

# Atlanta Property Inspections, Inc.

## HOME INSPECTION REPORT



**3950 Chapel Grove Road, Marietta, GA 30062**  
**Inspection prepared for: Jorge Menendez & Angie Menendez**  
**Date of Inspection: 3/9/2020 Time: 9:30 AM**  
**Age of Home: 15 Years Old (2005) Size: 4915 SF**  
**Weather: Sunny, Damp Soil, 40 Degrees**

**Inspector: Cary Cooper**

**Email: [inspectcarycooper@gmail.com](mailto:inspectcarycooper@gmail.com)**

## **INSPECTION STANDARDS AND LIMITATIONS:**

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

This building inspection is a **LIMITED VISUAL INSPECTION** of the above property, at the time of this inspection, and is not intended as a warranty or guarantee of any type. The inspection is not technically exhaustive and all encompassing, some detectable deficiencies may go unreported. The inspector is a generalist, not a specialist in all disciplines. Although the inspection is thorough in approach and scope, it is not always possible to identify all deficiencies and repairs needs in or around the home. It is understood that the inspection is visual in nature and that the report is furnished on an "opinion only" basis. The inspection firm (Atlanta Property Inspections, Inc.) assumes no liability and shall not be liable for any mistakes, omissions or errors in judgement beyond the cost of the inspection report nor for the cost of repairing any defects or conditions, or for repairs or replacement subsequent to the date of the inspection.

Client is advised to read and understand the conditions of the Pre-Inspection Agreement which list in detail the inspection limitations and exclusions. In cases where the client does not attend the Home Inspection and does not sign the Pre-Inspection Agreement, client's acceptance and use of this report will be considered as acceptance of the conditions listed in the Pre-Inspection Agreement.

## **GLOSSARY OF TERMS:**

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

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

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

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

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

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

**POSITIVE FEATURE!** Positive features are mentioned when observed and can include building upgrades, energy efficiency improvements, and new equipment.

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

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

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

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

## INSPECTION SUMMARY:

### EXTERIOR GROUNDS:

Page 11	DECK:	<ul style="list-style-type: none"> <li>• Several deck surface boards are worn, split, and slightly damaged (see photo). Replacement of the damaged deck boards should be considered. Further evaluation is recommended by a professional deck contractor to determine the full scope of replacement needs and costs.</li> <li>• The deck ledger board is anchored to the rear bay window which is no longer allowed in newer building codes (see photo); the bay window is not framed or rated for this type of structural attachment. Although there are no signs of any structural stress at this location during this limited visual inspection, it is recommended that vertical support be installed below the deck to bay window connection, to relieve the bay window of any additional future stress.</li> </ul>
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### EXTERIOR WALLS:

Page 13	EXTERIOR TRIM:	<ul style="list-style-type: none"> <li>• Some of the vinyl wood trim, at the rear family room windows and wall, are pulling away and warping (see photos). Repair is recommended to fully secure and seal all loose vinyl trim.</li> <li>• Damaged wood trim was noted at the top right corner of the center master bay window (see photo). Replacement of the affected wood trim is recommended.</li> </ul>
Page 14	FASCIA / SOFFIT:	<ul style="list-style-type: none"> <li>• A large hole was found at the soffit board located at the rear right upper roof connection above the family room (see photo). The hole appears to have chew markings and is large enough for rodents to enter the attic. Repair is advised by a professional contractor; seal the opening by installing screening or replace the affected soffit board.</li> </ul>
Page 14	PAINTING / CAULKING:	<ul style="list-style-type: none"> <li>• Peeling paint and bare wood were noted at several wood locations (see photos). Scraping off loose paint, recaulking, and repainting is recommended soon to fully seal and protect the wood surfaces.</li> </ul>

### ROOF, GUTTERS, CHIMNEY:

Page 16	ROOF:	<ul style="list-style-type: none"> <li>• Unsealed nail heads were noted on the lower kitchen keeping room roof at the ridge vent and shingle strip next to the master bedroom wall (see photos). Correction is recommended so that the exposed nail heads are properly sealed to prevent possible leaks.</li> <li>• A loose ridge cap shingle was found at the kitchen keeping room ridge vent (see photo). Repair is recommended by a professional roofing contractor.</li> </ul>
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Page 18	<b>GUTTERS:</b>	<ul style="list-style-type: none"> <li>• A gutter is improperly sloped at the right side garage roof above the driveway and at the rear master bedroom roof connection with the vertical wall (see photo). There are signs of overflow based on water stains on the outer portions of the gutter and intersecting wall. Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.</li> </ul>
<b>ATTIC:</b>		
Page 23	<b>ATTIC LEAKS:</b>	<ul style="list-style-type: none"> <li>• Evidence of multiple roof leaks were observed in the attic at the small left side master closet attic space, the second floor furnace exhaust vent, and at the front chimney corner (see photos). Water stains were found on the framing and insulation below these locations. This condition is evidence of possible roof leaks but could not be verified during this limited visual inspection. Further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.</li> </ul>
Page 25	<b>ATTIC RODENTS:</b>	<ul style="list-style-type: none"> <li>• <b>RODENT ACTIVITY NOTED:</b> There is evidence of rodent activity in the attic:</li> <li>• Rodent droppings were observed in the attic (see photo); this condition is unsanitary. It is recommended that all rodent droppings be removed.</li> <li>• Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife or pest control contractor, prior to closing, to perform a full rodent and bat infestation inspection, to determine the full extent of rodent exclusion needs and costs. It is understood that this type of specialized inspection may identify other infestation issues not identified or mentioned in this inspection report. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of service can develop into a major expense depending upon the amount of work needed.</li> </ul>
<b>INTERIOR:</b>		
Page 27	<b>INTERIOR DOORS:</b>	<ul style="list-style-type: none"> <li>• Interior doors at the main floor rear right bedroom entry and front center bedroom bathroom entry do not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.</li> <li>• The interior closet door at the master bathroom has a defective ball latch and does not fully close. A minor repair is suggested, replace the defective ball latch.</li> </ul>

<p>Page 27</p>	<p><b>WINDOWS:</b></p>	<ul style="list-style-type: none"> <li>• Moisture and/or foggy residue was observed inside the dual pane glass at the lower right panel of the foyer window and the lower left panel of the master closet window. This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.</li>   <li><b>NOTE:</b> We can not always identify all windows with a defective seal due to weather, furniture obstructions, and other conditions; it is possible that other defective windows may be present as well. We recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.</li>   <li>• A defective window balance was found at the left master bedroom window. The window will not stay in the up position and falls down when opened. Further evaluation and repair is recommended so that the window operates normally.</li>   <li>• Loose window locks were found at the left family room window and left master bedroom window. Replacement of the affected lock is recommended.</li> </ul>
<p>Page 28</p>	<p><b>INTERIOR WALLS / CEILINGS:</b></p>	<ul style="list-style-type: none"> <li>• <b>LIMITED INSPECTION:</b> A water stain was observed at the garage ceiling near the front window (see photo). This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained area was tested with a moisture meter and was found to be dry. Continue to monitor, future repairs may be needed. (NOTE: The use of a moisture meter is helpful in evaluating moisture issues, such as water stains, but is no guarantee that the leak is still active or has been repaired).</li> </ul>
<p><b>BATHROOMS / LAUNDRY</b></p>		
<p>Page 31</p>	<p><b>BATH SINKS:</b></p>	<ul style="list-style-type: none"> <li>• A loose faucet handle was noted at the cold handle at the main floor bathroom sink and master jetted tub; repair is recommended.</li>   <li>• Slow drains were noted at the main floor bathroom and upstairs front center bathroom sinks, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.</li> </ul>
<p>Page 31</p>	<p><b>BATH TUBS / SHOWERS:</b></p>	<ul style="list-style-type: none"> <li>• The drain stopper is not operational at the bonus room bathroom tub. Repair is recommended.</li> </ul>
<p><b>WATER HEATER:</b></p>		

<p>Page 36</p>	<p><b>WATER HEATER:</b></p>	<p><b>• BUDGET FOR REPLACEMENT:</b>                  Due to the advanced age of this aging gas water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at, or past, the normal expected lifespan of 10 years.</p> <p><b>CLIENT NOTE - BE AWARE:</b> Because of newer standards and building codes that affect water heaters, the cost of water heater replacement has gone up significantly and may be more than most people are expecting. Plumbers may tell you that there are "code violations" that need to be addressed during tank replacement. Beware of big box stores and larger plumbing companies that will upcharge for many additional items, some that may not be necessary or required. Some newer gas tanks will need additional electrical wiring for condensing fans and may require other installation modifications.</p> <p>For these reasons, newer water heater tanks will cost more than replacing water heaters in the past - client should budget for a major expense. It is strongly suggested that client get multiple quotes and check pricing before committing to a new tank.</p>
<p>Page 38</p>	<p><b>WATER HEATER 2:</b></p>	<p><b>• BUDGET FOR REPLACEMENT:</b>                  Due to the advanced age of this water heater, client should budget for replacement of the water heater tank soon. The water heater tank is at or past the normal expected lifespan of 10 years.</p> <p><b>CLIENT NOTE:</b> Because of new standards that require more efficient water heaters (both gas and electric), the cost of water heater replacement has gone up significantly. Budget for a major expense.</p>
<p><b>ELECTRICAL SYSTEM:</b></p>		
<p>Page 39</p>	<p><b>MAIN PANEL:</b></p>	<p><b>• Improper wiring was noted at the 35 amp circuit breaker located at the bottom right corner of panel A (see photo). The circuit incorrectly has 12 gauge wire which does not meet the safety requirements of the National Electric Code. The minimum wire size for this 35 amp circuit is a 10 gauge wire. Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.</b></p>
<p>Page 40</p>	<p><b>ELECTRICAL WIRING:</b></p>	<p><b>• A burned electrical wire was found at the light fixture connection, in the attic, above the loft bathroom (see photo). The burned wire is visible at the attic floor and light black markings were noted on the sheetrock ceiling around the light. This condition is a sign of overheating or arcing. Further evaluation by a professional electrician is advised to determine repair needs and costs.</b></p>

<p>Page 41</p>	<p><b>RECEPTACLES:</b></p>	<ul style="list-style-type: none"> <li>• A floor mounted outlet or junction box has been installed inside the kitchen cabinet below the cooktop which is not recommended (see photo). This condition can allow water to enter the outlet / junction box if a leak or spill occurs creating an unsafe condition. It is recommended that outlet / junction box be relocated to the side wall of the cabinet instead. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code.</li>   <li>• Incorrect electrical, safety concern, code violation: The outlet located at the exterior screened in porch is not the required weatherproof type. This condition is a safety concern and a violation of the National Electric Code (NEC). Correction is advised by a licensed electrician to meet the safety requirements of the NEC.</li> </ul>
<p>Page 41</p>	<p><b>FIRE SAFETY:</b></p>	<ul style="list-style-type: none"> <li>• <b>UPGRADE SUGGESTED - FIRE SAFETY:</b> Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use.</li> </ul>

**HEATING:**

Page 46

HEATING 2:

**• AGING EQUIPMENT:**

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

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

Consider these cost saving strategies when replacing HVAC equipment:

1. **MANUFACTURERS REBATES:** Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:  
 Carrier Rebates:  
<http://www.carrier.com/homecomfort/en/us/rebates-and-financing/>  
 Lennox Rebates:  
<http://m.lennox.com/promotions/national.asp>  
 Trane Rebates:  
<http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html>  
 York Rebates: <http://york.com/residential/promotions-savings/default.aspx>
  2. **UTILITY COMPANY REBATES:** Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment
  3. **TIME OF INSTALLATION:** Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.
  4. **GET MULTIPLE QUOTES:** Always get more than one quote before making your decision - prices can vary widely from one company to another.
- MINOR REPAIR:** The coolant line at the entry to the evaporator is not fully insulated as needed which has allowed condensate to drip onto the furnace below (see photo). Correction is recommended so that the coolant line is fully insulated.

**AIR CONDITIONING:**

<p>Page 48</p>	<p>AC UNIT 1:</p>	<p><b>• LIMITED INSPECTION:</b>                  We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.</p>
<p>Page 49</p>	<p>AC UNIT 2:</p>	<p><b>• LIMITED INSPECTION:</b>                  We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.</p> <p><b>• AGING EQUIPMENT - BUDGET FOR REPLACEMENT:</b>                  Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.</p> <p>Consider these cost saving strategies when replacing HVAC equipment:</p> <p><b>1. MANUFACTURERS REBATES:</b> Check for current rebates from manufacturers on models that may be discontinued or that have higher energy ratings:                  Carrier Rebates:  <a href="http://www.carrier.com/homecomfort/en/us/rebates-and-financing/">http://www.carrier.com/homecomfort/en/us/rebates-and-financing/</a>                  Lennox Rebates:  <a href="http://m.lennox.com/promotions/national.asp">http://m.lennox.com/promotions/national.asp</a>                  Trane Rebates:  <a href="http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html">http://www.trane.com/residential/en/buying-a-trane/savings-and-offers.html</a>                  York Rebates: <a href="http://york.com/residential/promotions-savings/default.aspx">http://york.com/residential/promotions-savings/default.aspx</a></p> <p><b>2. UTILITY COMPANY REBATES:</b> Check for rebates or incentives from your local power company or gas provider - many offer rebates for higher efficiency equipment</p> <p><b>3. TIME OF INSTALLATION:</b> Wait to have your equipment to be installed in the fall or spring when HVAC contractors are not as busy and ask for an off season discount.</p> <p><b>4. GET MULTIPLE QUOTES:</b> Always get more than one quote before making your decision - prices can vary widely from one company to another.</p>

<p>Page 50</p>	<p>AC UNIT 3:</p>	<p><b>• LIMITED INSPECTION:</b>                  We are unable to inspect the cooling system due to cold weather. The outside temperatures have dropped below 60 degrees during the day or during the previous overnight hours. Due to concerns regarding possible damage to the unit, the air conditioner was not operated and could not be fully inspected during this cold weather inspection. This inspection is limited to a visual inspection and a quick start up to insure the unit is functional.</p>
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**THERMOSTATS / FILTERS / DUCTING:**

<p>Page 52</p>	<p>HVAC FILTERS:</p>	<p><b>• The filter for the main floor system is dirty; because a dirty air filter decreases the filter's effectiveness and blocks air flow for the entire HVAC system, it is suggested that the filter be replaced with a new one.</b></p> <p><b>NOTE:</b> The filters for the main floor and master bedroom have been installed backwards; correction is recommended so that the filters are facing the correct direction when replaced.</p> <p><b>• CLIENT RECOMMENDATION:</b>                  An unsealed filter access was found at the main floor system and master HVAC system. The existing filter cover does not fully seal against basement / attic air infiltration. Unconditioned air is entering the HVAC system which can negatively affect performance and efficiency. Correction is recommended to fully seal the filter access and to make it airtight. Client should consider sealing the filter access with duct tape for a more efficient seal.</p>
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# EXTERIOR GROUNDS:

## EXTERIOR DRAINAGE:

OK
  Minor
  Moder
  Major
  Recom

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



Underground downspouts present

## DRIVEWAY / SIDEWALK:

OK
  Minor
  Moder
  Major
  Recom

- A concrete driveway and sidewalk are present.
- The overall condition of the driveway is good; the driveway has been finished with several control joints that are designed to help to prevent significant cracking of the concrete in the future.

## FENCING / VEGETATION:

OK
  Minor
  Moder
  Major
  Recom

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

**DECK:**

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

- A wood deck is present at the rear.
- Wood guard railings are present.
- **The rear deck appears to be serviceable overall, no concerns were noted except as listed below:**
- **Several deck surface boards are worn, split, and slightly damaged (see photo). Replacement of the damaged deck boards should be considered. Further evaluation is recommended by a professional deck contractor to determine the full scope of replacement needs and costs.**
- **The deck ledger board is anchored to the rear bay window which is no longer allowed in newer building codes (see photo); the bay window is not framed or rated for this type of structural attachment. Although there are no signs of any structural stress at this location during this limited visual inspection, it is recommended that vertical support be installed below the deck to bay window connection, to relieve the bay window of any additional future stress.**



Deck bolted to cantilevered surface



Worn and split deck surface boards

**PORCH:**

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

- A stone porch is present at the front entry.
- **The front porch appears serviceable, no concerns were noted.**

**DECK / PORCH SUPPORT:**

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

- **Wood support posts are present - 6X6.**
- **The deck support structure appears to be functioning as intended; no concerns were noted.**

### EXTERIOR STAIRS:

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

- Stone steps are present at the front porch.
- Wood steps are present at the rear deck.
- Wood railings are present at the rear deck steps.
- Metal railings are present at the front porch steps.
- **The exterior steps and the stairway handrailings appear serviceable; no concerns were noted.**

# EXTERIOR WALLS:

## EXTERIOR WALLS:

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

### POSITIVE FEATURES:

1. This home has brick veneer and stone at the exterior walls. Brick and stone both provide the home with an attractive and low maintenance exterior and also acts as a good insulator for improved energy efficiency.
2. Cement fiber siding is also present at some exterior wall locations; this type of siding has been popular since the mid 1990's and has performed well if properly installed. Many manufacturers offer long term warranty coverage for this type of board (50 years for HardiPlank brand). Other benefits include resistance to moisture damage, the siding is fireproof and termite resistant, and the siding does not need as much maintenance / painting as wood siding products.

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

## EXTERIOR TRIM:

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

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

• **Vinyl trim is present; the exterior vinyl trim appears serviceable; no concerns were noted except as mentioned below.**

• **Some of the vinyl wood trim, at the rear family room windows and wall, are pulling away and warping (see photos). Repair is recommended to fully secure and seal all loose vinyl trim.**

• **Damaged wood trim was noted at the top right corner of the center master bay window (see photo). Replacement of the affected wood trim is recommended.**



Curled vinyl trim at rear family room windows



Damaged wood trim at center family room bay window



Loose trim at rear family room wall

**FASCIA / SOFFIT:**

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

• **Cement fiber soffit / fascia are present. The exterior soffit / fascia appears serviceable; no concerns were noted except as mentioned below.**

• **A large hole was found at the soffit board located at the rear right upper roof connection above the family room (see photo). The hole appears to have chew markings and is large enough for rodents to enter the attic. Repair is advised by a professional contractor; seal the opening by installing screening or replace the affected soffit board.**



Damaged soffit / large holt at rear roof connection

**PAINTING / CAULKING:**

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

• **Peeling paint and bare wood were noted at several wood locations (see photos). Scraping off loose paint, recaulking, and repainting is recommended soon to fully seal and protect the wood surfaces.**



**Peeling paint at exterior windows**



**Peeling paint at exterior wood trim**

# ROOF, GUTTERS, CHIMNEY:

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

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

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

## ROOF DESCRIPTION / ACCESS:

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

• **ROOF DESCRIPTION:** Gable / Hip style roof, Steep pitch, 15 years old (2005)

• **POSITIVE FEATURE!**

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

• **ROOF INSPECTION ACCESS:** The inspector walked on the lower roof and viewed the upper roof from the ground with binoculars.

## ROOF:

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

• **The overall condition of the roof appears serviceable; the following minor repair(s) is recommended:**

• **Unsealed nail heads were noted on the lower kitchen keeping room roof at the ridge vent and shingle strip next to the master bedroom wall (see photos). Correction is recommended so that the exposed nail heads are properly sealed to prevent possible leaks.**

• **A loose ridge cap shingle was found at the kitchen keeping room ridge vent (see photo). Repair is recommended by a professional roofing contractor.**



Unsealed nail heads at rear kitchen keeping room ridge vent



Unsealed nail heads at rear roof



Loose ridge cap shingle at kitchen keeping room ridge vent

**ROOF FLASHING:**

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

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

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

### GUTTERS:

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

• **Aluminum gutters and downspouts are present. The gutters appear to be in good working condition except as listed below:**

• **A gutter is improperly sloped at the right side garage roof above the driveway and at the rear master bedroom roof connection with the vertical wall (see photo). There are signs of overflow based on water stains on the outer portions of the gutter and intersecting wall. Repair / adjustment is recommended so that the gutter is properly sloped and water flows to the downspout.**



Improper gutter slope at garage roof



Evidence of a gutter leak and improper slope at rear master bedroom roof

### CHIMNEY:

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

• **Two wood frame chimneys are present with fiber cement siding. The chimneys appears serviceable; no concerns were observed.**

# GARAGE:

## GARAGE:

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

• **An attached three car garage is present.**

• **The garage appears serviceable. The garage floor has adequate slope to the outside and the garage walls and ceilings appear to be in good condition.**

• **Typical cracks were noted at the garage floor. None appear to be structurally significant. Continue to monitor for any changes in crack length or width.**

## GARAGE DOOR:

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

Two metal overhead doors are present. The garage doors appear serviceable; no concerns were noted.

## OVERHEAD DOOR OPENER:

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

• **The overhead door openers were tested and was found to be operating normally. The auto safety reverse feature of the door openers were also successfully tested.**

## GARAGE FIRE SEPARATION:

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

**The garage fire separation looks good - the garage walls, ceilings, and the entry door appear to meet current fire safety separation standards.**

# BASEMENT FOUNDATION:

## BASEMENT:

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

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

• **The overall condition of the unfinished basement appears serviceable. No concerns were noted.**

**CLIENT NOTE: Because the basement is unfinished, it is suggested that client maintain regular dehumidification to remove humidity and to reduce the risk of mildew and mold growth.**

## FRAMING WALLS:

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

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

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

• **The basement framing (stud walls, beams and doorway and window headers) appears serviceable, no concerns were noted.**

## FLOOR SYSTEM:

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

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

## FIRESTOPPING / INSULATION:

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

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

### A NOTE ABOUT FIRESTOPPING:

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

**INSULATION:**

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

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

**WOOD DESTROYING INSECTS:**

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

• **It was noted that a termite bait station system is present around the perimeter of the foundation. It is suggested that client find out more about this system and whether a termite bond is in place.**

**RODENTS:**

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

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

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

# ATTIC:

## ATTIC ACCESS:

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

• The attic is accessible by a pull down ladder.

• **POSITIVE FEATURE!**

The attic has a large floored attic space for additional storage (see photo).

• **CLIENT RECOMMENDATION:**

**Safety Concern:** The pull down attic ladder has a fiberglass insulation batt in the stair treads which is not advised. The insulation batt reduces the foot tread depth on the ladder steps which could create a slip hazard when using the ladder. In addition, when coming down the ladder, the fiberglass insulation becomes disturbed and airborne, creating fiberglass debris in the air that is breathed in by the person coming down the ladder. For improved safety, it is recommended that the insulation batt be removed and replaced with a 1/2 inch foam insulation board instead.



Large floored space in attic for additional storage

## ATTIC / ROOF FRAMING:

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

• Conventional framing is present in the attic and consists of 2 x 6 roof rafters and 2 x 8 ceiling joists spaced 16 inches on center.

• **POSITIVE FEATURE!**

The roof has been framed with TechShield roof decking that contains a foil based coating designed to significantly reduce heat gain into the attic from the hot sun outside (see photo). This type of roof decking can reduce attic temps by up to 30-40 degrees in the hot summer months which can help to reduce air conditioning loads and energy use in the home.

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



TechShielded roof decking present

**ATTIC LEAKS:**

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

• Evidence of multiple roof leaks were observed in the attic at the small left side master closet attic space, the second floor furnace exhaust vent, and at the front chimney corner (see photos). Water stains were found on the framing and insulation below these locations. This condition is evidence of possible roof leaks but could not be verified during this limited visual inspection. Further evaluation is recommended by a professional roofer to determine the full scope of repair needs and costs.



Evidence of a previous leak at left small master closet attic space



Evidence of a leak at second floor furnace exhaust vent penetration



Evidence of a leak at front chimney corner

**ATTIC VENTILATION:**

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

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

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

**ATTIC INSULATION:**

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

- **Cellulose** Blown In Insulation; 8.5 inches of depth or about R-30. The attic insulation appears serviceable, no concerns were noted.

**ATTIC FIRE SEPARATION:**

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

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

**ATTIC RODENTS:**

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

- **RODENT ACTIVITY NOTED:** There is evidence of rodent activity in the attic:

- Rodent droppings were observed in the attic (see photo); this condition is unsanitary. It is recommended that all rodent droppings be removed.

- Due to the evidence of rodent activity noted above, it is recommended that further evaluation be conducted by a professional wildlife or pest control contractor, prior to closing, to perform a full rodent and bat infestation inspection, to determine the full extent of rodent exclusion needs and costs. It is understood that this type of specialized inspection may identify other infestation issues not identified or mentioned in this inspection report. All potential rodent entry access points should be sealed to prevent future rodent entry. In many cases, this type of service can develop into a major expense depending upon the amount of work needed.



Rodent droppings in attic

# INTERIOR:

## INSPECTION LIMITATIONS - FLOORS:

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

## INSPECTION LIMITATIONS -WINDOWS:

During our inspection of the windows, we will test and open a representative number of windows throughout the home. Our goal is to meet or exceed the professional standards of practice for the American Society of Home Inspectors (ASHI) during our window inspections. However, our inspection of the windows is limited: We do not test or open every window in the home; we do not move furniture to open or test windows; we do not repair or unstick windows that have been painted shut; we do not test windows that are cracked or damaged. We recommend all repairs of the windows be conducted by a professional window repair contractor. In some cases, further evaluation is needed to fully evaluate repair needs and costs beyond the scope of this limited inspection.

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

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

## INSPECTION LIMITATIONS - CEILINGS:

During the inspection, it is common to find water stains in the sheetrock ceilings and walls. Because this is a limited visual inspection, we can not fully evaluate this condition or make a determination whether an active leak is present. If water stains are visible, we recommend that the buyer ask the home seller for full disclosure information regarding this condition

## EXTERIOR DOORS:

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

- Steel coated entry door;
- Steel coated entry door with tempered safety glass
- Wood entry doors with tempered safety glass
- **The exterior doors appear serviceable and operate normally; no concerns were noted.**

### CLIENT RECOMMENDATION:

**As a standard security measure, it is recommended that client consider installation of new door locks or rekeyed locks after move-in to insure that no one else has a copy of the house keys.**

**INTERIOR DOORS:**

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

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

- Interior doors at the main floor rear right bedroom entry and front center bedroom bathroom entry do not properly engage the strikeplate and will not fully close / lock. A minor adjustment / repair is suggested.
- The interior closet door at the master bathroom has a defective ball latch and does not fully close. A minor repair is suggested, replace the defective ball latch.

**WINDOWS:**

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

• The windows are wood framed windows with double pane glass.

• **The overall condition of the windows is OK except as noted below:**

- Moisture and/or foggy residue was observed inside the dual pane glass at the lower right panel of the foyer window and the lower left panel of the master closet window. This condition indicates a defective thermal seal and is most often corrected by replacement of the glass panel or the full window. Further evaluation is recommended by a professional window replacement contractor to determine the full extent of repair needs and costs.

**NOTE:** We can not always identify all windows with a defective seal due to weather, furniture obstructions, and other conditions; it is possible that other defective windows may be present as well. We recommend that all windows be checked by the window repair contractor to fully evaluate the total number of windows that need repair or replacement.

- A defective window balance was found at the left master bedroom window. The window will not stay in the up position and falls down when opened. Further evaluation and repair is recommended so that the window operates normally.
- Loose window locks were found at the left family room window and left master bedroom window. Replacement of the affected lock is recommended.

**INTERIOR WALLS / CEILINGS:**

OK Minor Moder Major Recom

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

• **LIMITED INSPECTION:**

A water stain was observed at the garage ceiling near the front window (see photo). This is an indication of an active or previous leak. Ask seller for full disclosure information regarding this leak. The stained area was tested with a moisture meter and was found to be dry.

Continue to monitor, future repairs may be needed.

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



Water stain at garage ceiling



Garage ceiling water stain tested dry

**FLOORS:**

OK Minor Moder Major Recom

• The general condition of floors appears to be serviceable. **NOTE:** This inspection is limited due to floor coverings and does not evaluate cosmetic conditions with floor coverings such as carpet stains, floor scratches, etc. Floor conditions below carpeting and underneath area rugs will not be reported in this inspection and are excluded. We will not move the home sellers furniture in order to inspect flooring conditions. Buyer is advised to move all area rugs as needed for a more full evaluation of the floor conditions below the rugs.

**INTERIOR STAIRS:**

OK Minor Moder Major Recom

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

### FIREPLACE:

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

• 1. Fireplace Location: Family room Fireplace Type: Prefabricated Metal with gas logs

The fireplace appears serviceable; no concerns were observed.

• 2. Fireplace Location: Kitchen keeping room Fireplace Type: Prefabricated Metal with a gas starter

The fireplace appears serviceable; no concerns were observed.

• 3. Fireplace Location: Master bedroom Fireplace Type: Prefabricated metal - direct vent with gas logs

The fireplace appears serviceable; no concerns were observed.

# KITCHEN:

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

## KITCHEN CABINETS:

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

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

## KITCHEN SINK / FAUCET:

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

• **A stainless steel sink is present; the kitchen sink and faucet appear serviceable; no concerns were noted.**

## STOVE / OVEN / COOKTOP:

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

• **Two electric ovens are present;**

## DISHWASHER:

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

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

## KITCHEN VENTILATION:

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

• **The kitchen vent hood is a down draft type and is ducted to the exterior.**

• **The kitchen downdraft vent fan is functional; no concerns were noted.**

## MICROWAVE OVEN:

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

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

## DISPOSAL:

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

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

## REFRIGERATOR:

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

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

# BATHROOMS / LAUNDRY

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

## NUMBER OF BATHROOMS:

5 full baths.

## BATH SINKS:

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

• **The condition of the bathroom sinks appears serviceable except as noted below:**

- A loose faucet handle was noted at the cold handle at the main floor bathroom sink and master jetted tub; repair is recommended.
- Slow drains were noted at the main floor bathroom and upstairs front center bathroom sinks, appears to be a clog. Further evaluation is recommended by a professional plumber to determine repair needs.

## BATH TOILETS:

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

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

## BATH TUBS / SHOWERS:

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

• **The bathtub and shower fixtures were tested and appear to be serviceable, except as noted below:**

- A jetted tub is present and was tested successfully. The tub was filled and operated, **GFCI** protection was verified and tested; no concerns were noted.
- The drain stopper is not operational at the bonus room bathroom tub. Repair is recommended.

## BATHROOM VENTILATION:

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

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

**LAUNDRY:**

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

- **The laundry room is located at the first floor.**

- **The plumbing hookups appear to be serviceable but were not tested during this very limited visual inspection. The electrical hookups appear to be OK and a gas connection is present and is in use. A dryer duct is present and appears serviceable.**

**LIMITED INSPECTION:**

- 1. The laundry appliances, if present, were not tested.**
- 2. The laundry dryer duct is not fully visible for inspection, we are unable to view the interior of the duct. Continue to monitor and keep the duct clean and free from lint buildup.**

- **The unused available dryer electrical outlet is the newer 4 prong outlet (required after 1998). Client should check their dryer for electrical cord compatibility. If not compatible, client will need to purchase a new 4 prong cord for the dryer.**

# PLUMBING:

## PLUMBING INSPECTION LIMITATIONS:

Because this inspection is limited to a visual inspection only, all underground piping related to water supply, sewer or septic waste drainage, or irrigation use are specifically excluded from this inspection. Plumbing leakage, clogged drains or obstructions, or corrosion damage in any of the underground plumbing piping system can not be detected during this limited visual inspection. This inspection company assumes no liability for any underground leaks or clogs and any damage to the home associated with underground conditions. Underground septic systems, underground sewer lines, gray water tanks, backflow preventer valves, and underground irrigation systems are also not within the scope of this inspection. Overflow drains for tubs and sinks are not flooded or tested during this inspection. All recommended plumbing repairs in this report should be conducted by a licensed, professional plumbing contractor and all repairs should meet the minimum standards and requirements of the Georgia Plumbing Code.

## PLUMBING SUPPLY:

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

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

• The main plumbing supply cut-off valve is located in the basement (see photo).

• Copper piping is present. Copper piping has been the most commonly used piping for residential housing until very recently when plastic piping has gained more popularity. Copper piping is known for its reliability, customer satisfaction, low maintenance needs, and has withstood the test of time well. Copper is corrosion resistant, will not burn or give off toxic gases, and conducts heat well.

• The supply piping appears to be serviceable, no concerns were noted. A water pressure reading was taken at the rear hose bib and was found to be normal at 71 PSI (see photo).



Water pressure normal at 71 PSI



Main water cut-off handle located in basement

## WASHTUB SINK:

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

A plastic washtub sink is present at the located in the laundry room.

• The washtub sink appears serviceable; no concerns were noted.

**PLUMBING DRAINS / SEWAGE:**

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

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

• The drain piping appears serviceable; no concerns were found.

**GAS SERVICE:**

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

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

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

# WATER HEATER:

## WATER HEATER MAINTENANCE RECOMMENDATIONS:

### 1. TEST THE T&P VALVE:

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

### 2. DRAIN THE TANK:

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

### 3. READ THE OWNER'S MANUAL:

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

## WATER HEATER:

OK	Minor	Moder	Major	Recom
X			X	X

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

• **TANK DESCRIPTION:** State, 40 Gallons, 14 years old(2006)

• **POSITIVE FEATURE!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames from traveling out to the floor in case of flammable spillage at the tank location. If a vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service.

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

• **BUDGET FOR REPLACEMENT:**

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

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

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



Water heaters located in attic

## WATER HEATER 2:

OK	Minor	Moder	Major	Recom
X			X	X

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

- Description: State, 40 Gallons, 14 years old (2006)

- **GOOD NEWS!**

This water heater is the newer FVIR (Flammable Vapor Ignition Resistant) type of tank now required by federal mandate for improved safety in the event of flammable vapor ignition near the water heater. This type of tank has a sealed burner opening at the front and a flame arrestor plate underneath the tank that prevents flames from traveling out to the floor in case of flammable spillage at the tank location. If a vapor ignition event occurs, a calibrated thermal switch activates to shut down the pilot light and burner. Should this safety shutdown occur, service will be required by a licensed plumber before the water heater can be brought back into service.

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

**The temperature and pressure relief valve was NOT tested. Due to concerns with leaks, we do not test this type of valve. As a maintenance item, client is advised to test this safety valve at least once per year to insure normal valve operation.**

**A thermal expansion tank / valve is present on the cold water line and appears serviceable.**

- **BUDGET FOR REPLACEMENT:**

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

**CLIENT NOTE:** Because of new standards that require more efficient water heaters (both gas and electric), the cost of water heater replacement has gone up significantly. Budget for a major expense.

# ELECTRICAL SYSTEM:

## ELECTRICAL INSPECTION LIMITATIONS:

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

## GFCI PROTECTION - SELF TEST REGULARLY:

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

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

## ELECTRICAL SERVICE:

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

- **The electrical service is underground - 110/220 volt;**
- **The electrical grounding consists of a single ground rod near the electrical meter. The electrical service and grounding appears serviceable; no concerns were noted.**
- **Two separate 200 amp main breakers are located at the exterior meter location. Appears serviceable, no concerns were noted.**



Main electrical disconnects at exterior meter

**MAIN PANEL:**

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

• The two main panels are located in the basement. Circuit breakers are present.

• The two main panel boxes appear serviceable during a limited visual inspection inside each of the panels; no concerns were found except as mentioned below.

• Improper wiring was noted at the 35 amp circuit breaker located at the bottom right corner of panel A (see photo). The circuit incorrectly has 12 gauge wire which does not meet the safety requirements of the National Electric Code. The minimum wire size for this 35 amp circuit is a 10 gauge wire. Further evaluation and correction is advised by a licensed electrician to meet the safety requirements of the NEC.



Improper wire size at bottom right 35 amp breaker in panel A



View inside panel A



View inside panel B

**LIGHTS / SWITCHES:**

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

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

**ELECTRICAL WIRING:**

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

• **The overall condition of the visible wiring appears to be serviceable, except as noted below:**

• **A burned electrical wire was found at the light fixture connection, in the attic, above the loft bathroom (see photo). The burned wire is visible at the attic floor and light black markings were noted on the sheetrock ceiling around the light. This condition is a sign of overheating or arcing. Further evaluation by a professional electrician is advised to determine repair needs and costs.**



Burned electrical wire in attic above loft bathroom

**RECEPTACLES:**

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

• **A representative number of receptacles / outlets were tested and appeared to be functional, except as noted below:**  
 • **A floor mounted outlet or junction box has been installed inside the kitchen cabinet below the cooktop which is not recommended (see photo). This condition can allow water to enter the outlet / junction box if a leak or spill occurs creating an unsafe condition. It is recommended that outlet / junction box be relocated to the side wall of the cabinet instead. Correction is advised by a licensed electrician to meet the safety requirements of the National Electric Code.**

• **Incorrect electrical, safety concern, code violation: The outlet located at the exterior screened in porch is not the required weatherproof type. This condition is a safety concern and a violation of the National Electric Code (NEC). Correction is advised by a licensed electrician to meet the safety requirements of the NEC.**

**GFCI / AFCI PROTECTION:**

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

• **GFCI protection is present at all required locations including the exterior, garage, bathrooms and kitchen countertop locations. The GFCI outlets were tested and were found to be functioning properly. Client is advised to test these locations at least once per year to insure the GFCI protection is fully functional. An inexpensive GFCI outlet tester can be purchased for around \$10.**

**FIRE SAFETY:**

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

• **The smoke detector alarms were tested and all responded to test button operation. It is suggested that client continue to test all smoke detectors regularly and change each 9 volt battery at least once a year.**

• **UPGRADE SUGGESTED - FIRE SAFETY:**  
 Outdated smoke detectors are present and should be considered for replacement and updating. The NFPA (National Fire Protection Association, Inc) recommends that smoke detectors be replaced after ten years of use.

**CARBON MONOXIDE DETECTORS:**

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

**• UPGRADE SUGGESTED - ADD CARBON MONOXIDE DETECTORS:**

Installation of a carbon monoxide detector is recommended as a safety upgrade. Current building codes have recently changed (Jan. 1, 2009) to require carbon monoxide detectors in new home construction. Because of this newer safety standard, the installation of C/O detectors is recommended as a safety upgrade.

Carbon monoxide detectors are recommended on each floor level of the home and at least one carbon monoxide detector should be located in the master bedroom to alert the adults in the home to a possible C/O problem. Other good carbon monoxide detector locations include the garage and other areas where gas appliances are located such as furnaces, fireplaces, and water heaters. If a gas water heater or furnace is located in an area such as a hallway closet near the bedrooms, a C/O detector is strongly advised in the hallway near the gas appliance but not closer than 5 feet from the appliance.

Since many C/O detectors are manufactured to the UL Standard 2034 which allows for C/O levels of 70 PPM (parts per million) for 3.5 hours before alarming, it is suggested that client install low level C/O detectors that have a visible digital readout to provide an increased awareness of possible changing conditions.

# HEATING:

## INSPECTION LIMITATIONS:

1. This inspection consists of a limited visual inspection of the Heating, Ventilation, and Air Conditioning (HVAC) components and is not technically exhaustive. The systems are inspected using normal access methods and thermostat controls; the systems are not dismantled or taken apart during this inspection.
2. Client is advised that the condition of the Heat Exchanger is **NOT WITHIN THE SCOPE OF THIS LIMITED VISUAL INSPECTION.**
3. If the heating system is over 15 years old, a full heat exchanger inspection is advised by a professional HVAC contractor prior to purchase of the home, and annual heat exchanger inspections every year thereafter. In addition, installation of carbon monoxide detectors is also recommended in any home with aging furnace equipment.
4. The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, UV air cleaners, duct air flow balancing systems, and electronic air filters are not within the scope of this limited inspection.
5. The adequacy of the heating or cooling supply is not analyzed during this limited inspection.
6. Evaluating or checking coolant / freon levels, as well as pressure balances within the refrigeration system are not within the scope of this limited inspection.
7. Annual inspections and service is recommended to properly maintain the cooling and heating systems.

## HEATING 1:

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

• **First Floor Zone: Carrier, located in the basement, 88,000 BTU, 1 year old (2019)**

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

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

• **A humidifier is present at this HVAC system. Because humidifiers are not within the scope of this inspection, it is recommended that further evaluation of the humidifier be conducted by a professional HVAC contractor to check for maintenance and cleaning needs.**

**CLIENT NOTE: Humidifiers are used only during the heating season and should be turned completely off during operation of the AC unit in spring and summer. The recommended humidistat setting in winter is 30% - 35% for our local climate.**



**Main floor furnace located in basement**



**Good temps during testing of main floor furnace**

**HEATING 2:**

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

• **Second Floor Zone: Trane, located in the attic, 60,000 BTU, 15 years old (2005)**

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

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

• **AGING EQUIPMENT:**

**HEAT EXCHANGER INSPECTION ADVISED:**

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

**BUDGET FOR REPLACEMENT:**

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

Consider these cost saving strategies when replacing HVAC equipment:

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

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

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

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

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

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

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

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

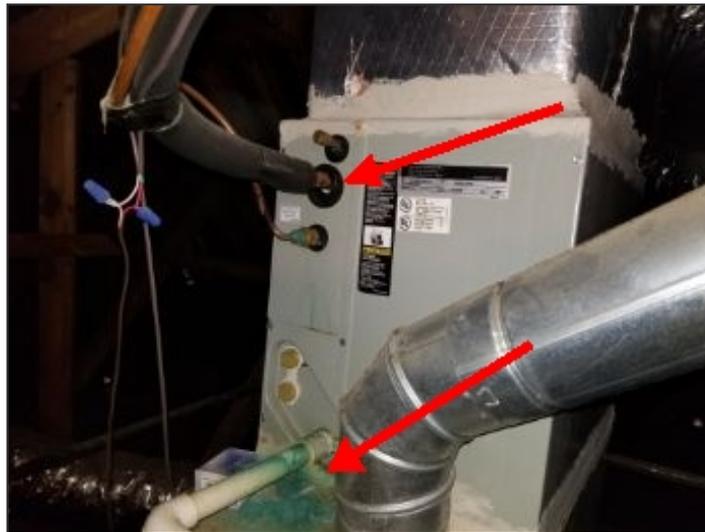
• **MINOR REPAIR:** The coolant line at the entry to the evaporator is not fully insulated as needed which has allowed condensate to drip onto the furnace below (see photo). Correction is recommended so that the coolant line is fully insulated.



Good temps during testing of second floor furnace



Second floor furnace located in attic



Coolant line not fully insulated at evaporator

### HEATING 3:

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

• **Master Bedroom Zone: Carrier, located in the attic, 66,000 BTU, 2 years old (2018)**

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

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



**Good temps during testing of master furnace**



**Master bedroom furnace located in attic**

# AIR CONDITIONING:

## AC UNIT 1:

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

- **First Floor Zone: Bryant, 3.5 ton, 1 year old (2019)**

- **POSITIVE FEATURE!**

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

- **POSITIVE FEATURE!**

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

- **LIMITED INSPECTION:**

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



Main floor AC unit

**AC UNIT 2:**

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

• **Second Floor Zone: Trane, 2 ton, 15 years old (2005)**

• **10 SEER (Seasonal Energy Efficiency Rating). This is the standard energy efficiency rating that was commonly used prior to January 2006 to meet minimum energy efficiency standards.**

• **LIMITED INSPECTION:**

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

• **AGING EQUIPMENT - BUDGET FOR REPLACEMENT:**

Due to the advanced age of this AC unit, client should budget for replacement soon which is expected to be a major expense. Based on the available manufacturing date on the equipment, the AC unit is at or past the normal expected lifespan of 12-15 years.

Consider these cost saving strategies when replacing HVAC equipment:

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

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

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

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

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

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

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

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



Second floor AC unit

**AC UNIT 3:**

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

• **Master Bedroom Zone: Carrier, 2 ton, 2 years old (2018)**

• **POSITIVE FEATURE!**

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

• **POSITIVE FEATURE!**

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

• **LIMITED INSPECTION:**

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



Master bedroom AC unit

# THERMOSTATS / FILTERS / DUCTING:

## THERMOSTATS:

OK	Minor	Moder	Major	Recom
X				

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

## HVAC FILTERS:

OK	Minor	Moder	Major	Recom
	X			

• **Filter Sizes: 16x25x1 at all systems.**

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

**NOTE:** The filters for the main floor and master bedroom have been installed backwards; correction is recommended so that the filters are facing the correct direction when replaced.

• **CLIENT RECOMMENDATION:**

**An unsealed filter access was found at the main floor system and master HVAC system. The existing filter cover does not fully seal against basement / attic air infiltration. Unconditioned air is entering the HVAC system which can negatively affect performance and efficiency. Correction is recommended to fully seal the filter access and to make it airtight. Client should consider sealing the filter access with duct tape for a more efficient seal.**

## HVAC DUCTING:

OK	Minor	Moder	Major	Recom
X				

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

# RADON / MOLD / ASBESTOS / LEAD PAINT

## RADON:

OK  
  Minor  
  Moder  
  Major  
  Recom

### RADON TEST RECOMMENDED:

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

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

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

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

## MOLD:

OK  
  Minor  
  Moder  
  Major  
  Recom

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

### MOLD AND THE INSPECTION:

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

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

**ASBESTOS:**

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

No obvious asbestos materials were noted during this limited visual inspection of readily accessible areas. Because this home was built after asbestos was commonly used (prior to mid 1980's), it is unlikely that any asbestos materials are present. Please visit <http://www.epa.gov/asbestos> for more information on asbestos materials.

**LEAD BASED PAINT:**

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

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

## Glossary

Term	Definition
CU	Copper (wiring)
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.