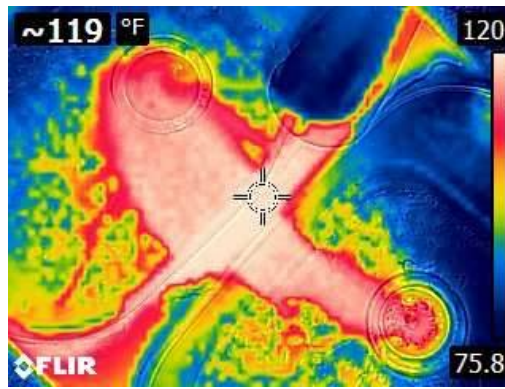


Photo 25-4

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Required repair, replacement and/or evaluation (see comments below)

Condition of range, cooktop: Appeared serviceable

Range, cooktop type: Electric

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable


26)  The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.



Photo 26-1



27)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 27-1

28)  General photo(s) of Range/Cooktop.

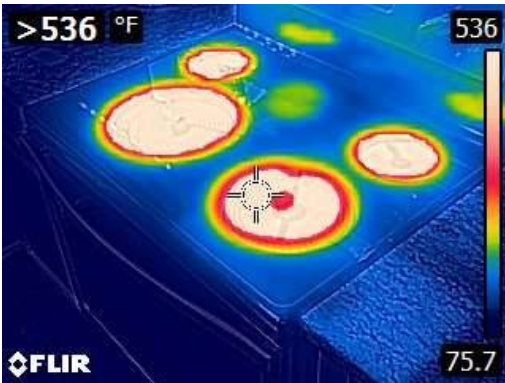


Photo 28-1



Photo 28-2



Photo 28-3



Photo 28-4


29)  General photo(s) of Refrigerator.



Photo 29-1

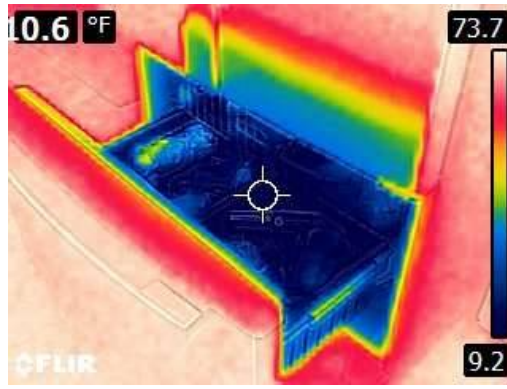


Photo 29-2



Photo 29-3



Photo 29-4

30)  General pictures of kitchen



Photo 30-1



Photo 30-2



Photo 30-3



Photo 30-4



Photo 30-5



Photo 30-6



Photo 30-7



Photo 30-8



Photo 30-9



Photo 30-10



Photo 30-11

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged. Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, third floor

Location #B: Full bath, third floor

Location #C: Half bath, second floor

Location #D: Full bath, first floor

Condition of counters: Required repair, replacement and/or evaluation (see comments below)

Condition of cabinets: Appeared serviceable

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)


31)  THE FIRST FLOOR SHOWER HAD MULTIPLE SHARP TILE EDGES AT THE ELEVATED BASE OF THE SLIDING GLASS DOORS. THESE SHARP EDGES ARE HAZARDOUS AND COULD CAUSE INJURY TO BARE FEET. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 31-1



Photo 31-2

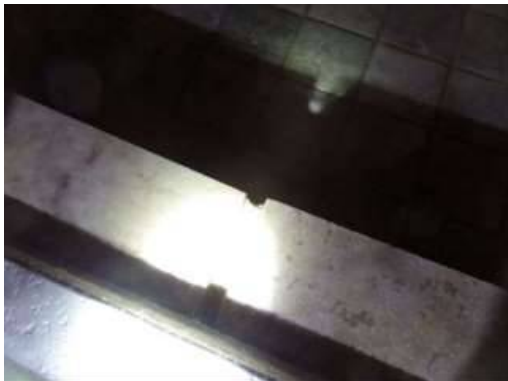


Photo 31-3



Photo 31-4


32)  One or more cabinets, drawers and/or cabinet doors at location(s) #A and/or MASTER were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 32-1



Photo 32-2


33)  The toilet at location(s) #C and/or 1/2 BATH POWDER ROOM ran water continuously or didn't shut off after being flushed, and water leaked from the tank into the bowl. Significant amounts of water can be lost through such leaks. If this system uses a septic system, the septic system can be overloaded and cause significant and potentially expensive damage. A qualified person should repair or replace components as necessary.



Photo 33-1


34)  Diverter valve for the shower at location # A MASTER was defective. Recommend replacing to prevent the wasting of water. A qualified contractor should inspect/evaluate and repair or replace as necessary.



Photo 34-1




35)  THE LAUNDRY WASHING MACHINE WAS LOCATED ABOVE OR NEAR FINISHED LIVING SPACE AT THE TIME OF INSPECTION AND SHOULD BE POSITIONED INSIDE A PROPER EMERGENCY DRAIN PAN. A QUALIFIED CONTRACTOR SHOULD EVALUATE AND REPAIR AS NECESSARY.



Photo 35-1

36)   Tile, stone and/or grout in the flooring at location(s) #D and/or 1ST FLOOR was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

THRESHOLD WAS LOOSE AT THE TIME OF INSPECTION



Photo 36-1



Photo 36-2



37)   Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #A, B and/or BOTH TOP BATHROOMS. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 37-1



Photo 37-2


38)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #B and/or FRONT. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 38-1



39)  The bathtub drain stopper mechanism at location(s) #A and/or MASTER was missing. Recommend that a qualified person repair or replace as necessary.



Photo 39-1

40)  The wall by the shower at location(s) #A, B, D, MASTER, FRONT and/or 1ST FLOOR was water-damaged. Recommend that a qualified person repair as necessary.

TRIM DETERIORATED AND/OR DISCOLORED WHICH INDICATES PROLONGED WATER EXPOSURE. AT SLIDING DOORS CAULK/SEALANT SHOULD BE APPLIED AT METAL FRAME. REPAIR MAINTAIN AS NECESSARY.



Photo 40-1



Photo 40-2



Photo 40-3



Photo 40-4



Photo 40-5



Photo 40-6



Photo 40-7



Photo 40-8



Photo 40-9


41)  THE LEFT SLIDING GLASS DOOR AT MASTER BATHROOM #A WAS DIFFICULT TO OPERATE AT THE TIME OF INSPECTION AND MAY HAVE DAMAGED TRACKS. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 41-1


42)  ONE OR MORE GAPS WERE PRESENT AT THE TILE GROUT AT THE FIRST FLOOR SHOWER AT THE TIME OF INSPECTION. WATER COULD ESCAPE THE SHOWER ENCLOSURE POSSIBLY CAUSING WOOD ROT AND POTENTIAL BIOLOGICAL GROWTH (MOLD). A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 42-1


43)  General pictures of bathroom(s)



Photo 43-1



Photo 43-2



Photo 43-3



Photo 43-4



Photo 43-5



Photo 43-6

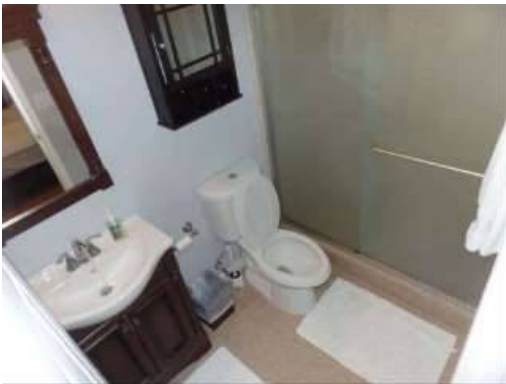


Photo 43-7



Photo 43-8


44)  General photo(s) of Laundry Area. The washer and dryer are excluded from this report and any comments are provided as a courtesy.



Photo 44-1

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), Enclosed soffit vents

45) **i** SOME AREAS OF THE ATTIC WERE INACCESSIBLE AT THE TIME OF INSPECTION DUE TO NO DECKING, LIMITED SPACE, STORAGE, DUCTWORK, INSULATION, AND/OR TRUSSES BLOCKING ACCESS OR VIEWABLE AREAS. INSPECTOR VIEWED AS MUCH AREA AS POSSIBLE. THESE INACCESSIBLE AREAS ARE EXCLUDED FROM THIS REPORT.

46) **i** General pictures of attic and roof structure



Photo 46-1



Photo 46-2



Photo 46-3



Photo 46-4



Photo 46-5



Photo 46-6

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Manufacturer: Lennox

Condition of forced air heating/(cooling) system: Required repair, replacement and/or evaluation (see comments below)

Forced air heating system fuel type: Electric

Estimated age of A/C unit(s): 2009 11YRS

Location of forced air furnace: Attic

Condition of furnace filters: N/A (none visible), MISSING

Location for forced air filter(s): At base of air handler

Condition of forced air ducts and registers: Appeared serviceable




Condition of cooling system and/or heat pump: Not determined

Estimated age of A/C unit(s): 2008 12YRS

Cooling system and/or heat pump fuel type: Electric

Type: Split system

Condition of controls: Appeared serviceable

47)    Infrared photo(s) of HVAC system in HEAT mode.

HEAT MODE REQUIRED A LOT OF TIME TO TURN ON AND WHEN ELECTRIC PANEL WAS SCANNED THE BREAKER TEMPERATURE WAS ELEVATED.

A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.

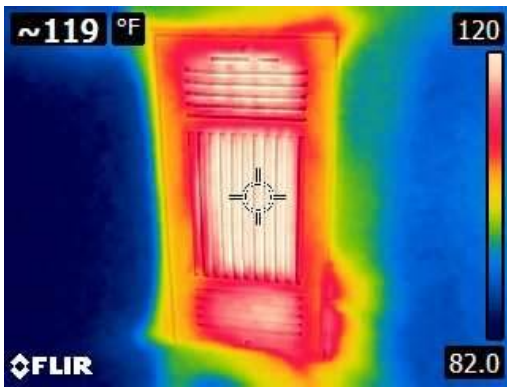


Photo 47-1

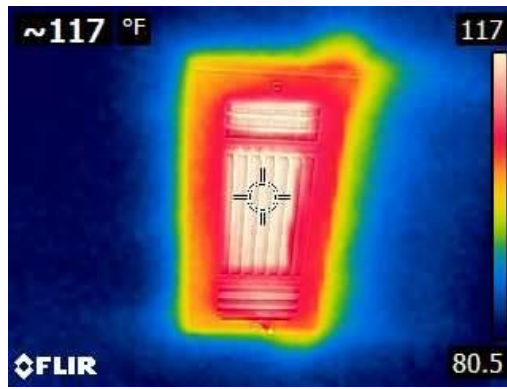


Photo 47-2

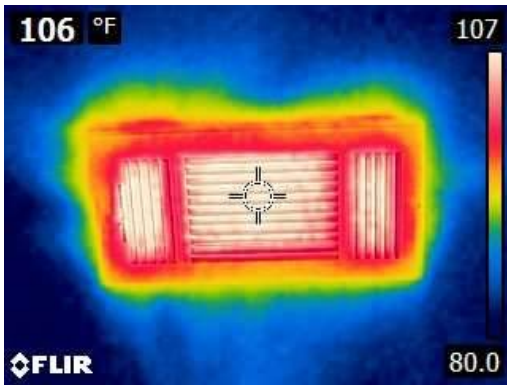


Photo 47-3

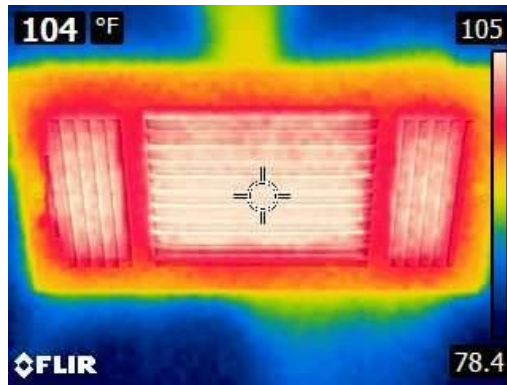


Photo 47-4



Photo 47-5


48)  Recommend **INSTALLING, REPLACING** or **WASHING** HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 48-1



Photo 48-2


49)  The cooling fins at the air handler evaporator coils were EXTREMELY dirty. Recommend that a qualified person clean fins as necessary.






Photo 49-1




Photo 49-2



Photo 49-3

50)    The a/c system appears to use R-22 as the refrigerant. This has been discontinued and by 2020 will likely no longer be available. Newer systems use 410-A refrigerant. Client should be aware of this and budget for replacement in the future. See the following link for more information. <http://www.startribune.com/does-your-air-conditioner-use-r-22-refrigerant-here-s-why-you-should-care/428178123/>

51)  One or more ceiling fans appeared to be inoperable, or the inspector was unable to find normal controls with which to operate the fan(s). Recommend asking the property owner about their operation, and if necessary, that a qualified electrician evaluate and repair.

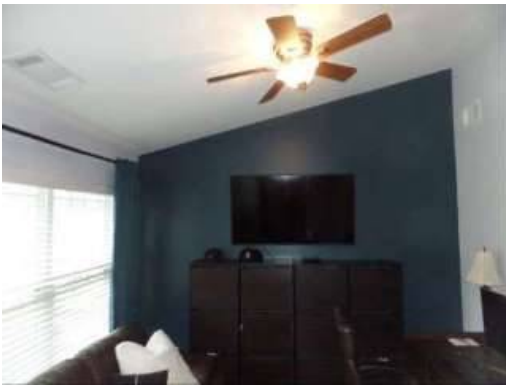


Photo 51-1



Photo 51-2

52) ⓘ The last service date of the forced air heating/cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced. If this property comes with a home warranty then the client should be aware that some warranty companies will not cover HVAC units if they have not been serviced before the purchase of the home or if the units are over 10 years of age.

53) ⓘ The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system. 45 DEGREES OUTSIDE

54) ⓘ General photo(s) of HVAC system.



Photo 54-1



Photo 54-2

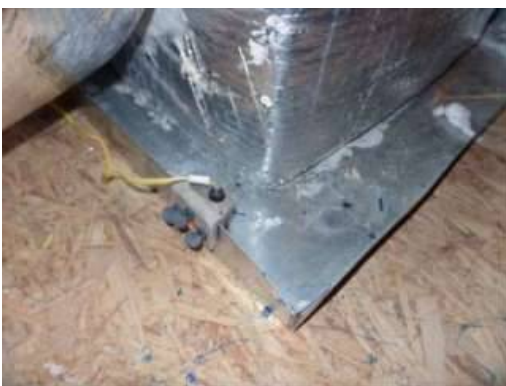


Photo 54-3



Photo 54-4




Photo 54-5



Photo 54-6



Photo 54-7

55)  Infrared photo(s) of HVAC system in COOL mode.
COOL MODE NOT TESTED DUE TO COLD EXTEIOR TEMP 45

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Metal

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Condition of windows and skylights: Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Vinyl, Multi-pane

Condition of walls and ceilings: Appeared serviceable




Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Flooring type or covering: Carpet, Wood or wood products, Laminate, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

56)    Condensation or staining was visible between multi-pane glass in MULTIPLE windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in

window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

FOR EXAMPLE AT BOTH UPSTAIRS BEDROOMS



Photo 56-1



Photo 56-2



Photo 56-3



Photo 56-4



Photo 56-5

57)  One or more exterior doors wouldn't latch. Recommend that a qualified person repair as necessary.

FOR EXAMPLE AT GARAGE DOOR



Photo 57-1


58)  Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary. FOR EXAMPLE AT STAIRS



Photo 58-1



Photo 58-2

59)  LAMINATE FLOOR AT LOWEST LEVEL WAS MISSING A DOORWAY THRESHOLD AT THE TIME OF INSPECTION. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.

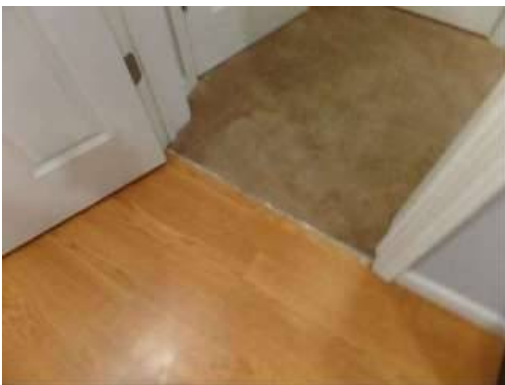


Photo 59-1

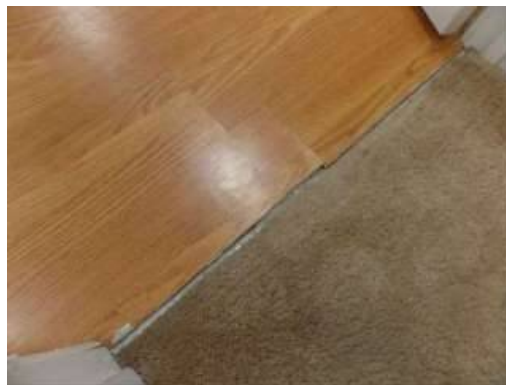


Photo 59-2



Photo 59-3


60)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets. FOR EXAMPLE AT MULTIPLE



Photo 60-1



Photo 60-2



Photo 60-3


61)  General pictures of interior.



Photo 61-1



Photo 61-2



Photo 61-3



Photo 61-4



Photo 61-5



Photo 61-6



Photo 61-7



Photo 61-8



Photo 61-9



Photo 61-10



Photo 61-11



Photo 61-12



Photo 61-13



Photo 61-14



Photo 61-15

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Garage

Condition of supply lines: Appeared serviceable

Supply pipe material: CPVC plastic

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Water pressure (psi): APPEARED FUNCTIONAL

62)  Location of water shut off: GARAGE ABOVE HOT WATER HEATER



Photo 62-1



Photo 62-2



Photo 62-3

63)  Location of gas shut off/meter: NONE LOCATED - ASK SELLER IF NATURAL GAS IS AVAILABLE

Structural Pest Findings

Full Pest Evaluation Not Performed: A full pest evaluation was not performed in conjunction with today's home inspection. Any pest issues commented on in this report were issues observed by the inspector while performing a standard home inspection and not the result of an in-depth pest evaluation. No warranty or liability will be provided and/or assumed by the Company as a result of these findings. As always, we recommend a professional termite and pest evaluation be performed prior to any real estate transaction. If desired, please contact our pest division to order a full termite and pest evaluation.

Structural Pest Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than five feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. Other inaccessible items include areas obstructed by floor coverings, wall coverings, siding, fixed ceilings and stored items or personal property. All inaccessible areas are subject to infestation or damage from wood destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood destroying organisms may infest, reinfest or become active at anytime. No warranty is provided as part of this inspection. It should be assumed by the client that most homes in Georgia will at some point be infested by termites and/or other wood destroying organisms. Even if no infestation is visible, the client should budget for a termite treatment and ongoing termite coverage in the near future.

INSPECTOR INFORMATION:

Brett Moore
ASHI Certified Inspector# 256866
Cell # 404.964.9806



BRETT MOORE

COMPANY INFORMATION:

Thank you for choosing our team to evaluate this property. Questions? Feel free to reach out to the inspector and you can contact us at 770-483-2808 or inspections@lunspro.com.

LunsPro Home Inspections continues to earn its reputation as a forward-thinking and fast-growing inspection company in greater Atlanta, GA.

- *Performed over 50,000 professional real estate inspections
- *Thousands of verified positive online customer reviews
- *A+ Rated BBB Accredited Business
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Summary

Client(s): **Alexander Hanson**
Property address: **1741 Liberty Pkwy NW**
Atlanta GA 30318
Inspection date: **Friday, January 24, 2020**

This report published on Saturday, January 25, 2020 7:54:29 AM EST









This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Please Note:

The concerns listed below on the summary page are numbered consistently with their corresponding numbers on the report page. Therefore, you may notice that some concerns are not mentioned on the summary page. This is because the concern

was not a major priority to warrant it to be listed on the summary page.

Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Grounds

2)  FOR EXAMPLE AT FRONT STOOP

Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 2-1

Exterior and Foundation

5)   FOR EXAMPLE AT REAR DECK EXTERIOR TRIM MOLDING.

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4






Photo 5-5



Photo 5-6

Garage or Carport

9)  One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor door(s) as necessary.

10)   One or more garage vehicle doors were DIFFICULT or unable to open or close. Vehicle doors should open and close smoothly and easily. A qualified person should evaluate and repair as necessary. This may require lubrication or repair to hardware such as rollers or brackets.

THE LEFT VERTICAL TRACK (AS VIEWED FROM INSIDE) WAS BENT AT A SPOT ABOUT 3 FEET HIGH. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 10-1



Photo 10-2

Electric

15)    Thermal imaging infrared camera revealed ELEVATED HEAT SIGNATURE AT THE TOP RIGHT BREAKER (FURNACE) at the time of inspection. (LAST TWO PHOTOS)
A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.

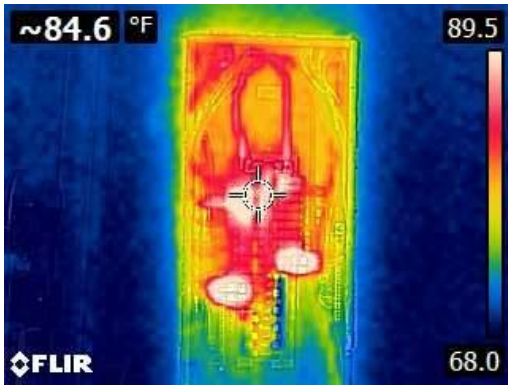


Photo 15-1

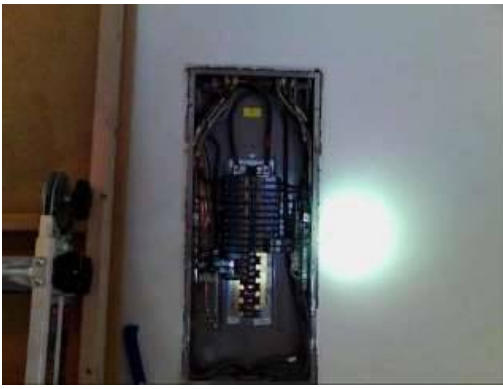


Photo 15-2



Photo 15-3



Photo 15-4



Photo 15-5



Photo 15-6



Photo 15-7



Photo 15-8



Photo 15-9



Photo 15-10



16)   Missing screws in the panel should be replaced with the stock panel screws from the manufacturer or their equivalent.



Photo 16-1



17)   Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 17-1



Photo 17-2



18)   One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken or loose. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.
FOR EXAMPLE AT LOWEST LEVEL



Photo 18-1

Water Heater

21) 🔧🔍 Significant corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified plumber evaluate and replace components or make repairs as necessary.

FOR EXAMPLE AT EXPANSION TANK AT TOP OF UNIT



Photo 21-1



Photo 21-2

22) 🔧🔍 No drain line was installed for the temperature-pressure relief valve. Drain lines are normally installed to prevent water from accumulating if/when the valve eventually leaks, and to prevent scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line so it drains outside and per standard building practices.
WHAT WAS LIKELY THE PREVIOUSLY CONNECTED DRAIN LINE IN 2ND PHOTO.



Photo 22-1



Photo 22-2

23) 🔧🔍 Expansion tank should be supported to prevent stress on the plumbing.



Photo 23-1

Kitchen


26)  The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way. Repairs should be made as necessary, such as installing or reinstalling the bracket, and by a qualified contractor if necessary.



Photo 26-1


27)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 27-1

Bathrooms, Laundry and Sinks

31)   THE FIRST FLOOR SHOWER HAD MULTIPLE SHARP TILE EDGES AT THE ELEVATED BASE OF THE SLIDING GLASS DOORS. THESE SHARP EDGES ARE HAZARDOUS AND COULD CAUSE INJURY TO BARE FEET. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 31-1



Photo 31-2



Photo 31-3



Photo 31-4


32)  One or more cabinets, drawers and/or cabinet doors at location(s) #A and/or MASTER were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 32-1



Photo 32-2


33)  The toilet at location(s) #C and/or 1/2 BATH POWDER ROOM ran water continuously or didn't shut off after being flushed, and water leaked from the tank into the bowl. Significant amounts of water can be lost through such leaks. If this system uses a septic system, the septic system can be overloaded and cause significant and potentially expensive damage. A qualified person should repair or replace components as necessary.



Photo 33-1




34)  Diverter valve for the shower at location # A MASTER was defective. Recommend replacing to prevent the wasting of water. A qualified contractor should inspect/evaluate and repair or replace as necessary.



Photo 34-1

35)   THE LAUNDRY WASHING MACHINE WAS LOCATED ABOVE OR NEAR FINISHED LIVING SPACE AT THE TIME OF INSPECTION AND SHOULD BE POSITIONED INSIDE A PROPER EMERGENCY DRAIN PAN. A QUALIFIED CONTRACTOR SHOULD EVALUATE AND REPAIR AS NECESSARY.

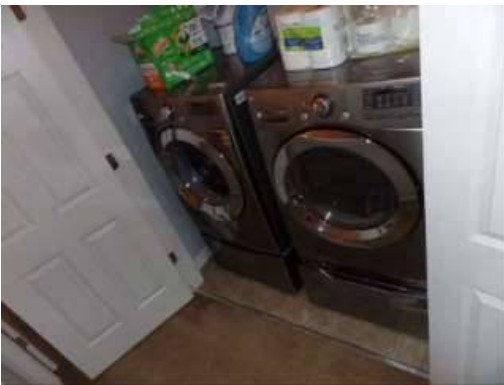




Photo 35-1

36)   Tile, stone and/or grout in the flooring at location(s) #D and/or 1ST FLOOR was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.

THRESHOLD WAS LOOSE AT THE TIME OF INSPECTION

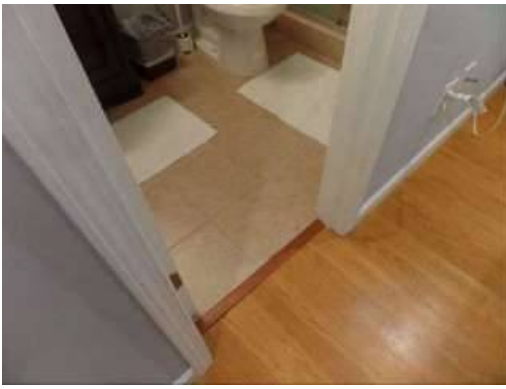


Photo 36-1



Photo 36-2



37)   Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #A, B and/or BOTH TOP BATHROOMS. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 37-1



Photo 37-2


38)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #B and/or FRONT. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 38-1


39)  The bathtub drain stopper mechanism at location(s) #A and/or MASTER was missing. Recommend that a qualified person repair or replace as necessary.



Photo 39-1

40) 🛠️ The wall by the shower at location(s) #A, B, D, MASTER, FRONT and/or 1ST FLOOR was water-damaged. Recommend that a qualified person repair as necessary.

TRIM DETERIORATED AND/OR DISCOLORED WHICH INDICATES PROLONGED WATER EXPOSURE. AT SLIDING DOORS CAULK/SEALANT SHOULD BE APPLIED AT METAL FRAME. REPAIR MAINTAIN AS NECESSARY.



Photo 40-1



Photo 40-2



Photo 40-3



Photo 40-4



Photo 40-5



Photo 40-6



Photo 40-7



Photo 40-8



Photo 40-9


41)  THE LEFT SLIDING GLASS DOOR AT MASTER BATHROOM #A WAS DIFFICULT TO OPERATE AT THE TIME OF INSPECTION AND MAY HAVE DAMAGED TRACKS. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 41-1





42)  ONE OR MORE GAPS WERE PRESENT AT THE TILE GROUT AT THE FIRST FLOOR SHOWER AT THE TIME OF INSPECTION. WATER COULD ESCAPE THE SHOWER ENCLOSURE POSSIBLY CAUSING WOOD ROT AND POTENTIAL BIOLOGICAL GROWTH (MOLD). A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.



Photo 42-1

Heating, Ventilation and Air Condition (HVAC)

47)    Infrared photo(s) of HVAC system in HEAT mode. HEAT MODE REQUIRED A LOT OF TIME TO TURN ON AND WHEN ELECTRIC PANEL WAS SCANNED THE BREAKER TEMPERATURE WAS ELEVATED. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.

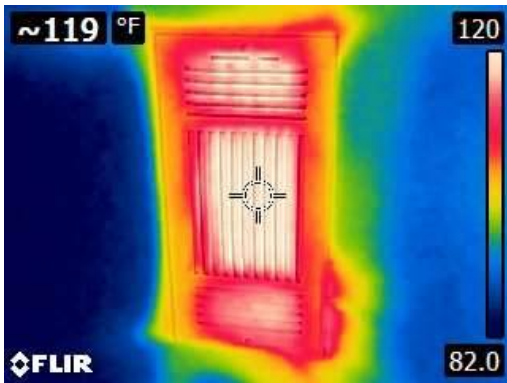


Photo 47-1



Photo 47-2

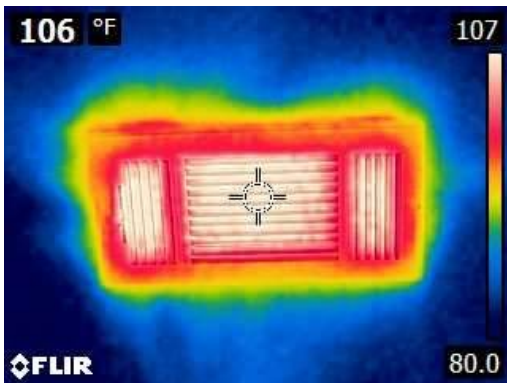


Photo 47-3



Photo 47-4



Photo 47-5


48)  Recommend INSTALLING, REPLACING or WASHING HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 48-1



Photo 48-2


49)  The cooling fins at the air handler evaporator coils were EXTREMELY dirty. Recommend that a qualified person clean fins as necessary.



Photo 49-1



Photo 49-2



Photo 49-3

Interior, Doors and Windows

56) 🔨🔍💧 Condensation or staining was visible between multi-pane glass in MULTIPLE windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

FOR EXAMPLE AT BOTH UPSTAIRS BEDROOMS



Photo 56-1



Photo 56-2



Photo 56-3



Photo 56-4



Photo 56-5

57)  One or more exterior doors wouldn't latch. Recommend that a qualified person repair as necessary.

FOR EXAMPLE AT GARAGE DOOR



Photo 57-1


58)  Carpeting in one or more areas was damaged or deteriorated. Recommend that a qualified contractor replace as necessary.
FOR EXAMPLE AT STAIRS



Photo 58-1



Photo 58-2

59)  LAMINATE FLOOR AT LOWEST LEVEL WAS MISSING A DOORWAY THRESHOLD AT THE TIME OF INSPECTION. A QUALIFIED CONTRACTOR SHOULD INSPECT/EVALUATE AND REPAIR OR REPLACE AS NECESSARY.

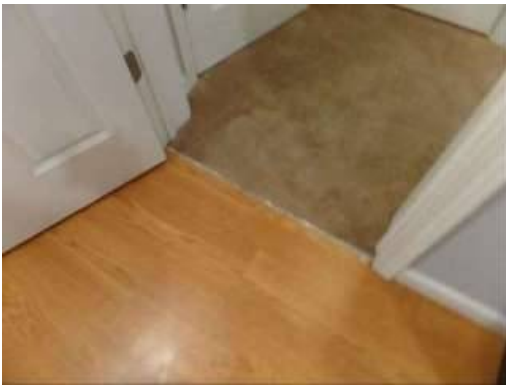


Photo 59-1

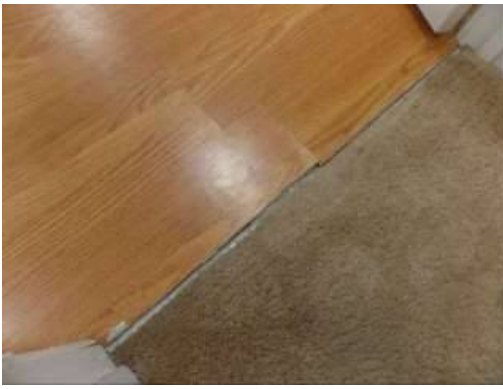


Photo 59-2



Photo 59-3


60)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets. FOR EXAMPLE AT MULTIPLE



Photo 60-1



Photo 60-2



Photo 60-3