



# Inspection Report

## Customer

### Property Address:

9.17.2013

1060 Trail

Atlanta Georgia 30328





**Inspectors Associates, Inc.**

**Stan Garnet  
339 S. Atlanta St  
Roswell Georgia  
30075  
9.17.2013**

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<b>Date:</b> 9/17/2013	<b>Time:</b>	<b>Report ID:</b> 9.17.2013
<b>Property:</b> 9.17.2013 1060 Atlanta Georgia 30328	<b>Customer:</b> You	<b>Real Estate Professional:</b>

## **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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### **1. YOUR INSPECTION**

Authorization: The Client requests the inspection of the Subject Property subject to the following limitations: flat rate

This inspection is performed in accordance to the Standards of Practice of the American Society of Home Inspectors. The report is an opinion of the present condition of the property, based on a visual inspection of the readily accessible features of the building. The inspection is not a guarantee, warranty or an insurance policy. This inspection report is for the exclusive use of the client. No use of the information by any other party is intended.

Limitations: Your Authorization is an acknowledgement on your part you understand that the inspection and report are an opinion based on a visual inspection of the accessible features of the building. The intent of our contract is to make you aware that an inspection is not technically exhaustive and all encompassing. Without dismantling the house and its systems, there are limitations. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, it should be understood that while we can substantially reduce the risk, we cannot eliminate it, nor do we assume it. The inspection is not a guarantee or warranty.

Living in a house can only discover some problems. They cannot be discovered during a few hours of a home inspection. For example some shower stalls leak when people use the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist (frozen ground, wind driven rain etc.). Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

Emphasis is placed on major expenses. Some less important deficiencies may be discovered while looking for major items but an all-inclusive list of

minor building flaws is not provided. Should you have any questions about the house in the future we would be happy to answer these. There is no fee for this telephone consulting. Other than the inspection we have no financial interest in the property. Contractors should be contacted for specific quotations. If you receive advice, which differs from our report, please contact us before committing to any expense.

It is understood that Inspectors Associates, Inc. will not inspect septic tanks, water sprinkler systems, swimming pools, and the presence of mold, air quality, alarm and security systems, central vac systems, smoke, CO equipment and chimney flues. If you have any concerns regarding these items then independent inspections by a specialist in these areas should be performed prior to consummating your contract.

RADON TESTING: \_\_\_\_? Yes. Please provide me with a radon test at the time of inspection for a fee of \$250. \$200 at time of inspection

\_\_\_\_ ? I am declining radon testing as part of this inspection process.

Fee based on quoted fee tied end to room count verified on site: This Inspection is Payable at the time of inspection.

I have read, understood and accepted the above terms of the agreement as of this date:

Property address:

Signature of Client or Representative:

Date:

Please Print Name

\_\_\_\_\_

**Should you have any questions about the house in the future we would be happy to answer these. There is no fee for this telephone consulting. Other than the inspection we have no financial interest in the property. Contractors should be contacted for specific quotations. If you receive advice, which differs from our report, please contact us before committing to any expense.**

This is a confidential report and is for the sole use of the Client.



**The signed authorization is already on file with the Inspector.**

**Inspector's comments:** During the inspection all Systems and appliances unless noted, were in working order. Note your typed consolidated Inspection report is divided into individual headings and placed in numerical sequence for easy reference. There will be category listings to identify levels of importance such as (RA), Repair ASAP. (MO), Monitor. This will need to be watched or measured for change, (P), Priority Repair. Repair immediately and do not wait. (V), further evaluation necessary etc., please **note that all defect items on new home reports are considered to be in need of correction.**

**Recommended Trade Policy:** We will be glad to provide you with names of individuals capable of performing repair work but we cannot take responsibility for their work. You will need to do your own due diligence and check out references on your own. You can also see your agent for a list of contractor. We do not do any work ourselves. We are available to specify the scope of the work to be done and will be pleased to discuss this with you.

**Recommended:** the inspector recommends a homeowner warranty policy, termite inspection and a radon inspection.

**About Price Quotes:** Parties agree that Inspector and / or his employees / agents assume no responsibility for any cost figures estimated within the report verbally or otherwise. The costs may be included at the discretion of the inspector ONLY as a guide to the seriousness of the items reported as a Deficiency. Prices are "in place" prices, meaning that if a toilet seat must be replaced, the price quoted includes expert tradesman removal of the old seat, delivery of the new seat, installation, and haul away of debris.

Should we quote any prices, they will be verbal estimates only. This should be viewed purely as a guide and is felt to be adequate to hire an experienced tradesman (working in his own specialty) with all materials, clean up and haul away included.

# RATING EXPLANATION

**I items are rated to assist you in understanding the condition of the defect noted. Please understand this is a guideline only and those items listed as needing repair will hold different levels of importance from one person to another.**

(M) = MAINTENANCE PUNCH LIST ITEM - This defect is a result of poor maintenance and should be placed at the top of the list for an early repair and in some cases can be repaired at your discretion or in your time frame . Usually this repair is less than \$300.

(MP) = MAINTENANCE PRIORITY - This defect is a result of poor maintenance and should repair soon. Neglect will result in total failure and added costs. **Usually this repair is greater than \$300**

(R) = REPAIR / REPLACE ASAP DO NOT IGNORE. - Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required and should be done ASAP

(P) = PRIORITY REPAIR - This item requires immediate attention and should be considered a top priority. Do not ignore.

(SR) = SAFETY REPAIR - This is a safety item and over rules code conditions. This is an immediate repair required to protect life and limb.

(I) = THIS ITEM IS INCOMPLETE. Indicating it has not been completed and still requires finish work

(MO) = MONITOR - This condition is questionable. This will need to be watched or measured for change. Should you see any adverse changes then action will need to be taken.

(V) = EVALUATION REQUIRED - Repair or consider bringing in a specialist to examine this issue for a second or further opinion.

(U) = UPGRADE - This is a recommended improvement for safety or comfort. Although this was not code when built it is for safety reasons

(SO) = SELLER ORIENTATION. Further explanations are required along with demonstrations by the seller or the builder.

(RD) = RECOMMENDATION. View this as a suggestion to improve conditions. Not a requirement.

(C) = CONSTRUCTION CODE DEFECT - This code item was not completed to code at the time of original construction and should be completed as soon as possible (ASAP). Do not ignore.

(MS) = MANUFACTURERS SPECIFICATIONS - This is a code requirement based on the manufacturer's guidelines. When the code book is not specific, then these specifications are followed.

(FY) = FOR YOUR INFORMATION - This is provided to you for your information so that you will be aware of the current status. You may or may not wish to take any action.

If you have ordered a photographic report there may be one or more pictures in each section. These pictures will be identified as picture 1, picture 2 etc. At the end of each printed finding, then you will note P 1, P 2 etc. This is to identify the picture we are referring to above the comment.

Items

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## 2. OPENING COMMENTS

Items

### 2.0 INTRODUCTORY

Comments: For Your Information

(1) The original construction of this house took place in the year 1966. The bottom 2/4 of the house is stone. This property is heavily landscaped and there is a partial basement and crawl space. The property drops off to the left-hand side. This is a four bedroom house with a stone patio to the rear.

Note that references to any plumbing repairs or evaluations throughout the body of this report will require a certified professional plumber and any electrical repairs or evaluations throughout the body of this report will require a certified professional electrician.

(2) This structure is over 40 years old. With all structures of this age you can anticipate maintenance issues and ongoing attention to maintenance. During the inspection we will concentrate on those items



that are not in working order or those items that require special attention. In general terms we will also define work that should be taken care of in the near future. It however needs to be made clear that older structures have a tendency to be less energy efficient than newer ones and will generally be showing its age. Some older structures have been upgraded and some just decorated. Anticipate that systems in an older structure will continue to deteriorate and require more attention than a newer structure unless they have recently been upgraded. (FYI)

(3) Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any known information on lead based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any knowledge based paint hazards. A risk assessment or inspection for possible lead based paint hazards is recommended prior to purchase.

(4) Asbestos was a popular construction material that was used in many homes and buildings during the early and mid-1900s. Asbestos can be found in a wide range of products and across many industries, including construction, chemical processing, ship building and power plant facilities.

Asbestos products are not typically present in homes that were constructed after the 1980s. If you think your home contains an asbestos material, contact an asbestos contractor to take a sample of the suspected material. The sample will be sent for testing which can determine if the material contains asbestos and what type of asbestos may be present.

Common locations in the home that may contain asbestos include:

Ceilings, Flooring, Attics, Basements, Roofing materials, Exterior siding, Furnaces, Pipes, Tile, Garages, Sheds.

Construction materials often contained asbestos fibers due to the material's strength and resistance to high temperatures, making it useful in the following locations of a home or structure:

Floor tiles, Beams, Sprayed on coating or textured coating, Window sills,

Bath panels, Fuse boxes and Backing materials for carpets.

Insulation materials may also contain asbestos and may be found in the following areas of a building or home:

Floor boards, Wall cavities, Boilers, Pipe work, partition walls, Shaft lining, Fireproofing panels in fire doors and Loft spaces.

Asbestos may be present in other locations in the home such as fireplaces, furnaces and in soundproofing materials or paint.

If a building has a steel frame or boilers with thermal insulation, it may be more likely to contain asbestos products. Asbestos was commonly added to cement products that were used in commercial buildings, schools and other structures. Asbestos in buildings may be found in areas such as:

Fire breaks, Ceiling voids, Pipes, Boilers, Ducts, Panels, Structural steel work, Thermal insulation, Roofing, Wall cladding, Gutters, Rainwater pipes and Water tanks.

If asbestos products are found in a home or building, a professional asbestos contractor should be contacted about the safe removal of this hazardous material.

Contact local and state regulators for a list of approved asbestos abatement companies. All federal and state standards should be met during the safe removal of asbestos materials.

(5) Additions and upgrades have been done to this home over the years. I have no knowledge of when the additions were performed and if there was a permit taken out for the work performed on this home. For permit information call the county and get the data that they have on file.

## 2.1 WE INSPECT

Comments: For Your Information

We do not inspect alarm systems, sprinkler systems, Intercoms, BBQ's, central vacuum systems, low voltage wiring, for termites, air quality or identify types of mold.

## 2.2 WEATHER

Comments: For Your Information

It was a clear day and the temperatures reached 75 degrees.

- 2.3 START/END  
Comments: For Your Information  
This inspection began at 145 PM and finished at 545 PM. Report development took 6 hours.
- 2.4 CONTACT  
Comments: For Your Information  
Cell number: 678.358.4951  
  
Cathy or Richie
- 2.5 REFER BY  
Comments: For Your Information  
Past client
- 2.6 DISCLOSURE  
Comments: For Your Information  
We recommend that you familiarize yourself with the presented disclosure statement. (FYI)
- 2.7 REQUEST  
Comments: For Your Information  
All documents available should be presented to the buyer at closing. Request all invoices for repairs made to the property during the owner's occupancy. Request all appliance manuals, warranties, and service records for the home.
- 2.8 RADON  
Comments: For Your Information  
A radon test machine was set up in the basement of this home at your request to measure the radon level in the home. This machine measures the Radon level in the air every hour and the results will be sent to you under separate cover. These will be recorded on the report in 3 x 4 blocks of 12 hours each. The duration of this test will be at least 48 continuous hours. The second part of the report is a sideways bar graph of the same information.

The test results came back as elevated and the report has been submitted. Mitigation is recommended.



2.8 Picture 1

## 2.9 TERMITE Comments: For Your Information

A termite letter was offered and declined by the client.

### Styles & Materials

MAIN ENTRANCE FACES:  
West

OCCUPANCY: GROUND  
Fully COVER:  
occupied dry

### MOLD/MILDEW:

Mold/ Mildew investigations are NOT included with this report; it is beyond the scope of this inspection.

Any reference to water intrusion flags a recommendation that a professional mold investigation is obtained.

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## 3. ROOF

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Items

- 3.0 FYI  
Comments: For Your Information  
Architectural shingles on the roof.

Skylights on the front. There are two of them.

The gutters and downspouts are aluminum.

- 3.1 GENERAL  
Comments: For Your Information  
You should plan to have your roof system professionally serviced at least every year and a half. (M), (FYI)

3. COVER  
2 Comments: "R" Place in line for repair  
Roof is in need of cleaning and service. Repair damaged shingles, replace defective boots.



3.2 Picture 1. full cleaning and service required

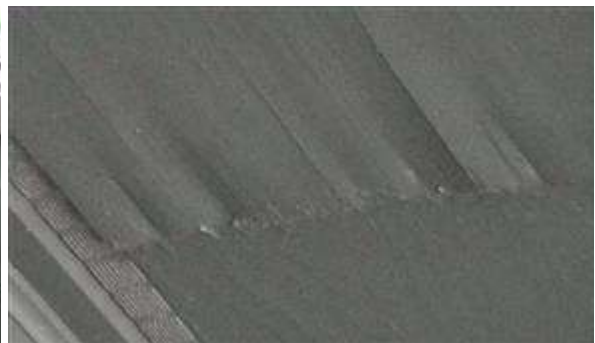


3.2 Picture 2

3. EAVE &  
3 Comments: "R" Place in line for repair  
(1) On the rear left corner where the Valley is there soffit delamination that will need to be repaired. This is just as you walk out from the family room door.



3.3 Picture 1



3.3 Picture 2

(2) Repair the wood damage to the beams that extend on the rear right coming off the master bedroom.



3.3 Picture 3

(3) The fascia board at the front left corner has wood rot damage. Repair.

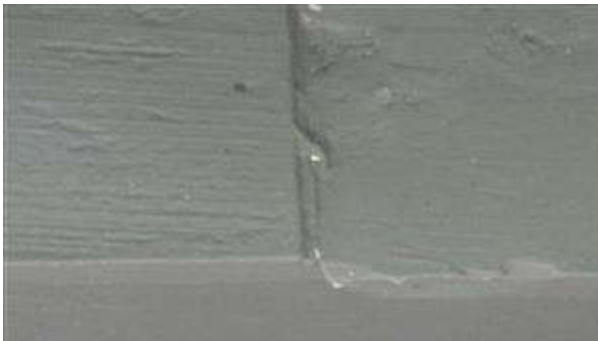


3.3 Picture 4



3.3 Picture 5

(4) Facia board at the right side just behind the gutter system is damaged and the board should be replaced.



3.3 Picture 6

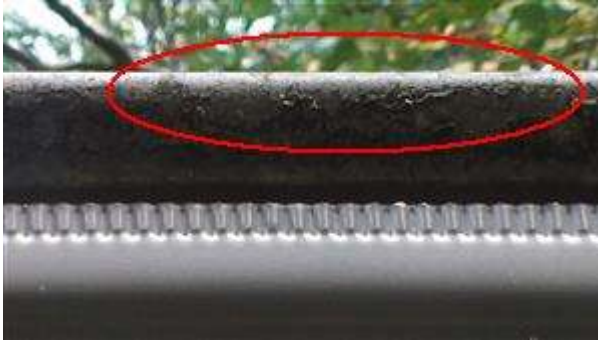
#### 3.4 GUTTERS

Comments: "R" Place in line for repair

- (1) There is no gutter on the left-hand side of this property. I recommend adding a gutter.



(2) The gutter has gutter guards and they need to be cleaned.



3.4 Picture 1

3. VALLEYS

5 Comments: "R" Place in line for repair

Valley guard should be installed at the front Valley to the entrance of the house. Front entrance is a protected area. Water spills over top of the Valley termination onto the front stoop during heavy rains.



3.5 Picture 1



3.5 Picture 2. Water currently spills over the valley at the front entrance

## Styles & Materials

### ROOF-TYPE:

gable

### ROOF INSPECTED BY::

binoculars  
from the ground

### ROOF COVERING:

architectural  
shingles

### GUTTERS AND DOWNSPOUTS:

aluminum  
underground drainage  
and  
above ground drainage

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 4. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Items

4. FYI

0 Comments: For Your Information

There are stone walls. The upper level is wood siding.

The house slopes from the right-hand side to the left-hand side.

This is a concrete driveway.

This house sits up from the street. There is a rear patio made of stone and heavy landscaping with a fenced back yard.

There is a shed to the rear right side off the car port and it used for storage. The sprinkler controls are located here.

The rear yard is fenced with a wooden fence. It also has a wire mesh across the bottom, which will keep animals in and out.

There is a water fountain to the rear. Verify that this is going to be left in place.

Sliding glass doors that are vinyl to the rear side.

There are concrete retaining walls set at different levels across the front entrance.

Front door is metal with window and has a large window next to it.



4.0 Picture 1. will this stay with the sale



4.0 Picture 2. front door assembly

4. GENERAL

- 1 Comments: "MO" Monitor. This must be watched., For Your Information  
(1) The front right pillar supporting the roof of the carport has some settlement around the base of the pillar. This is a stone pillar. Monitor for any change.



4.1 Picture 1



4.1 Picture 2



(2) The planter attached to the house on the left-hand side is made of wood. There are two or three damaged boards that need to be replaced. I do not recommend using this as a planter since it will end up rotting. FYI



4.1 Picture 3



4.1 Picture 4



4.1 Picture 5



#### 4.2 DOORS

Comments: "M" Minor Repair

(1) The front door needs to be adjusted. It is binding at the top corner latching side.



4.2 Picture 1

(2) The door to the shed needs to be adjusted. It is binding.

(3) The balcony at the front bedroom has a sliding screen door and vinyl door. The screen door needs to be lubricated and the channel cleared for easier operation.

#### 4.3 DRAINS

Comments: "M" Minor Repair

Around this property there is an underground collection drain system. Need to periodically check to make sure that it is free flowing and clear. There is heavy moisture saturation at the rear right corner of the crawl space and it will be directly related to the downspout in this corner.

#### 4. DRIVE/WALKWAY

4 Comments: "R" Place in line for repair

The way the stone walkway is tied into the driveway at the front represents a trip hazard. This should be leveled.



4.4 Picture 1



4.4 Picture 2

#### VEGETATION

4.5 Comments: "R" Place in line for repair, "V" Evaluation. Further research required

(1) The trees growing up over top of the roofline need to be trimmed back.

(2) There is a bare spot in the front yard towards the middle. It looks like this is where there is some moisture build up and possible erosion. Have the sellers identify



4.5 Picture 1

## Styles & Materials

WATER SOURCE:  
public

DOOR BELL: functioning at the front door  
TERMITE CONTROL: No information has been provided on a termite bond and protection

LIMITATIONS:  
Exterior inspection from ground level.  
Vines/shrubs/trees/etc. against the structure restricted the inspection  
a car was parked in the car port

SERVICE METER: located right side

AIR SYSTEM: condensing unit(s) located to the right side of the property

GROUND ROD:  
could not locate one

EXTERIOR TRIM: wood trim  
wood soffits

FENCE: fenced back yard  
wood

MAIL BOX:  
stone

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 5. GARAGE

Items

### Styles & Materials

GENERAL INFORMATION:  
double car  
carport

FLOOR:  
concrete  
unpainted  
hairline cracks  
noted

ELECTRICAL:  
outlets need to be GFCI  
protected

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## 6. DECKS

Items

6.0 FYI

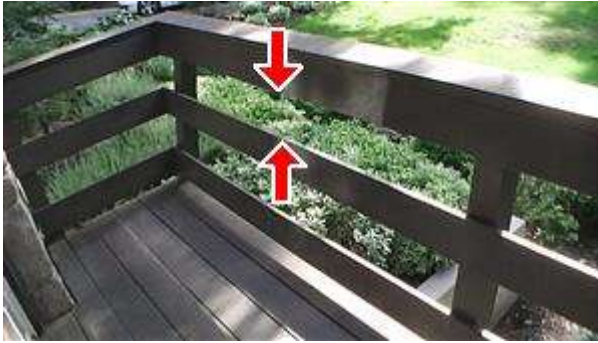
Comments: For Your Information

There is a balcony to the front left bedroom.

## 6.1 LANDINGS

Comments: "R" Place in line for repair

The balcony railing system off the front bedroom left side is greater than 4 inches on center and needs to be redone to reduce all openings to no greater than 4 inches.



6.1 Picture 1

## 6.2 PATIO

Comments: "M" Minor Repair

The rear stone on the patio is in need of pressure washing and sealing of the open joints.

Styles & Materials

SIDEWALK/ WALKWAY:  
concrete

Trip hazard and requires repair

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DRIVEWAY/ PARKING:  
concrete  
hairline cracks

## 7. ATTIC/ INSULATION

Items

### 7.0 FYI

Comments: For Your Information

This house has cathedral ceilings. There is limited attic space on the front half of the house.

Strip soffit venting in place.

The structure in the attic is a truss system with plywood roof decking.

## 7.1 ACCESS

Comments: "M" Minor Repair, "R" Place in line for repair

(1) Add insulation and weather stripping to the pull down attic stairs located in the bedroom, wing.



7.1 Picture 1

- (2) The location of the attic pull down stairs makes it very difficult to get into the attic space. Need to find another source of entry to make it easier to access or reverse the direction of the stairs and add some flooring inside the attic space to make it safe for access.

## 7.2 INSULATION

7.2 Comments: "R" Place in line for repair

Insulation is approximately an R5. Bring this up to a minimum of an R30. Insulation along the knee wall is pretty low and it will need to be increased.



7.2 Picture 1

## 7.3 LEAKS

7.3 Comments: "V" Evaluation. Further research required

There are some water stains at the front change of roof elevations and around the skylight panels to the right of the bedroom wing. Further review when servicing the roof to make sure that there are no active leaks.

## 7.4 SPORES

7.4 Comments: "MO" Monitor. This must be watched.

There are spores on the wood work in the attic. This is typical to find in an attic space. There is no HVAC system pulling this air into the house. Monitor.



7.4 Picture 1



## 7.5 STRUCTURAL

Comments: "R" Place in line for repair

The ridge to hip connection on this roofline needs bracing and support. This is directly behind the pull down attic space entrance.



7.5 Picture 1

### Styles & Materials

ROOF STRUCTURE:  
engineered wood  
trusses  
stick built  
OSB

ATTIC CEILING  
STRUCTURE:  
2X6

METHOD USED TO OBSERVE  
ATTIC:  
viewed from the entry point  
all accessible areas

INSULATION:  
batt

R- VALUE:  
approximately  
below R 10

LOCATION OF INSULATION  
FOUND:  
walls are spot checked only  
the continuity of air or vapor  
barriers are not verified  
main attic

### TYPES OF ROOF

#### VENTILATION:

gable vent  
soffit vents

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## 8. HEATING SYSTEM

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to:

Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Items

8.0 FYI  
Comments: For Your Information

The venting for the furnace and the water heater vent through the chimney stack.

There is a high-efficiency air cleaner in place.

8. EQUIPMENT

1 Comments: For Your Information

The unit in the crawl space is manufactured by Lennox. Manufactured in 2013. This is an 88000 BTU unit. Filter is accessed from the exterior.



8.1 Picture 1



8.1 Picture 2



IN THE USA	
<b>90P48B – 03</b>	
<b>35744</b>	
0 – 2000 FT	2001 – 4500
88,000	84,100
71,000	67,300
3.5	3.2
13.0/4.5	
180°	
25 – 55	

8.1 Picture 5

## 8. EQUIPMENT2

### 2 Comments: "R" Place in line for repair

There is a secondary furnace system which manufactured by Train it has a safety shutoff valve and a condensate pump. The condensate pump needs to be put into a drain pan. This is a high-efficiency unit with a plastic vent pipe. Manufactured in 1997



8.2 Picture 1



8.2 Picture 2



8.2 Picture 3. Place into a drip pan



8.2 Picture 4





8.2 Picture 5



8.2 Picture 6



## 8. FILTERS

### 3 Comments: "R" Place in line for repair, For Your Information

(1) AIR FILTERS: Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the building and to help protect the heating and cooling system. (M), (FYI)

(2) The filter in the basement is on the return side. It needs to be properly fastened inside the return vent.



8.3 Picture 1



8.3 Picture 2. Not set into place correctly

## 8.4 FLU VENTS

### 8.4 Comments: "V" Evaluation. Further research required

The flue vent exits the stack from the crawl space. This will need to be evaluated to make sure there is a protected exit of the gas fumes through the stack.



8.4 Picture 1

### Styles & Materials

#### GENERAL INFORMATION:

heat loss calculations are not done

FUEL ENERGY SOURCE: gas

FILTER TYPE: disposable

NUMBER OF HEAT SYSTEMS (excluding wood): two

FAILURE PROBABILITY OF HEAT SYSTEM: medium high low

CHIMNEY LINER: brick

HEAT TYPE: forced air

HEAT EXCHANGER: not visible, enclosed combustion

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 9. COOLING SYSTEM

### Items

#### 9.0 <sup>FYI</sup> Comments: For Your Information

There are two condensing units located on the left-hand side.

## 9. CONDENSER

### 1 Comments: For Your Information

(1) Trane XL 200 manufactured in 1997. It is a 1.5 ton unit and takes a 15 amp breaker. This is the unit closest to the rear of the house. This unit uses the old R22 freon which is being phased out of existence and is very expensive to purchase. Anticipate that you will need to change out this system in the near future. This unit is 16 years old and reaching the end of its life span.



9.1 Picture 1



9.1 Picture 2



9.1 Picture 3



9.1 Picture 4

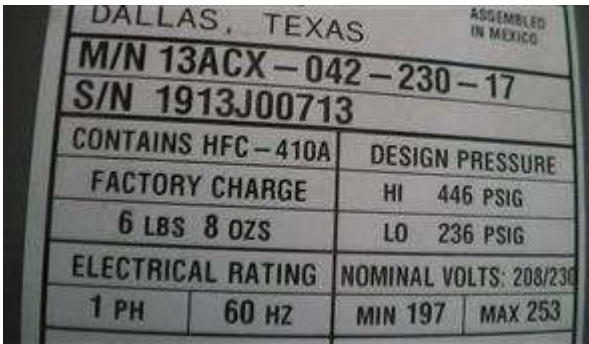
(2) Lennox manufactured in 2013 is a 3.5 ton unit. This takes a 45 amp breaker. This unit was installed the day before the inspection. This takes the new 410 Freon.



9.1 Picture 5



9.1 Picture 6



9.1 Picture 7



9.1 Picture 8



(3) The breaker for the air conditioning system that was replaced is a 50 amp breaker. The other breaker is a 20 amp breaker. These are within acceptable limits for the units. FYI

## 9.2 TEMP DIFF

Comments: For Your Information

The cooling system is pumping out at about 42° in the basement and return is at 57°.

Temperatures are running at 50° to 54° on the main floor with 69° return.

## Styles & Materials

GENERAL STATUS:

cooling gain and cooling loss calculations are not done

FAILURE

PROBABILITY:

UNIT 1

FAILURE RATE IS

HIGH

UNIT 2

FAILURE RATE IS

LOW

BREAKER

SIZE:

Matched

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## 10. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security,

cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Items

10.0 FYI  
Comments: For Your Information

The service meter is on the left-hand side and it is embedded into the stone wall.

Overhead power lines coming along the left-hand side.

The alarm system is located behind the crawl space furnace.



10.0 Picture 1

10.1 ALARM/SMOKE  
Comments: For Your Information

(1) Smoke detectors should be added inside of each bedroom. (RD), (SR)

Regular and routine testing of your smoke detectors should be performed. Check back up batteries to make sure they are working. Make sure to test your system upon occupancy of the property. (FYI), (M)

(2) Smoke detectors are outside of the bedrooms. They are hardwired. The one in the basement does not have any sound.

10.2 ATTIC  
Comments: "R" Place in line for repair

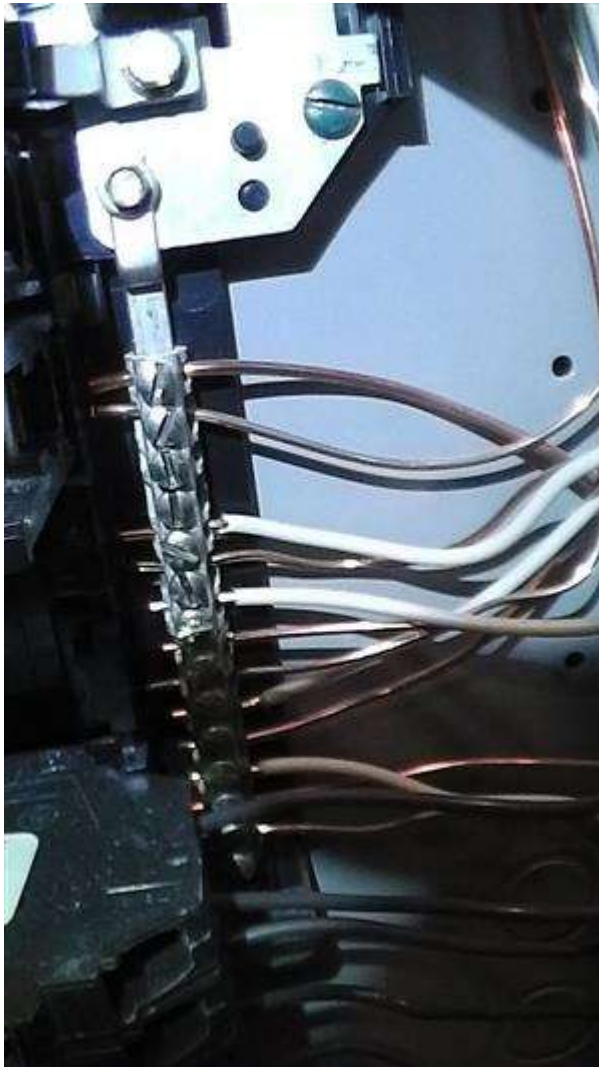
The lights do not come on in the attic space. I was unable to locate the switch. Have the seller identify where the switch is located.

### 10.3 BONDING

Comments: "R" Place in line for repair

(1) The main incoming water line is copper coming through the wall. It is at the front of the house and the pressure regulator valve is located here as well. Need to add bonding around the pressure regulator valve.

(2) The electrical panel box is not grounded. Repair. The neutrals and the grounds are combined.



10.3 Picture 1

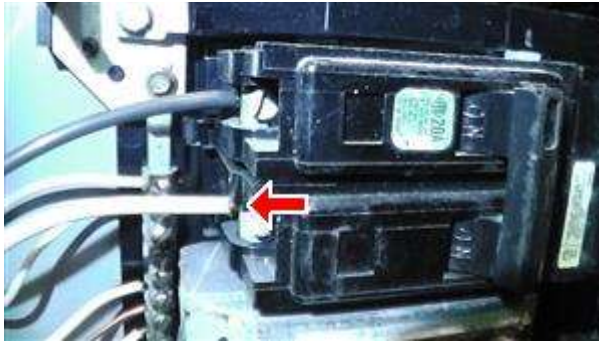
### 10.4 BREAKERS

Comments: "M" Minor Repair

(1) There is a main panel and a sub panel. The breakers are not labeled. Label the breakers.

(2) In the GE panel box. There is a white wire that. Is used as a hot feet and it needs to be properly identified.





10.4 Picture 1

#### 10.5 LIGHTING

Comments: "R" Place in line for repair

The exterior floodlights are missing on the front left corner. Add.



10.5 Picture 1

#### 10.6 PANEL SUB

Comments: "R" Place in line for repair

The general electric panel box is a 100 amp disconnect sub panel. There are blank spaces not being used in this panel box. The neutrals and the grounds are combined. There is no bonding screw in place. Repair.

#### 10.7 SERVICE METER

Comments: "R" Place in line for repair

Overhead lines from the street need to be kept clear of branches. Need the power company to clear the branches around the lines.



10.7 Picture 1

## Styles & Materials

SERVICE ENTRANCE  
CABLE:  
overhead

MAIN DISCONNECT  
LOCATION:  
in the panel

MAIN PANEL:  
breakers  
BREAKERS ARE NOT  
LABELLED

ELEC. PANEL  
MANUFACTURER:  
GENERAL ELECTRIC  
ITE

PANEL CAPACITY:  
150 AMP  
100 AMP

PANEL BOX LOCATION:  
BASEMENT  
FURNACE ROOM

DISTRIBUTION WIRE:  
copper  
stranded aluminum for  
appliances

BUS BARS:  
COMBINED  
System is not bonded

GROUNDING OF  
SYSTEM:  
not visible

RECEPTACLES:  
grounded  
typical number

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 11. PLUMBING SYSTEMS

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are

public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

## Items

### 11. FYI

#### 0 Comments: For Your Information

Sprinkler control system with a shutoff valve at the front near the curb. This is the city of Atlanta water.

There is a water spigot to the rear left corner of the patio.

There is a water spigot off on the left-hand side and it is covered with a winterized protector.

There is a water spigot at the front of the house.

There is a gas meter located to the left side front corner.



11.0 Picture 1



11.0 Picture 2

### 11.1 GENERAL

#### 11.1.1 Comments: "R" Place in line for repair

(1) The hot and the cold on the bar sink in the basement is reversed.

(2) There was no information provided as to if this house was on a sewer line or on a septic system. If it is on a septic then an additional septic inspection should be performed by a septic company.

### 11.2 EXTERIOR

#### 11.2.1 Comments: For Your Information

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in

the basement or under a sink cabinet. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. (M), (FYI)

### 11.3 GAS LINE

Comments: Priority. Must be repaired ASAP

Cap the gas line in the laundry room. .



11.3 Picture 1

### 11.4 LAUNDRY

Comments: "M" Minor Repair

There is no drip pan in laundry room for the washing machine. Add.

### 11. WATER HEATER GAS

5 Comments: For Your Information

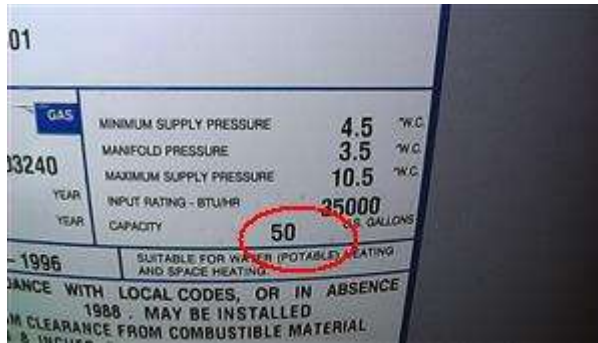
Water heater is manufactured by Mor Flo. It is located in the crawl space. Manufactured in 2007. This is a 50 gallon tank. This is 6 years old. Missing an expansion tank that will need to be installed when the water heater is replaced.



11.5 Picture 1



11.5 Picture 2



11.5 Picture 3

#### 11.6 SUPPLY Comments: "R" Place in line for repair

(1) The main incoming water line is copper coming through the wall. It is at the front of the house in the crawl space and the pressure regulator valve is located here as well. Need to add bonding around the pressure regulator valve.



11.6 Picture 1

(2) I was unable to get hot water coming through the lines in the powder room after letting it run for 4 minutes. Further evaluation and repair as needed.

#### 11.7 T&P VALVE Comments: "R" Place in line for repair, For Your Information

- (1) Your water heater has a temperature and pressure valve. Statistically most people never test these valves and few even know it exists. As a result when tested after a few years they are prone to leak. You should make a point of checking your T&P valve every 6 months for operation and leaks. It is also a good practice to have this valve cleaned and serviced every 3 years. Call a plumber if you experience leaking or a seized condition. (M), (FYI)



(2)

1. The T&P valve appears to be frozen into position. Have this serviced immediately.
2. Your water heater has a temperature and pressure valve. We do not operate these valves during our inspection due to the high risk of failure and leaks of the valve when tested. Statistically most people never test these valves and few even know it exists. As a result when tested after a few years they are prone to leak. You should make a point of checking your T&P valve every 6 months for operation and leaks. It is also a good practice to have this valve cleaned and serviced every 3 years. Call a plumber if you experience leaking or a seized condition. (V), (M), (FYI)



11.7 Picture 1

Styles & Materials

EXPANSION TANK:

FIXTURES NOT

LAUNDRY ROOM:

NO	TESTED OR NOT IN SERVICE: main shut off valves concealed plumbing isolating relief valves tub sink overflows	110 hook up 220 Hook up GAS CONNECTION PRESENT drip pan is missing for the washing machine has a vent to the outside SEPARATE ROOM PROVIDED
PLUMBING DISTRIBUTION INSIDE HOUSE: copper	PLUMBING SUPPLY: copper COMING THROUGH THE INTERIOR WALL	PRESSURE: PRESSURE SHOULD BE BETWEEN 40 AND 80 PSI YOUR WATER PRESSURE WAS READ AND RECORDED AT 44 PSI
WASTE PIPE DESCRIPTION: CAST IRON (OLD)	WATER - SOURCE: public	WATER HEATER - MANUFACTURER: MOR-FLO
WATER HEATER - DESCRIPTION: gas, quick recovery system	WATER HEATER - CAPACITY: 50 GAL (2-3 PEOPLE)	WATER HEATER - LOCATION: CRAWL SPACE

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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## 12. BATHROOM

Items

Styles & Materials

BATHROOM EXHAUST FAN TYPES:  
FANS AND LIGHTS ARE SEPARATE

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## 13. BASEMENT/ CRAWL

Items

### 13.0 FYI Comments: For Your Information

The crawl space has been sealed with concrete on the floor and it houses the water heater and the one of the furnaces.

The foundation wall is a block wall foundation.

Stick built and plywood floor joists are in place.

### 13.1 GENERAL Comments: "RD" RECOMMENDATION

In order to remove all issues that are associated with crawl spaces such as water intrusion and spore growth and potential mold issues it is highly recommended that the crawl space be fully encapsulated and sealed off with the installation of a dehumidifier. Prior to encapsulation everything would need to be cleaned out and all spores removed from the area.

### 13. INSULATION 2 Comments: "R" Place in line for repair

The insulation on the wall between the crawl space in the main living space has paper backing and it is exposed. This is labeled as a fire hazard and will need to be dealt with. The entire wall is not fully insulated. Repair. There is no insulation on the ceiling of the crawl space of the attic. All this will need to be corrected.



13.2 Picture 1. exposed paper is a fire hazard



13.2 Picture 2



13.2 Picture 3 missing insulation



13.2 Picture 4 Need insulation under the floor

### 13. MOISTURE

3 Comments: "V" Evaluation. Further research required

(1) Underneath this rear left corner in the crawl space at the bottom of the foundation wall there is a drain opening. I do not know where it terminates. It should be tested and evaluated. Currently there are some loose stones blocking the drain. Clear and evaluate. All drains of this kind should have a back flow preventer to avoid water intrusion into the interior.



13.3 Picture 1



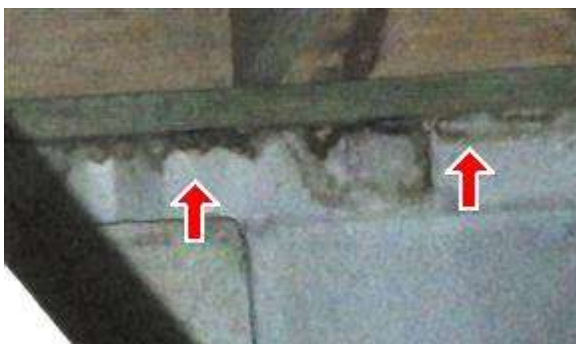
13.3 Picture 2



13.3 Picture 3 rear  
left corner in the  
crawl

(2) Along the rear block wall at the sole plate there are water stains. This intrusion comes from the exterior due to the patio being higher than the top of the foundation wall. The patio should be lowered or provisions made to install a drainage system to capture the water below the top of the foundation wall on the outside patio

Where there's a lot of water in the inside crawl corner there is a Valley dropping water along with a downspout placing water onto the back patio. Patio is higher than the top of the foundation wall. It is letting water in along the top surface of this soleplate. The same condition exists across the back. It is causing a lot of water intrusion into this area.



13.3 Picture 4



13.3 Picture 5

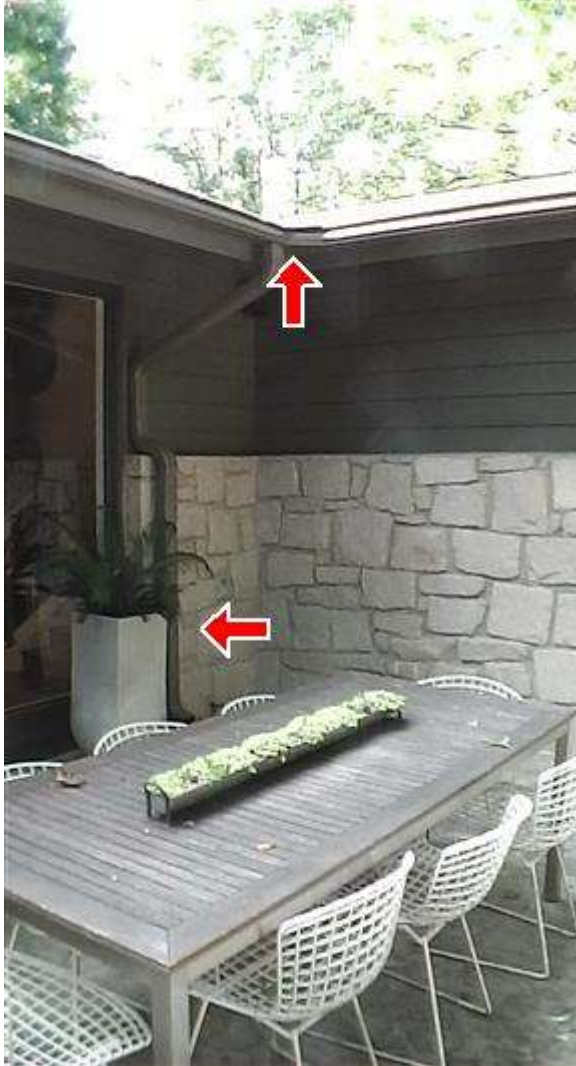


13.3 Picture 6



13.3 Picture 7. Exterior patio is higher than the top of the foundation wall





13.3 Picture 8



13.3 Picture 9. Water collection area brings water into the crawl

(3) There is efflorescence along the front foundation wall behind the furnace. There is an open drain pipe that will need to be cleared and channeled out to make sure that water is draining out. This is where the overflow from the water heater terminates and there's been some past intrusion and moisture in this area. The drain line will need to be cleared and tested to determine where it ends. There is a possibility of water back up depending on where it terminates.



13.3 Picture 10. Efflorescence



13.3 Picture 11. Drain with moisture signs



13.3 Picture 12



13.3 Picture 13. T&P drain line termination



13.3 Picture 14 Efflorescence

(4) The rear right corner foundation wall has been taking in water and there are signs of spores in this area. Repair.



13.3 Picture 15



13.3 Picture 16



13.3 Picture 17. Entry point for water



13.3 Picture 18. Downspout and underground drain located to the rear right corner





13.3 Picture 19 From the outside this is what we are dealing with

(5) Front right corner has dampness and water intrusion. Everything needs to be controlled from the exterior roof through the downspouts and pulled away from the house.



13.3 Picture 20

### 13. SPORES

4 Comments: "R" Place in line for repair

(1) In the crawl space to the rear left corner. There is an open area under a built up wall and there are spores growing along the base. There's been some water intrusion in this area. It is currently dry. Mitigate.



13.4 Picture 1



13.4 Picture 2



13.4 Picture 3 water intrusion area

(2) Behind the electrical panel boxes at the bottom of the stairs are some spores that will need to be mitigated.



13.4 Picture 4



13.4 Picture 5

### 13. STRUCTURE

5 Comments: "R" Place in line for repair

There are 4 x 4 posts that are used as additional support. These posts are not bracketed into the concrete floor and are capable of shifting. Repair.



13.5 Picture 1



13.5 Picture 2

## Styles & Materials

### BASEMENT OR CRAWL SPACE

#### LEAKAGE:

Some moisture in the walls noted. See report.

Cannot predict how often or badly the crawl space, will leak

#### STRUCTURE:

Plywood sub flooring

Stick built

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## 14. INTERIOR

### Items

#### 14.0 FYI

Comments: For Your Information

Several of the rooms have automatic light switches.

Windows are vinyl sliders with thermal pane glass.

Interior doors are solid.

The Windows are vinyl sliders.

Wood floors throughout.

#### 14.1 GENERAL

Comments: For Your Information

Storage items and furnishings prevented a full visual inspection of some interior areas. (FYI)

#### 14.2 CEILINGS

Comments: "M" Minor Repair, "V" Evaluation. Further research required

There are two stains in the bedroom ceiling. Rear right corner that cannot be identified. Ask the seller's. This is in the basement.



14.2 Picture 1

### STRUCTURAL

#### SUPPORT:

block Colum

WOOD POST

Block walls

Interior walls

### FOUNDATION

#### TYPE:

block

### 14.3 DOORS

Comments: "M" Minor Repair

(1) Several the hinge pins need to be pushed all the way down on the interior doors. Police all.

(2) Stops on the sliding double doors leading into the master bathroom from the master bedroom and are needed.



14.3 Picture 1

(3) The door to the front bedroom drifts. Adjust.





14.3 Picture 2

#### 14.4 WINDOWS

Comments: For Your Information

The bedroom basement windows do not provide proper egress for a safety escape. FYI.

#### Styles & Materials

WALL MATERIAL:  
sheet rock

GENERAL COMMENTS:

storage and furnishings in some areas  
limited the inspection

The quality of the chimney draw  
cannot be confirmed

Smoke detectors are not inspected

Cosmetic finishes are not commented  
on

DRAINAGE TILES ARE NOT VISIBLE

TEST BUTTON CHECKED ON SMOKE  
DETECTORS

Smoke detectors are located  
in the hall within 10 feet of the  
bedrooms

CEILING  
MATERIALS:  
sheet rock

FLOOR  
COVERING(S):  
hardwood

DOORS:  
SOLID

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#### 15. FIREPLACE

##### Items

#### 15.0 FYI

Comments: For Your Information

There is one chimney and it is stone and it is off on the rear side.



## 15. FIREPLACE

1 Comments: "R" Place in line for repair

(1) Do not use until the flue vent has been cleaned and evaluated by a chimney sweep. (V), (SR)

(2) The main flue vent has a damper in place at the top of the stack. This should be redesigned so that the damper is on the inside of the fireplace. If it is kept outside then build a shroud on top that will protect the opening when the damper is open. This damper is not working correctly and will need to be serviced. The damper control in the walk in fireplace does not open the damper all the way. This is located in the dining room. This is a gas log system. Repair.



15.1 Picture 1



15.1 Picture 2



15.1 Picture 3. Not lined and can be a problem



15.1 Picture 4. Current damper control



15.1 Picture 5

## 15.2 LIGHTING INSTRUCTIONS FOR A GAS SYSTEM

Comments: For Your Information

When lighting your fireplace we recommend that you use a long nosed gas match. Stand to the right or left of the opening of the fireplace depending on where your gas shut off valve is located but do not stand in front of the opening face on. Light your gas match and insert into the firebox. Hold that in place and slowly turn your gas key to open the valve. Do not release a lot of gas; keep it as low as you can until the gas ignites. At that time you can withdraw the match and adjust the flame to where you are comfortable. (FYI)

Styles & Materials

TOTAL NUMBER OF FIREPLACES:  
ONE

TYPES OF FIREPLACES:  
GAS/LP LOG STARTER

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## 16. KITCHEN

Items

### 16.0 GENERAL

Comments: For Your Information

Request all service records and manuals for all of your kitchen appliances. Ask the seller to walk you through the operations of all systems prior to closing. (SO)

## 16.1 OVEN/COOKTOP/RANGE

Comments: "V" Evaluation. Further research required

All of the igniters come on when one element is set on ignite. This should be checked to verify the operation. Typically each on off switch operates a single element. Verify that this is part of the intended operation.

### Styles & Materials

FLOOR COVERING(S): WOOD	UTILITY ON OR OFF: APPLIANCES NOT TESTED: Power, water, gas is on appliances are not moved during an inspection self-cleaning features on ovens are not tested the effectiveness of dishwasher drying cycles are not confirmed
BUILT IN OVEN: JENN AIRE	OVEN FUEL: gas COOK TOP: JENNAIRE 6 BURNER
MICROWAVE: JENN- AIR	EXHAUST/RANGE HOOD: VENTED DISHWASHER: in place
DISPOSAL: BADGER	REFRIGERATOR: JENN AIR CABINETRY: wood
COUNTER TOPS: CORIAN	SINK: stainless steel SINGLE CORIAN spray nozzle "P" TRAPS: under kitchen sink Air admittance valve in place

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# Minor/maintenance Item Summary



**INeedAnInspector.com**  
**Certified Member**  
**Inspectors Associates, Inc.**

**339 S. Atlanta St**  
**Roswell Georgia**  
**30075**  
**9.17.2013**

**Customer**  
You

**Address**  
9.17.2013  
1060

Atlanta Georgia 30328

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the General Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 4. EXTERIOR

### 4.2 DOORS

"M" Minor Repair

(1) The front door needs to be adjusted. It is binding at the top corner latching side.

#### 4. EXTERIOR



4.2 Picture 1

(2) The door to the shed needs to be adjusted. It is binding.

(3) The balcony at the front bedroom has a sliding screen door and vinyl door. The screen door needs to be lubricated and the channel cleared for easier operation.

#### 4.3 DRAINS

"M" Minor Repair

Around this property there is an underground collection drain system. Need to periodically check to make sure that it is free flowing and clear. There is heavy moisture saturation at the rear right corner of the crawl space and it will be directly related to the downspout in this corner.

#### 4. EXTERIOR

##### 4.5 VEGETATION

"R" Place in line for repair, "V" Evaluation. Further research required

(1) The trees growing up over top of the roofline need to be trimmed back.

(2) There is a bare spot in the front yard towards the middle. It looks like this is where there is some moisture build up and possible erosion. Have the sellers identify



4.5 Picture 1

#### 6. DECKS

##### 6.2 PATIO

"M" Minor Repair

The rear stone on the patio is in need of pressure washing and sealing of the open joints.

#### 7. ATTIC/ INSULATION

##### 7.1 ACCESS

"M" Minor Repair, "R" Place in line for repair

(1) Add insulation and weather stripping to the pull down attic stairs located in the bedroom, wing.



## 7. ATTIC/ INSULATION



7.1 Picture 1

### 7.3 LEAKS

"V" Evaluation. Further research required

There are some water stains at the front change of roof elevations and around the skylight panels to the right of the bedroom wing. Further review when servicing the roof to make sure that there are no active leaks.

### 7.5 STRUCTURAL

"R" Place in line for repair

The ridge to hip connection on this roofline needs bracing and support. This is directly behind the pull down attic space entrance.

## 7. ATTIC/ INSULATION



7.5 Picture 1

## 14. INTERIOR

### 14.2 CEILINGS

"M" Minor Repair, "V" Evaluation. Further research required  
There are two stains in the bedroom ceiling. Rear right corner that cannot be identified. Ask the seller's. This is in the basement.



14.2 Picture 1

### 14.3 DOORS

"M" Minor Repair

(1) Several the hinge pins need to be pushed all the way down on the interior doors. Police all.

(2) Stops on the sliding double doors leading into the master bathroom from the master bedroom and are needed.

## 14. INTERIOR



14.3 Picture 1

(3) The door to the front bedroom drifts. Adjust.



14.3 Picture 2

## 15. FIREPLACE

### 15.1 FIREPLACE

"R" Place in line for repair

(1) Do not use until the flue vent has been cleaned and evaluated by a chimney sweep. (V), (SR)

## 16. KITCHEN

### 16.1 OVEN/COOKTOP/RANGE

"V" Evaluation. Further research required

All of the igniters come on when one element is set on ignite. This should be checked to verify the operation. Typically each on off switch operates a single element. Verify that this is part of the intended operation.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any

suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# General Summary



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**30075**  
**9.17.2013**

**Customer**  
You

**Address**  
9.17.2013  
1060  
Atlanta Georgia

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

3. ROOF

3. EAVE &  
3

"R" Place in line for repair



### 3. ROOF

(2) Repair the wood damage to the beams that extend on the rear right coming off the master bedroom.



3.3 Picture 3

(3) The fascia board at the front left corner has wood rot damage. Repair.

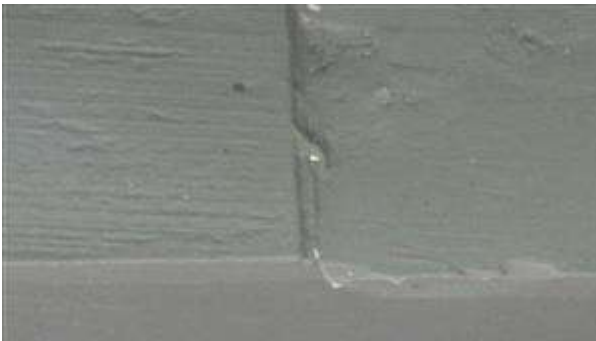


3.3 Picture 4



3.3 Picture 5

(4) Fascia board at the right side just behind the gutter system is damaged and the board should be replaced.



3.3 Picture 6

#### 4. EXTERIOR

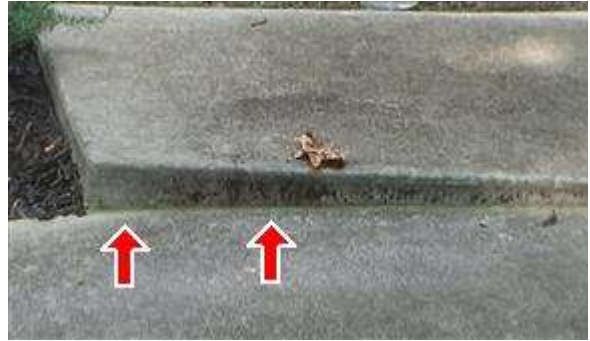
##### 4. DRIVE/WALKWAY

"R" Place in line for repair

The way the stone walkway is tied into the driveway at the front represents a trip hazard. This should be leveled.



4.4 Picture 1



4.4 Picture 2

##### 4.5 VEGETATION

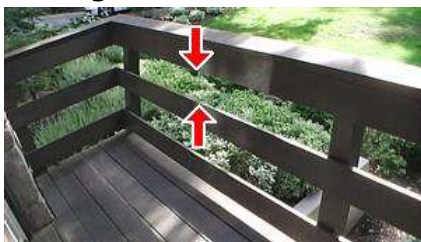
"R" Place in line for repair, "V" Evaluation. Further research required  
(1) The trees growing up over top of the roofline need to be trimmed back.

#### 6. DECKS

##### 6.1 LANDINGS

"R" Place in line for repair

The balcony railing system off the front bedroom left side is greater than 4 inches on center and needs to be redone to reduce all openings to no greater than 4 inches.



6.1 Picture 1

## 7. ATTIC/ INSULATION

### 7.1 ACCESS

"M" Minor Repair, "R" Place in line for repair

(2) The location of the attic pull down stairs makes it very difficult to get into the attic space. Need to find another source of entry to make it easier to access or reverse the direction of the stairs and add some flooring inside the attic space to make it safe for access.

### 7.2 INSULATION

"R" Place in line for repair

Insulation is approximately an R5. Bring this up to a minimum of an R30. Insulation along the knee wall is pretty low and it will need to be increased.



7.2 Picture 1

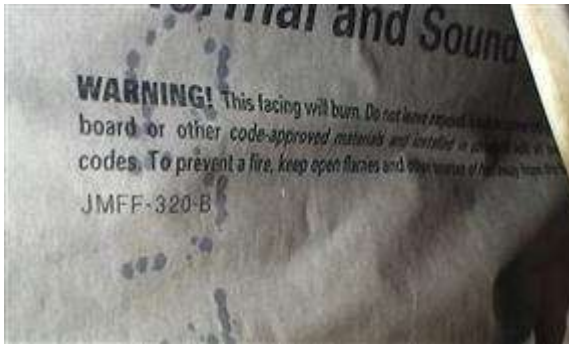
## 13. BASEMENT/ CRAWL

### 13.2 INSULATION

"R" Place in line for repair

The insulation on the wall between the crawl space in the main living space has paper backing and it is exposed. This is labeled as a fire hazard and will need to be dealt with. The entire wall is not fully insulated. Repair. There is no insulation on the ceiling of the crawl space of the attic. All this will need to be corrected.

### 13. BASEMENT/ CRAWL



13.2 Picture 1. exposed paper is a fire hazard



13.2 Picture 2



13.2 Picture 3 missing insulation



13.2 Picture 4 Need insulation under the floor

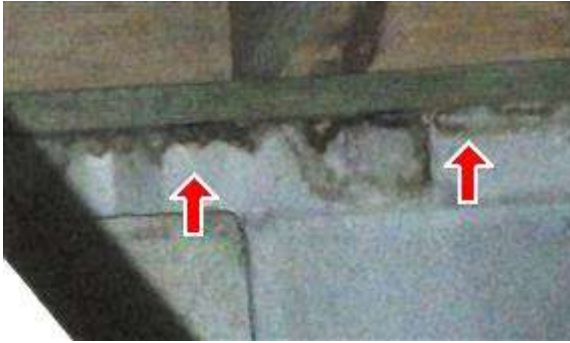
### 13.3 MOISTURE

"V" Evaluation. Further research required

(2) Along the rear block wall at the sole plate there are water stains. This intrusion comes from the exterior due to the patio being higher than the top of the foundation wall. The patio should be lowered or provisions made to install a drainage system to capture the water below the top of the foundation wall on the outside patio

Where there's a lot of water in the inside crawl corner there is a Valley dropping water along with a downspout placing water onto the back patio. Patio is higher than the top of the foundation wall. It is letting water in along the top surface of this soleplate. The same condition exists across the back. It is causing a lot of water intrusion into this area.

### 13. BASEMENT/ CRAWL



13.3 Picture 4



13.3 Picture 5



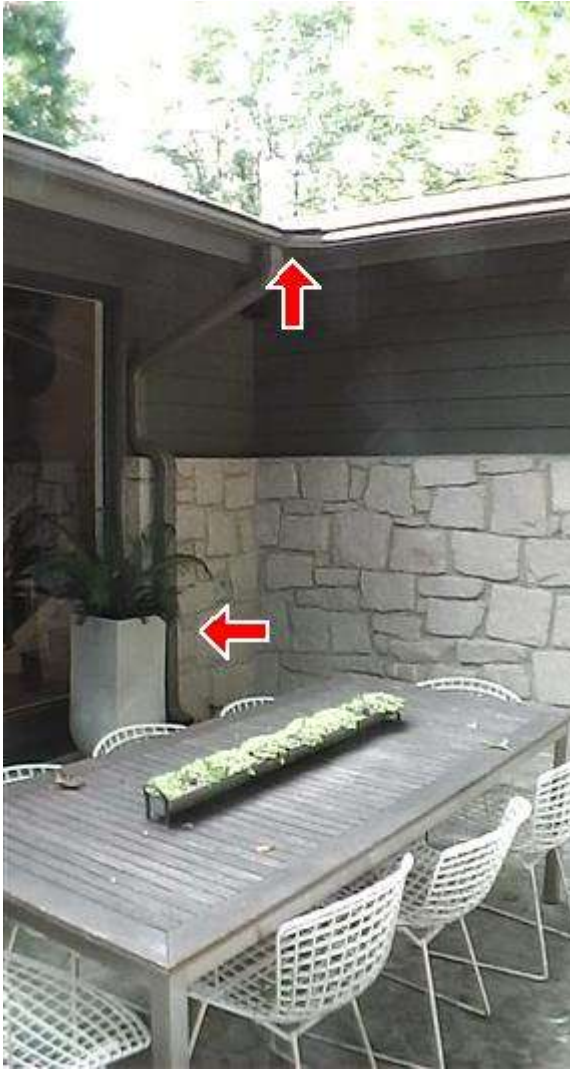
13.3 Picture 6



13.3 Picture 7. Exterior patio is higher than the top of the foundation wall



### 13. BASEMENT/ CRAWL



13.3 Picture 8



13.3 Picture 9. Water collection area brings water into the crawl

(3) There is efflorescence along the front foundation wall behind the furnace. There is an open drain pipe that will need to be cleared and channeled out to make sure that water is draining out. This is where the overflow from the water heater terminates and there's been some past intrusion and moisture in this area. The drain line will need to be cleared and tested to determine where it ends. There is a possibility of water back up depending on where it terminates.



### 13. BASEMENT/ CRAWL



13.3 Picture 10. Efflorescence



13.3 Picture 11. Drain with moisture signs



13.3 Picture 12



13.3 Picture 13. T&P drain line termination



13.3 Picture 14 Efflorescence

(4) The rear right corner foundation wall has been taking in water and there are signs of spores in this area. Repair.

### 13. BASEMENT/ CRAWL



13.3 Picture 15



13.3 Picture 16



13.3 Picture 17. Entry point for water



13.3 Picture 18. Downspout and underground drain located to the rear right corner

### 13. BASEMENT/ CRAWL



13.3 Picture 19 From the outside this is what we are dealing with

(5) Front right corner has dampness and water intrusion. Everything needs to be controlled from the exterior roof through the downspouts and pulled away from the house.



13.3 Picture 20

### 13. BASEMENT/ CRAWL

#### 13.4 SPORES

"R" Place in line for repair

(1) In the crawl space to the rear left corner. There is an open area under a built up wall and there are spores growing along the base. There's been some water intrusion in this area. It is currently dry. Mitigate.



13.4 Picture 1



13.4 Picture 2



13.4 Picture 3 water intrusion area



### 13. BASEMENT/ CRAWL

(2) Behind the electrical panel boxes at the bottom of the stairs are some spores that will need to be mitigated.



13.4 Picture 4



13.4 Picture 5

### 13.5 STRUCTURE

"R" Place in line for repair

There are 4 x 4 posts that are used as additional support. These posts are not bracketed into the concrete floor and are capable of shifting. Repair.



13.5 Picture 1



13.5 Picture 2

### 15. FIREPLACE

#### 15.1 FIREPLACE

"R" Place in line for repair

(2) The main flue vent has a damper in place at the top of the stack. This should be redesigned so that the damper is on the inside of the fireplace. If it is kept outside then build a shroud on top that will protect the opening when the damper is open. This damper is not

## 15. FIREPLACE

working correctly and will need to be serviced. The damper control in the walk in fireplace does not open the damper all the way. This is located in the dining room. This is a gas log system. Repair.



15.1 Picture 1



15.1 Picture 2



15.1 Picture 3. Not lined and can be a problem



## 15. FIREPLACE



15.1 Picture 4. Current damper control



15.1 Picture 5

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not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# Electrical Summary



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## 10. ELECTRICAL

### 10.2 ATTIC

"R" Place in line for repair

The lights do not come on in the attic space. I was unable to locate the switch. Have the seller identify where the switch is located.

### 10.3 BONDING

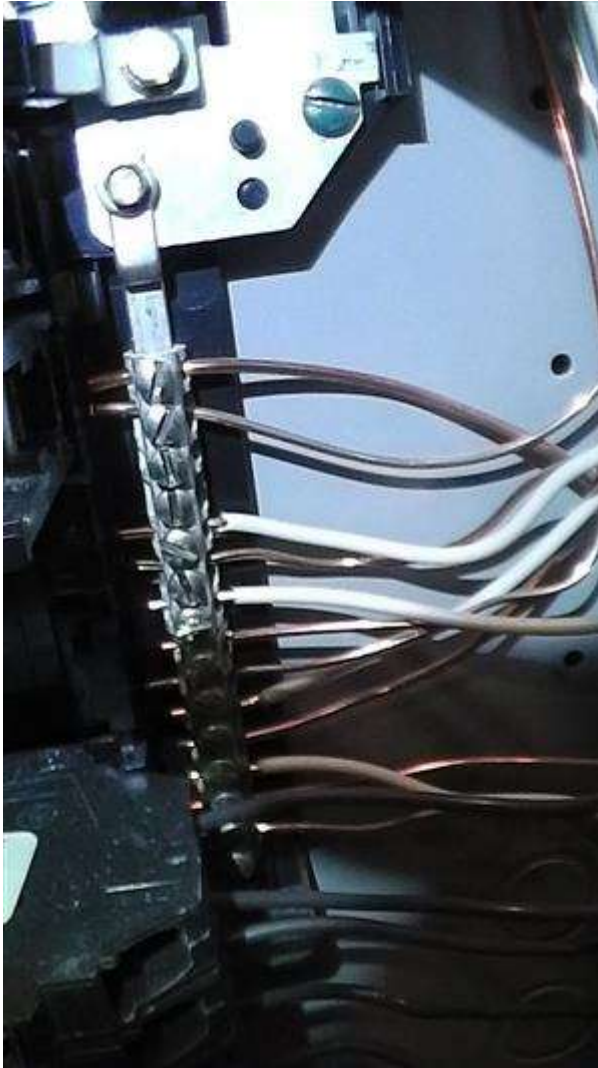
"R" Place in line for repair

(1) The main incoming water line is copper coming through the wall. It is at the front of the house and the pressure regulator valve is located

## 10. ELECTRICAL

here as well. Need to add bonding around the pressure regulator valve.

(2) The electrical panel box is not grounded. Repair. The neutrals and the grounds are combined.



10.3 Picture 1

### 10.4 BREAKERS

"M" Minor Repair

(1) There is a main panel and a sub panel. The breakers are not labeled. Label the breakers.

### 10.5 LIGHTING

"R" Place in line for repair

## 10. ELECTRICAL

The exterior floodlights are missing on the front left corner. Add.



10.5 Picture 1

### 10.6 PANEL SUB

"R" Place in line for repair

The general electric panel box is a 100 amp disconnect sub panel. There are blank spaces not being used in this panel box. The neutrals and the grounds are combined. There is no bonding screw in place. Repair.

### 10.7 SERVICE METER

"R" Place in line for repair

Overhead lines from the street need to be kept clear of branches. Need the power company to clear the branches around the lines.



10.7 Picture 1

## 11. PLUMBING SYSTEMS

### 11.6 SUPPLY

## 11. PLUMBING SYSTEMS

"R" Place in line for repair

(1) The main incoming water line is copper coming through the wall. It is at the front of the house in the crawl space and the pressure regulator valve is located here as well. Need to add bonding around the pressure regulator valve.



11.6 Picture 1

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# Plumbing Summary



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## 11. PLUMBING SYSTEMS

### 11.1 GENERAL

"R" Place in line for repair

- (1) The hot and the cold on the bar sink in the basement is reversed.
- (2) There was no information provided as to if this house was on a sewer line or on a septic system. If it is on a septic then an additional septic inspection should be performed by a septic company.

### 11.3 GAS LINE

## 11. PLUMBING SYSTEMS

Priority. Must be repaired ASAP

Cap the gas line in the laundry room. .



11.3 Picture 1

### 11.4 LAUNDRY

"M" Minor Repair

There is no drip pan in laundry room for the washing machine. Add.

### 11.6 SUPPLY

"R" Place in line for repair

(2) I was unable to get hot water coming through the lines in the powder room after letting it run for 4 minutes. Further evaluation and repair as needed.

### 11.7 T&P VALVE

"R" Place in line for repair, For Your Information

(2)

1. The T&P valve appears to be frozen into position. Have this serviced immediately.
2. Your water heater has a temperature and pressure valve. We do not operate these valves during our inspection due to the high risk of failure and leaks of the valve when tested. Statistically most people never test these valves and few even know it exists. As a result when tested after a few years they are prone to leak. You should make a point of checking your T&P valve every 6 months for operation and leaks. It is also a good practice to have this valve cleaned and serviced every 3 years. Call a plumber if

## 11. PLUMBING SYSTEMS

you experience leaking or a seized condition. (V),  
(M), (FYI)



11.7 Picture 1

## 13. BASEMENT/ CRAWL

### 13. 3 MOISTURE

"V" Evaluation. Further research required

### 13. BASEMENT/ CRAWL

(1) Underneath this rear left corner in the crawl space at the bottom of the foundation wall there is a drain opening. I do not know where it terminates. It should be tested and evaluated. Currently there are some loose stones blocking the drain. Clear and evaluate. All drains of this kind should have a back flow preventer to avoid water intrusion into the interior.



13.3 Picture 1



13.3 Picture 2



13.3 Picture 3 rear  
left corner in the  
crawl

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## Heating Cooling / Summary



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### 8. HEATING SYSTEM

#### 8. 2 EQUIPMENT2

"R" Place in line for repair

There is a secondary furnace system which manufactured by Train it has a safety shutoff valve and a condensate pump. The condensate pump needs to be put into a drain pan. This is a high-efficiency unit with a plastic vent pipe. Manufactured in 1997

## 8. HEATING SYSTEM



8.2 Picture 1



8.2 Picture 2



8.2 Picture 3. Place into a drip pan



8.2 Picture 4



## 8. HEATING SYSTEM



8.2 Picture 5



8.2 Picture 6

## 8.3 FILTERS

"R" Place in line for repair, For Your Information

(2) The filter in the basement is on the return side. It needs to be properly fastened inside the return vent.



8.3 Picture 1



8.3 Picture 2. Not set into place correctly

## 8. HEATING SYSTEM

### 8.4 FLU VENTS

"V" Evaluation. Further research required

The flue vent exits the stack from the crawl space. This will need to be evaluated to make sure there is a protected exit of the gas fumes through the stack.



8.4 Picture 1

# Roof Summary



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3. ROOF

3.  
2 COVER

"R" Place in line for repair

Roof is in need of cleaning and service. Repair damaged shingles,  
replace defective boots.

### 3. ROOF



3.2 Picture 1. full cleaning and service required



3.2 Picture 2

### 3. EAVE & 3

"R" Place in line for repair

(1) On the rear left corner where the Valley is there soffit delamination that will need to be repaired. This is just as you walk out from the family room door.



3.3 Picture 1



3.3 Picture 2

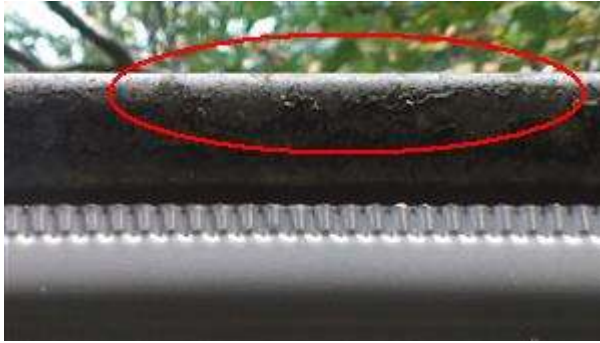
### 3.4 GUTTERS

"R" Place in line for repair

(1) There is no gutter on the left-hand side of this property. I recommend adding a gutter.

(2) The gutter has gutter guards and they need to be cleaned.

### 3. ROOF



3.4 Picture 1

### 3. VALLEYS

"R" Place in line for repair

Valley guard should be installed at the front Valley to the entrance of the house. Front entrance is a protected area. Water spills over top of the Valley termination onto the front stoop during heavy rains.



3.5 Picture 1



3.5 Picture 2. Water currently spills over the valley at the front entrance

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