



BPG Inspection Services



**764 Shadowridge Drive Southeast
Atlanta GA 30316**

Client(s): Cole
Inspection Date: 3/18/2020
Inspector: Chuck Turner ,

BPG Inspection Services

SECTION I: KEY FINDINGS

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 804778
 - Client's Last Name: Cole
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Client Advice

Comments

- ❌ 1. **SAFETY / HEALTH:** Although not considered as part of the scope of our inspection, there is ample evidence of pest infestation in the attic and / or crawlspace. A pest report needs to be obtained from a qualified contractor and all repairs made as outlined in the report.



Signs of rodents in the crawlspace



Signs of rodent intrusion in the crawlspace.

Structure

Crawlspace - Access

- ❌ 2. **SERVICE / REPAIR:** Add thresholds or sweeps to the crawlspace / basement access doors to prevent rodent intrusion in the crawlspace.



Add threshold or sweep to the basement door



Add threshold or sweep to the crawlspace entry door.

Crawlspace - Ventilation / Insulation / Vapor Barrier

- ❌ 3. **SERVICE / REPAIR:** An inadequate vapor barrier is present in the crawlspace. The installation of a complete vapor barrier is advised to prevent moisture rising from the crawlspace area into the home. Not installing a vapor barrier can lead to high humidity problems in the home and may result in mold growth. A vapor barrier should be placed on the crawl space dirt floor to stop moisture penetration of the floor and sub-floor under any habitable space. The barrier must be taped and sealed at all barrier joints and be extended one foot up the exterior walls and around support columns leaving 3-6 inches minimum at the top for observation of termite tracks. Seal the top to the columns and walls. This approach is approved by the US Department of Energy and building envelope specialists. At a minimum, use 6 mil. polyethylene plastic material. Have a contractor evaluate and add barrier.

Action Items

Structure



Add a complete vapor barrier in the crawlspace.



Add a complete vapor barrier in the crawlspace.

- ✘ 4. **SERVICE / REPAIR:** Damaged and/or missing crawlspace vent screens observed. Repairs or replacement are necessary to prevent further pest entry points.



Replace damaged or missing small screens on the crawlspace vents.



Replace small screens to prevent rodent intrusion.

Crawlspace - Comments

- ✘ 5. **GENERAL NOTE:** Observed an area that may contain mold or fungus (wood destroying organisms) that is common in crawlspaces. Mold does pose a number of health risks. Preventative measures are a home owners best resolve when dealing with mold and its effects. When excessive moisture and humidity accumulates indoors, mold growth will often occur. Water penetration must be addressed and reasonable humidity levels must be maintained. Consider having mold treated professionally to eliminate.



Common fungal growth on the joists in the crawlspace.

Exterior

Steps

- ✘ 6. **SAFETY / HEALTH:** Missing hand railing on at least one side of stair. Required for any stairway of 30 inches or more in height (more than 4 steps) and a railing around the porch. Recommend install for safety.

Action Items

Exterior



Add handrail to the steps and porch

Trim / Soffit / Fascia

- 7. **MAJOR DEFECT:** Paint on the posts, window and door trim, soffit and fascia found in weathered condition. Sand, prime bare wood, caulk and paint to prevent moisture damage to the affected areas.



Paint weathered and peeling



Paint weathered and peeling



Paint weathered and peeling



Sand and repaint areas where repaired.



Sand and repaint all trim



Paint peeling around the entire house



Clean, sand, prime and repaint the metal posts.



Paint trim around the vent

Action Items

Exterior

- 8. **SERVICE / REPAIR:** Cap the old meter housing.



Cap the old meter housing at the rear of the house.

Roofing

Roof Coverings

- 9. **MAJOR DEFECT:** Staining noted in attic indicates a roof leak in this area. There are damaged shingles in a couple places. Have the roof evaluated by a professional roofer and repaired as needed.



Stained decking below the flue



Stained decking below the flue and above the plumbing vent



Active leak, moisture meter reads 100%



Repair cracked and damaged ridge cap shingles.



Repair damaged shingles, damaged by tree branches.



Repair damaged shingles

- 10. **SERVICE / REPAIR:** Moss growth on surface of roof. This can adversely affect the condition of roof system and would recommend having professionally treated to kill damaging growth. Zinc or other metals can be used along upper edges to control growth.

Action Items

Roofing



Moss growth on the roof.



Clean roof of moss and algae.



Algae growth on the roof.



Clean entire roof.

Plumbing

Water Heater - Condition

- ❌ 11. **SERVICE / REPAIR:** The house has a tankless water heater system. These water heaters require regular maintenance to maintain proper operation and the warranty. The water heater should be cleaned annually by pumping vinegar through the unit to clean the burner chambers. Recommend cleaning the water heater prior to closing.



Water heater functional, no gas leaks.

Water Heater - Safety

- ❌ 12. **SAFETY / HEALTH:** Temp and pressure valve extension should be extended in heat rated piping in the same diameter pipe as T/P drain line to the exterior of the structure and be turned downward within 6" of the ground. Recommend a licensed plumber inspect further and repair as necessary.

Action Items

Plumbing



Extend the T/P drain line to the exterior of the house.

Electrical

Service Entrance

- ❌ 13. **SAFETY / HEALTH:** The overhead electrical wires are being touched by the tree branches. The tree branches need to be trimmed so they do not contact the wires.



Wire cannot be in contact with the tree at the front of the house.

Panel Interior

- ❌ 14. **SAFETY / HEALTH:** The panel box is not properly or completely labeled. All electrical disconnects should be clearly labeled so that they can be easily de-energized in case of emergency and for purposes of electrical work. Correct as necessary.



Label the sub-panel.

GFCI / AFCI Devices

- ❌ 15. **SAFETY / HEALTH:** GFCI protection is missing at required locations. GFCI (ground fault circuit interrupter) protected devices required to be installed at this location when the kitchen was upgraded for protection from electrical shock. Have corrected by qualified electrician.

Action Items

Electrical



Add GFCI protection to the receptacle to the left of the sink

Receptacles

- ❌ 16. **SAFETY / HEALTH:** Open ground reading in receptacles found should be reviewed and corrected by electrician to give proper protection to equipment as code required. **LOCATION: Right front guest bedroom, master bedroom**



Evaluate all receptacles, repair open ground receptacles.



Evaluate all receptacles, repair open ground receptacles.



Evaluate all receptacles, repair open ground receptacles.

- ❌ 17. **SAFETY / HEALTH:** Reverse polarity at receptacle observed. This is a somewhat common error in wiring where the hot (black wire) and neutral (white wire) are reversed. Recommend a licensed electrician to evaluate the condition and correct for compliance. **LOCATION: Kitchen countertop receptacle to the left of the sink**



One kitchen countertop receptacle is open ground

Switches

- ❌ 18. **SERVICE / REPAIR:** Dimmer device does not dim lights. Device should be repaired / replaced to operate as intended.

Action Items

Electrical



Kitchen dimmer not functional.

Heating and Cooling

Air Conditioner

- ❌ 19. **SERVICE / REPAIR:** The AC system is at the end of its expected life span. (20+ years old). Replacement may be necessary in the near future and can be expected to be a significant expense. Recommend a licensed HVAC service technician evaluate unit, repair, clean and return unit to a safe and warrantable condition.



Have the HVAC system serviced and cleaned.

- ❌ 20. **SERVICE / REPAIR:** Condensate pump cut for HVAC system not connected to thermostat wire of unit so that A/C stops working in the event of failure of the condensate pump. Recommend connect pump to unit to prevent flooding of adjacent areas in event of failure of pump.



Connect wires to the thermostat wires.

- ❌ 21. **SERVICE / REPAIR:** Freon refrigerant line insulation is damaged / missing. Replace and repair to prevent condensation and energy loss during operation.

Action Items

Heating and Cooling



Replace the damaged insulation on the condensing unit.

Heating System

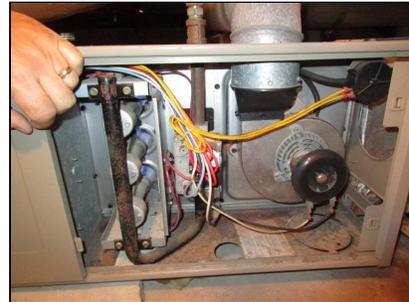
- ❌ 22. **SERVICE / REPAIR:** The furnace is more than 20 years old where the average life expectancy is 17 to 22 years. A visual inspection of the unit and the flame pattern was made with gas and carbon monoxide tests performed - [CO reading within exhaust port of 0 ppm]. Because of the age of the equipment and rust within the unit, a HVAC service technician should evaluate (by partial disassembly) the unit and advise condition (which may include replacing.) If system is determined to still be safe, have full service performed to leave in a warrantable condition. Consider budgeting for replacement or have warranty program established. Also have CO detector installed in sleeping areas where older system serves for added safety.



Good flame pattern at the furnace.



No gas leaks at the furnace.



Furnace manufactured in 1999, have unit cleaned and serviced.

Venting / Make Up Air

- ❌ 23. **SAFETY / HEALTH:** Rust present on the vent. Have the vent evaluated and repaired or replaced by a licensed HVAC professional.



Rust on the flue in the crawlspace, replace damaged flue.

Action Items

Heating and Cooling

Distribution System

- ❌ 24. **SERVICE / REPAIR:** The duct work is in direct contact with the earth. Over time this will accelerate the deterioration of the insulation covering, encourage pest infiltration, and possibly result in mold growth. Ducts should be supported at manufacturer's recommended intervals, but at no greater distance than five feet. Maximum permissible sag is one-half inch per foot of spacing between supports. Correct as necessary.



Ducts are on the ground

Attic

Attic Access

- ❌ 25. **SERVICE / REPAIR:** The pull down ladder leading to the attic area is not cut to the appropriate length. The base of the ladder needs to be cut so that it sits flatly on the ground. One step is damaged. Repair or replace the stairs.



Cut back the attic stairs slightly.

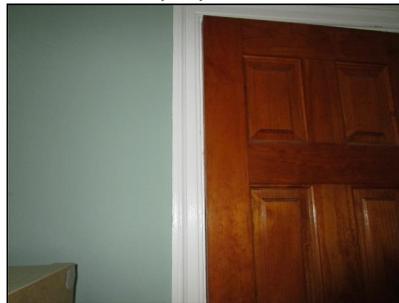


One step is damaged.

Interiors

Doors

- ❌ 26. **SERVICE / REPAIR:** The door sticks when tested. Evaluate and correct all doors for proper operation. Verify latching when after corrected. Possibly a result in improper installation, settling or misaligned hardware.



Door sticking in the frame.

Windows

Action Items

Interiors

- ❌ 27. **MAJOR DEFECT:** Condensation and / or hazing was noted between insulated window panes. - Location: right front guest bedroom window and the rear entry door - The thermopane insulated glass has lost its vacuum seal and may eventually completely cloud over. Broken seals also reduce the original insulation value of the window. (Dirty windows should be cleaned to assure that conditions do not exist in other units and were not obvious at time of inspection.) Recommend replacement of all damaged windows listed plus any others throughout house that may be identified by glass service.



Failed window in the guest bedroom



Failed window in the rear of the house

- ❌ 28. **SERVICE / REPAIR:** Cracked window observed. Inspect all windows and replace the affected glass as needed.
LOCATION: Rear storm door window



Rear storm door window is cracked.

Ceiling Fan / Whole House Fan

- ❌ 29. **SERVICE / REPAIR:** Ceiling fan found to be noisy when operated. Recommend fan be repaired / replaced to allow normal use.



Guest bedroom ceiling fan is noisy, repair or replace.

Kitchen

Food Waste Disposer

Action Items

Kitchen

- ❌ 30. **SERVICE / REPAIR:** Splash guard in opening to disposal damaged at kitchen sink and should be replaced.



Replace the missing splash guard at the kitchen sink

Bathrooms

Sinks

- ❌ 31. **SERVICE / REPAIR:** Trap material used on the master bathroom sinks is designed for temporary repair and uneven interior surfaces may lead to clogging. Plumbing drains are required to have smooth interior surfaces. Have the P-traps checked to ensure they are adequate. Recommend a licensed plumber inspect further and repair as necessary.



Replace temporary trap material



Replace temporary trap material.



Ensure adequacy of p-traps



Ensure adequacy of p-traps

- ❌ 32. **SERVICE / REPAIR:** Slow drain observed at the master bathroom sink and should be cleaned and/or cleared to function normally. May require disassembly of drain line to clear properly.

Action Items

Bathrooms



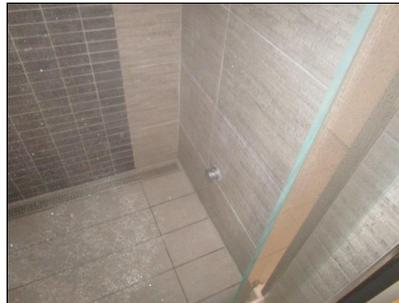
Slow drains in the master bathroom

Shower

- ❌ 33. **SERVICE / REPAIR:** The steam shower was tested and came on but shut down after several minutes with an EO error code. Have the shower evaluated and repaired as needed by a licensed plumber.



Steam shower in the crawlspace area.



Shower started to operate



Display indicated an EO error and the unit shut down

Laundry

Dryer

- ❌ 34. **SAFETY / HEALTH:** The dryer exhaust vent uses flexible metal piping running through the crawlspace. This is only to be used as a connector from the dryer to the wall. Large numbers of house fires have been attributed each year to improper dryer exhaust installations. The system should be run through 4 inch metal piping to exterior for safety and manufacturers specifications on dryer units. The line should be a 25 foot maximum run with mechanical tape attachments [NO screw attachment of sections].



Replace flex dryer vents



Replace flex dryer vent with solid pipe.

Action Items

Consideration Items

Client Advice

Comments

35. **SAFETY/HEALTH:** Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

MAJOR DEFECT: A list of items that if corrected could likely have estimated repair costs over \$500.

Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less.

All defects should be repaired.

SERVICE/REPAIR: Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

36. Charles Turner: Cell 404.680.0961, Office: 800.285.3001,

E-mail: chuck.turner@bpginspections.com

Certified In: ICC # 5262063-R5, ASHI #246713

37. **GENERAL NOTE:** The buyer is responsible for managing to their satisfaction the minor touch up of cosmetic surface issues. They are beyond the scope of a standard ASHI inspection. The inspection does not address unpainted, scuffed, or otherwise imperfect conditions of doors, windows, walls, floors, ceilings, trim, or minor holes, etc. Also included is maintenance for normal wear and tear. Highly recommend that the buyer do a pre-walk before closing to identify any surface issues that may be hidden during the inspection due to storage of possessions and personal items of seller.

38. **GENERAL NOTE:** We recommend that a home warranty be acquired on all home appliances and equipment due to their age, condition or unique circumstances. This is a good investment for homes over five years of age. Equipment must be in good working order on date of warranty contract. Many warranty companies require that HVAC systems be evaluated and serviced by a professional service technician prior to closing to gather a baseline status. You may be able to acquire a home warranty as a condition of sale.

39. **GENERAL NOTE:** RADON: (chemical symbol Rn) is a naturally occurring radioactive gas found in soils, rock, and water throughout the U.S. It has numerous different isotopes, but radon-220, and -222 are the most common. Radon causes lung cancer, and is a threat to health because it tends to collect in homes, sometimes to very high concentrations. As a result, radon is the largest source of exposure to naturally occurring radiation.

Radon-222 is the radioactive decay product, which is found at low concentrations in almost all rock and soil. Radon is generated in rock and soil, and it creeps up to the outside air. Although outdoor concentrations of radon are typically low, about 0.4 picocuries per liter (pCi/l) of air, it can seep into buildings through foundation cracks or openings and build up to much higher concentrations indoors.

Consideration Items

Client Advice

The average indoor radon concentration is about 1.3 pCi/l of air. It is not uncommon, though, for indoor radon levels to be found in the range of 5 - 50 pCi/l, and they have been found as high as 2,000 pCi/l.

The EPA recommends reducing levels of radon in homes where radon concentrations exceed the EPA radon action level of 4 picocuries per liter.

A second test by electronic means is recommended if the first results exceed the threshold level of 4.0 before committing funds to remediation.

The concentration of radon measured in a house depends on many factors, including the design of the house, local geology and soil conditions, and the weather. Radon's decay products are all metallic solids, and when radon decay occurs in air, the decay products can cling to aerosols and dust, which makes them available for inhalation into the lungs.

Radon easily dissolves in water. In areas of the country that have high radium content in soils and rocks, local ground water may contain high concentrations of radon. For example, underlying rock such as granite, or phosphate rock, typically have increased uranium and radium, and therefore radon. While radon easily dissolves into water, it also easily escapes from water when exposed to the atmosphere, especially if it is stirred or agitated. Consequently, radon concentrations are very low in rivers and lakes, but could still be high in water pumped from the ground.

Cobb, Dekalb, Fulton and Gwinnett counties have a higher probability of excessive levels.

Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (pico curies per liter) (red zones)

Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (orange zones)

Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L (yellow zones)

Important: Consult the EPA Map of Radon Zones document (EPA-402-R-93-071) before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area. This and other indoor air quality publications can be ordered through the IAQ INFO Clearinghouse.
IAQ INFO

P.O. Box 37133, Washington, DC 20013-7133

1-800-438-4318/703-356-4020

(fax) 703-356-5386

iaqinfo@aol.com <mailto:iaqinfo@aol.com>

- 40. **GENERAL NOTE:** This is not a pest or termite inspection. Buyer is responsible to hire a licensed and reputable company to conduct a termite and pest inspection prior to closing. Ample time must be allowed for complete discovery and quantification of all issues. All items in report should be understood, damages noted, repairs priced out, and preparations made for further negotiations of corrections before or at closing.
- 41. **GENERAL NOTE:** When a HVAC [roofer, plumber, electrician, etc.] professional is called in to evaluate and repair any issue, always request a 100% evaluation of the system. Most companies will provide this service for free. HVAC professionals are better equipped to evaluate the entire system for deficiencies than a general home inspector. Take advantage of this opportunity.

Consideration Items

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services

Legend X No Action Items Found Action Item Consideration Item

Client Advice			
1.0	Comments		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Structure			
2.0	Foundation Walls	X	
2.1	Post / Pier / Column	X	
2.2	Beams	X	
2.3	Floor / Subfloor	X	
2.4	Walls	X	
2.5	Insulation	X	
2.6	Comments	X	
2.11	Crawlspace - Access		<input checked="" type="checkbox"/>
2.12	Crawlspace - Ventilation / Insulation / Vapor Barrier		<input checked="" type="checkbox"/>
2.13	Crawlspace - Moisture Intrusion	X	
2.14	Crawlspace - Comments		<input checked="" type="checkbox"/>
Exterior			
3.0	Grading	X	
3.1	Driveways / Walkways	X	
3.2	Steps		<input checked="" type="checkbox"/>
3.3	Porch	X	
3.4	Cladding	X	
3.5	Windows	X	
3.6	Doors	X	
3.7	Trim / Soffit / Fascia		<input checked="" type="checkbox"/>
3.8	Brick	X	
3.14	Retaining walls	X	
3.15	Deck Material / Framing	X	
3.16	Deck Support Post / Footer	X	
3.17	Deck Railing	X	
3.18	Deck Stairs	X	
3.19	Deck Attachment To House	X	
3.21	Building Envelope		<input checked="" type="checkbox"/>
Roofing			
4.0	Roof Coverings		<input checked="" type="checkbox"/>
4.1	Flashing	X	
4.2	Valleys	X	
4.3	Plumbing Vents	X	
4.4	Furnace / Water Heater Vents	X	
4.5	Attic Vents	X	
4.6	Gutters / Downspouts / Drain Lines	X	
Plumbing			
5.0	Service Entrance	X	

5.1	Supply Piping	X	
5.2	Exterior Hose Faucets	X	
5.3	Waste Piping	X	
5.4	Fuel Piping - General	X	
5.5	Water Heater - Condition		<input checked="" type="checkbox"/>
5.6	Water Heater - Safety		<input checked="" type="checkbox"/>
5.7	Water Heater - Fuel / Flue	X	
Electrical			
6.0	Service Entrance		<input checked="" type="checkbox"/>
6.1	Grounding	X	
6.2	Panel / Disconnect	X	
6.3	Panel Interior		<input checked="" type="checkbox"/>
6.4	Wiring	X	
6.5	GFCI / AFCI Devices		<input checked="" type="checkbox"/>
6.6	Receptacles		<input checked="" type="checkbox"/>
6.7	Switches		<input checked="" type="checkbox"/>
6.8	Fixtures	X	
Heating and Cooling			
7.0	Air Conditioner		<input checked="" type="checkbox"/>
7.1	Heating System		<input checked="" type="checkbox"/>
7.2	Fuel / Controls	X	
7.3	Venting / Make Up Air		<input checked="" type="checkbox"/>
7.4	Filter / Accessories	X	
7.5	Distribution System		<input checked="" type="checkbox"/>
7.6	Thermostat	X	
Attic			
8.0	Attic Access		<input checked="" type="checkbox"/>
8.1	Attic Insulation	X	
8.2	Attic Ventilation	X	
8.3	Attic Framing / Construction	X	
Garage			
9.0	Passage Doors	X	
9.3	Floor	X	
9.4	Walls / Ceilings	X	
Interiors			
10.0	Walls / Ceilings	X	
10.1	Floors	X	
10.2	Doors		<input checked="" type="checkbox"/>
10.3	Windows		<input checked="" type="checkbox"/>
10.4	Smoke Detectors / Safety	X	
10.6	Ceiling Fan / Whole House Fan		<input checked="" type="checkbox"/>

Legend No Action Items Found Action Item Consideration Item

10.7	Fireplace	X		
10.8	Comments	X		
Kitchen				
11.0	Counters / Cabinets	X		
11.1	Sink	X		
11.2	Food Waste Disposer		<input checked="" type="checkbox"/>	
11.3	Dishwasher	X		
11.4	Range / Oven / Cooktop	X		
11.5	Vent Fans	X		
11.6	Microwave	X		
11.7	Comments	X		
Bathrooms				

12.0	Counters / Cabinets	X		
12.1	Toilets	X		
12.2	Sinks		<input checked="" type="checkbox"/>	
12.3	Bathtubs	X		
12.4	Shower		<input checked="" type="checkbox"/>	
12.5	Tub / Shower walls and surround	X		
12.6	Vent Fans	X		
12.7	Jetted Tub	X		
12.8	Comments	X		
Laundry				
13.0	Washer	X		
13.1	Dryer		<input checked="" type="checkbox"/>	