

# Inspection Report

**Marion Hodges**

**Property Address:**

1234 Main Street  
Acworth GA 30301



**Marion Hodges Home Inspection Services**

**Marion Hodges  
1499 Sylvan Circle  
Brookhaven, GA 30319  
770-572-2808**

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## General Info

**Property Address**

1234 Main Street  
Acworth GA 30301

**Date of Inspection**

10/31/2024

**Report ID**

1234 Main St

**Customer(s)**

Marion Hodges

**Time of Inspection**

09:30 AM

**Real Estate Agent**

## Inspection Details

**Standards of Practice:**

ASHI American Society of Home Inspectors - A copy of the ASHI standards and practices can be downloaded at ASHI.org

**Type of building:**

Single Family (1 story)

**Approximate year built:**

1998

**Temperature:**

70 to 75 degrees

**Weather:**

Clear

**Was water on at time of inspection?:**

Yes

**Was electricity on at time of inspection?:**

Yes

**Was gas on at time of inspection?:**

Yes

## Comment Key & Definitions

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector are based on conditions found at the time of the inspection and should be considered before purchasing this home. The inspector will not be liable for any conditions that change after the inspection. The inspector will not be held liable for any concealed defect or any defect that could not be seen due to seller belongings obstructing view or access. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**1. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



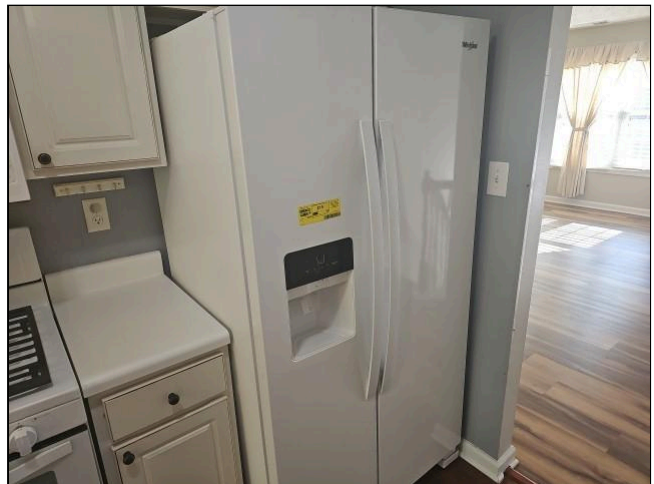
Microwave



Range



Oven



Refrigerator



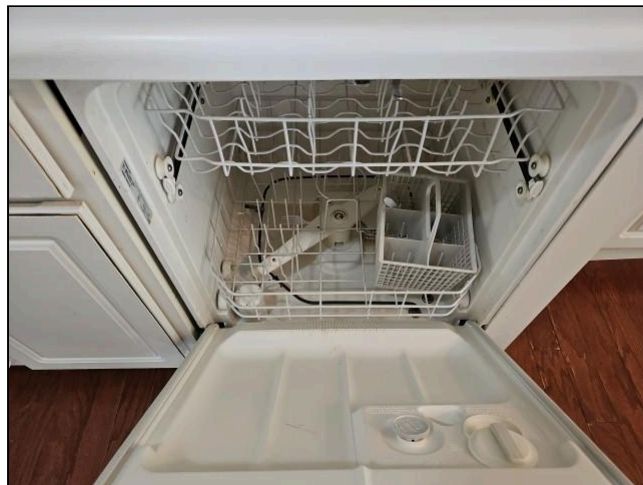
Refrigerator



Disposal



Dishwasher



Dishwasher Completed Wash Cycle

## Styles & Materials

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**Range Manufacturer:**

Whirlpool

**Microwave Manufacturer:**

Whirlpool

**Dishwasher Manufacturer:**

Kenmore


**Refrigerator Manufacturer:**

Whirlpool

## Items

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**1.0 Range****Comments:** Inspected, Repair or Replace

 The range is not secured to the floor with anti tip bracket. Manufacturers recommend installing anti tip brackets as part of the appliance installation. Anti tip brackets need to be installed to prevent range from tipping over when excess force or weight is applied to an open oven door. This is a safety issue. A qualified contractor needs to install anti brackets.

**1.1 Microwave Oven****Comments:** Inspected**1.2 Dishwasher****Comments:** Inspected**1.3 Refrigerator****Comments:** Inspected**1.4 Garbage Disposal****Comments:** Inspected

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The built-in appliances of the home were 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.

## 2. Plumbing Systems

### Items

#### 2.0 Kitchen Sink Fixture(s)

**Comments:** Inspected

#### 2.1 Kitchen Sink Water Supply Lines

**Comments:** Inspected

#### 2.2 Kitchen Sink Drain Stop and Drain Assembly

**Comments:** Inspected

#### 2.3 Lavatory Fixtures

**Comments:** Inspected

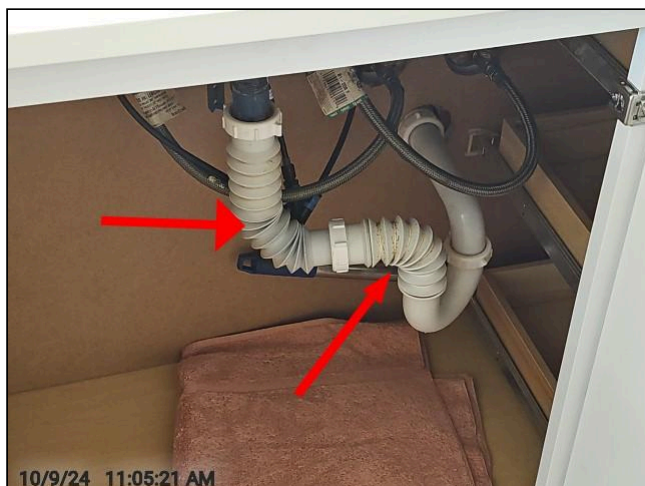
#### 2.4 Lavatory Water Supply Lines

**Comments:** Inspected

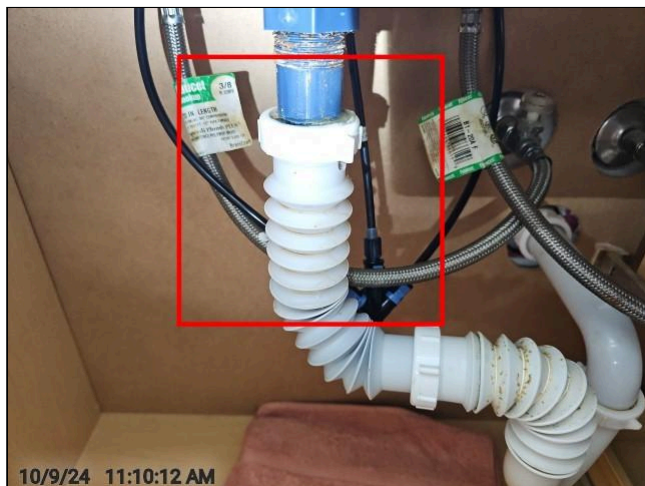
#### 2.5 Lavatory Drain Stop And Drain Assembly

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The sink drain has been retrofitted with flexible drain pipe. All drainage pipes and fittings should be smooth wall material with no ridges, ledges, or bends that will slow down or stop the flow. Flexible pipe has the tendency to clog. A licensed plumbing contractor needs to replace flexible pipe with smooth wall pipe. Location(s): basement bath



- 🏠 (2) The sink drain leaks. A licensed plumbing contractor needs to repair. Location(s): basement bath




- 🏠 (3) The sink is slow draining. A licensed plumbing contractor needs to put sink drain in working order.

Location(s): back bath

**2.6 Toilets**

**Comments:** Inspected, Repair or Replace

 The water to the toilet was off at the time of the inspection. The water was not turned on by the the inspector. A licensed plumbing contractor needs to put the toilet in working order. Location(s): hall bath

**2.7 Tubs and Showers**

**Comments:** Inspected

**2.8 Whirlpool Tub**

**Comments:** Inspected

(1) FYI, GFCI reset for the whirlpool circulation pump. The GFCI should be tested periodically to verify the GFCI will trip and turn circulation pump off.



(2) FYI, Whirlpool tub was operational.

**2.9 Washing Machine Connections**

**Comments:** Inspected

**3. Plumbing Components**

Inspecting sewer lines is beyond the scope of a home inspection. Since the cost to repair or replace these lines are typically significant, we advise you to have the sewer line/s scoped in order to minimize the risk of expensive cost that may be discovered after occupancy.

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.



Water Heater Delivering Heated Water



Water Heater and Thermal Expansion Tank

**Styles & Materials**

**Manufacturer: Approximate Year Manufactured:**

A.O. Smith      Average life expectancy of a water heater is approximately  
10-12 years  
2020

**Capacity:**

50 Gallon

**Energy Source: Water Distribution (inside home):**

Natural gas  
CPVC

**Service Line From Street (where visible):**

CPVC

**Waste Lines: Main Water Cutoff Location:**

PVC      Garage

**Approximate Water Pressure:**

Water pressure is acceptable




## Items

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### 3.0 Water Heater

**Comments:** Inspected, Repair or Replace

-  Signs of a past leak on the water heater. Appears to be from pipe connections. At the time of the inspection there was no leakage. Check with the seller about repairs that were made.



### 3.1 Thermal Expansion Tank Or Device

**Comments:** Inspected

### 3.2 Temperature and Pressure Regulator Valve

**Comments:** Inspected

### 3.3 Vent Pipe

**Comments:** Inspected

### 3.4 Drain, Waste, and Vent Systems


**Comments:** Inspected

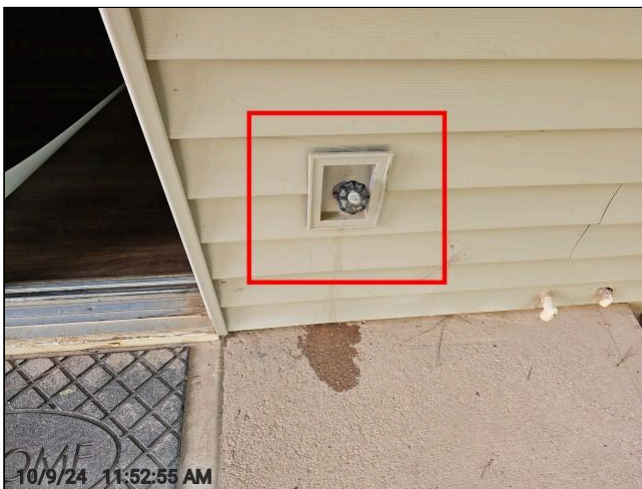
### 3.5 Water Supply and Distribution Systems

**Comments:** Inspected

### 3.6 Exterior Faucets

**Comments:** Inspected, Repair or Replace

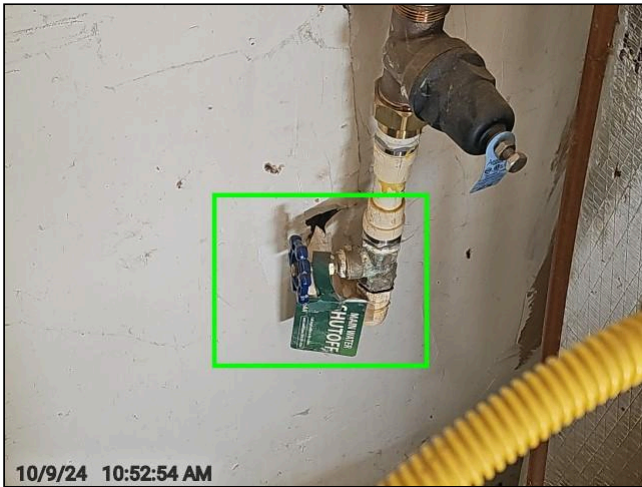
-  The back hose bibb is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The seller should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed.



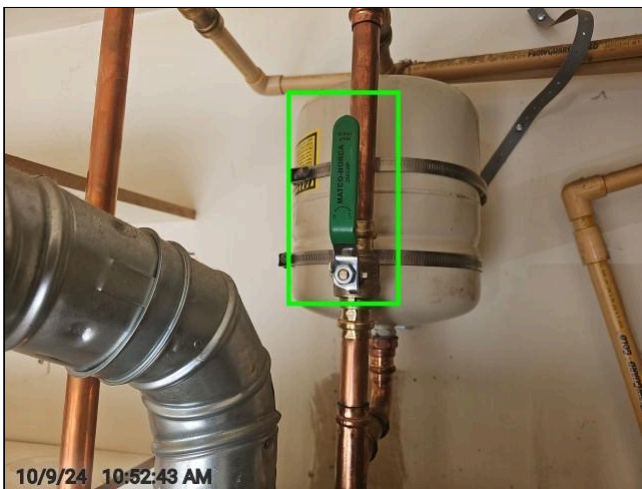
### 3.7 Location Of Main Water Shut Off Valve

**Comments:** Inspected

(1) Location of main water cut off (See Photo).



(2) Location of main water cut off to water heater (See Photo).



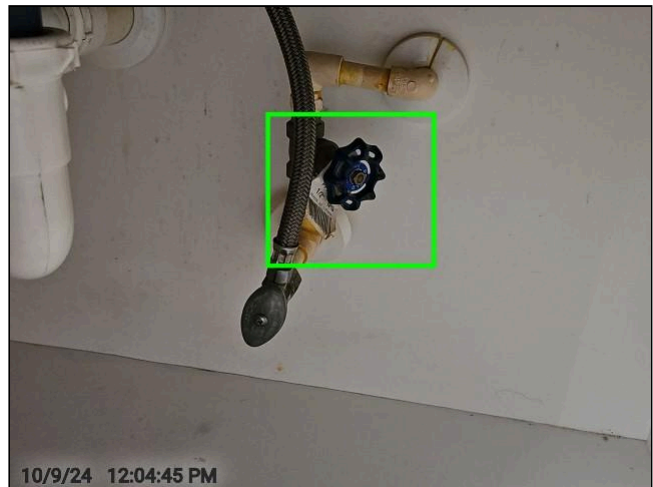
**3.8 Location Exterior Hose Bibb Shut Off Valves**

**Comments:** Inspected

FYI, Location of exterior water faucet shutoff. (See Photo). In the winter time, a good practice is to turn off the water to the exterior faucets and drain exterior faucet to prevent pipe from freezing. This is for your information.



In Kitchen Sink Cabinet



In Hall Bath Sink Cabinet

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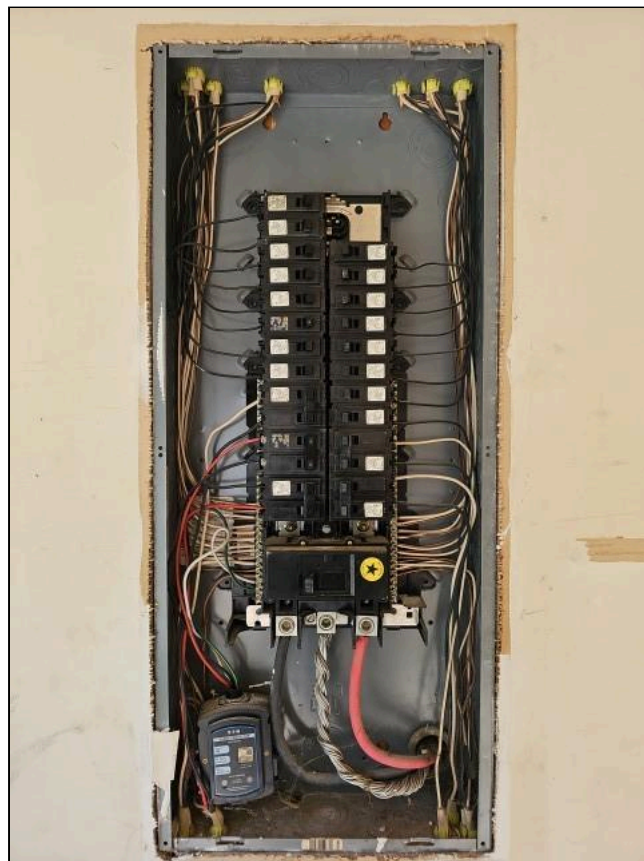
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go undetected. Concealed plumbing leaks that have not saturated the sheetrock cannot be detected during a home inspection. When the water has been off in a dwelling unit past stains on the ceilings or walls can still be active leaks that might not show as active during the inspection. 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.

**4. Electrical Systems**

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.



Main Service Disconnect Breaker and Labeled Panel Front



Distribution Panel

**Styles & Materials**

<b>Location of Distribution Panel:</b> Garage	<b>Location Of Main Service Disconnect:</b> Distribution Panel	<b>Electrical Service Conductors:</b> 120/240 Underground
<b>Service Conductor at Panel:</b> 200 AMP wire feeding panel	<b>Overcurrent Protection:</b> Circuit breakers	<b>Branch Wire 15 and 20 AMP Circuits:</b> Copper
<b>Wiring Methods:</b> Romex	<b>Main Panel Grounding:</b> Rod and pipe electrode	

**Items**

**4.0 Connected Devices (Not every receptacle is tested)**

**Comments:** Inspected

**4.1 Connected Devices (light switches)**


**Comments:** Inspected

**4.2 Connected Devices (junction boxes, wire splices, abandoned wires)**

**Comments:** Inspected

**4.3 Connected Fixtures (interior light fixtures)**

**Comments:** Inspected, Repair or Replace


 Light fixture(s) did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): hall


**4.4 Connected Fixtures (exterior light fixtures)**

**Comments:** Inspected

**4.5 Connected Fixtures (ceiling fans)**

**Comments:** Inspected, Repair or Replace


 (1) Ceiling fan is out of balance. A licensed electrician needs to balance the ceiling fan. Location(s): front left bedroom, basement

 (2) Ceiling fan did not turn on. A licensed electrician needs to put fan in working order. Location(s): basement office

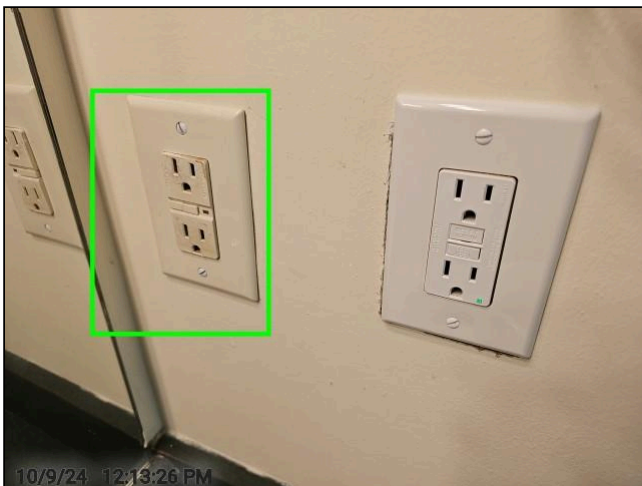


**4.6 GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected, Repair or Replace

 (1) Receptacles are not GFCI protected. A licensed electrician needs to put the receptacle(s) on a GFCI protected circuit. Location(s): basement bath both receptacles

(2) FYI, The GFCI re-set for the hall bath receptacles is in the primary bath.



**4.7 Smoke Detectors**

**Comments:** Inspected, Repair or Replace

- 🏠 To bring smoke detectors up to current code, a smoke detector is needed in every bedroom. There should be a combination smoke and carbon monoxide detector in the hall outside of the bedrooms, and one on each floor of the house including basements and habitable attics. A licensed electrician needs to install smoke detectors and carbon monoxide detectors per current standards.

The purchaser needs to test all smoke and carbon monoxide detectors for operation prior to someone sleeping in the house. Smoke and carbon monoxide detectors tested every month. Batteries need to be replaced every 6 months. Smoke detectors last 7 to 10 years. Carbon monoxide detectors last 6 years.

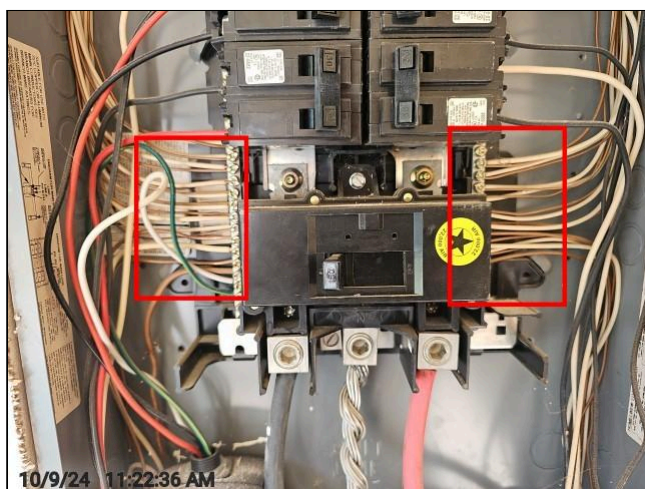
#### 4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

**Comments:** Inspected

#### 4.9 Distribution Panel Box And Disconnect Boxes

**Comments:** Inspected, Repair or Replace

- 🏠 Double tapped neutrals and grounds were observed in the electrical panel on the same bus bar. If the house was built prior to 2002, this was the standard at the time. Current standards are for the neutrals and grounds to be terminated separately on the bus bar. Only one wire should be connected to each terminal. A licensed electrician needs to inspect further and repair.



#### 4.10 Service Entrance Conductors

**Comments:** Inspected

#### 4.11 Electrical Service Grounding

**Comments:** Inspected

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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.

5. Heating and Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.



Condensing Unit



Condensing Unit



Air handler



Vent Pipes From Furnace and Water Heater



Air handler



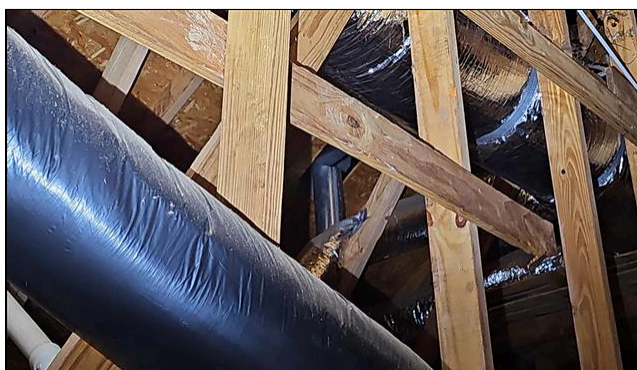
Vent Pipes From Furnace



Vent Pipes From Furnace



Vent Pipes From Furnace and Water Heater



Vent Pipes From Furnace and Water Heater

**Styles & Materials**

<p><b>Heat System</b>  <b>Manufacturer:</b>                  Rheem</p>	<p><b>Approximate Year Heating Equipment Manufactured:</b>                  Average life expectancy of a furnace is approximately 20 years                  Furnaces should be serviced every fall                  1998</p>	<p><b>Number of Heat Systems:</b>                  Two</p>
<p><b>Heating Energy Source: Heat Type:</b>                  Natural gas</p>	<p><b>Heat Type:</b>                  Forced air</p>	<p><b>Ductwork:</b>                  Insulated flex pipe                  Insulated sheet metal</p>
<p><b>Filter Type:</b>                  Disposable</p>	<p><b>Filter Size:</b>                  16x25</p>	<p><b>Location of main fuel shut off:</b>                  At gas meter                  Left side of house</p>
<p><b>Condensing Unit</b>  <b>Manufacturer:</b>                  Rheem</p>	<p><b>Approximate Year Condensing Units Manufactured:</b>                  Average life expectancy of air conditioning equipment is approximately 10 to 15 years                  Service the air conditioning system every spring                  1998</p>	<p><b>Number of Condensing Units:</b>                  Two</p>
<p><b>Cooling Energy Source: Cooling Equipment Type:</b>                  Electric                  Split system</p>	<p><b>Cooling Equipment Type:</b>                  Condensing unit(s)</p>	<p><b>Condensing Unit Size:</b>                  3 ton</p>

**Items**

**5.0 Heating Equipment**

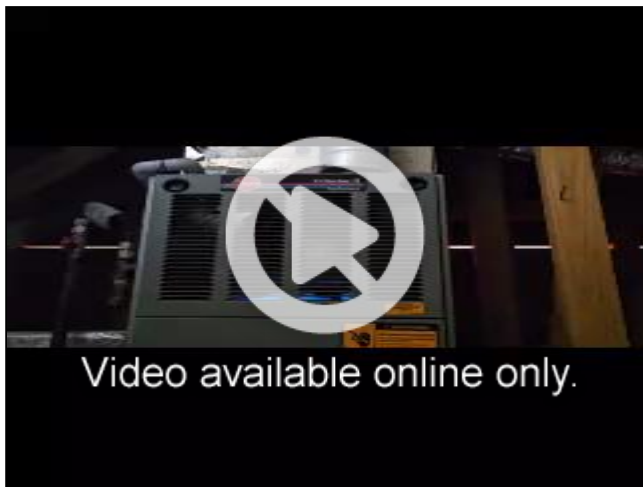
**Comments:** Inspected, Repair or Replace



- (1) The 1999 basement and main level furnace are beyond average life expectancy. The furnaces did start at the time of the inspection. Replacement is recommended due to age. The furnace needs to be safety checked and heat exchanger check for cracks. A licensed heating and air contractor needs to inspect further.



- (2) The induced draft motor on the furnace in the attic is loud. A licensed heating and air contractor needs to inspect further and repair as needed.



**5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)**

**Comments:** Inspected, Repair or Replace

Gas appliances located in a garage or carport should be protected from impact by automobiles. A 48 inch high 4 inch steel column or a floor to ceiling 4x4 pressure treated post should be installed in front of the furnace and water heater for protection. A qualified contractor needs to provide protection from impact.



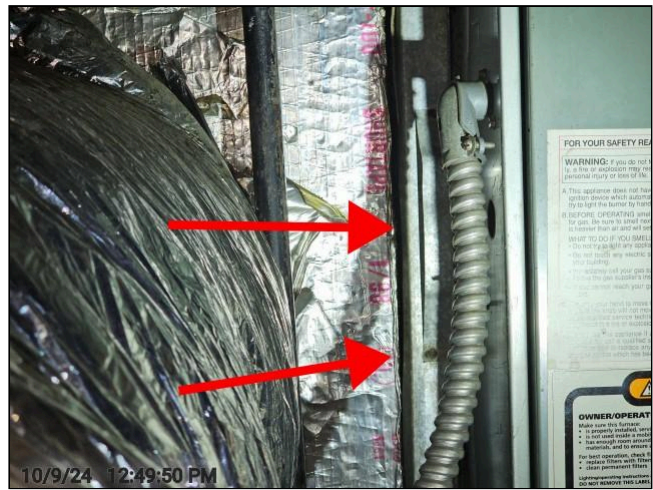
5.2 Gas Shut Off Valves

Comments: Inspected

5.3 Location Of Filters

Comments: Inspected

Location of return air filters (see photo). Filters should be changed every 60 to 90 days. Recommend that the filters be changed once you take possession of the house.



5.4 Furnace Vent Pipe

Comments: Inspected, Repair or Replace

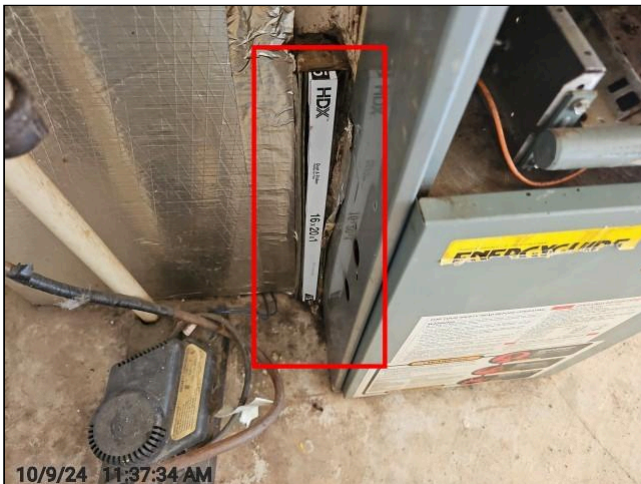
- 🏠 Furnace vent pipe in the attic should have a one inch clearance from combustibles materials. This is a safety issue. A qualified contractor needs to provide a one inch clearance from the felt paper.



### 5.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The filter cover is missing on the furnace in the basement. A licensed heating and air contractor needs to replace the filter cover.



- 🏠 (2) The heating and air ducts need to be professionally cleaned.
- 🏠 (3) The filter(s) need to be replaced.

### 5.6 Cooling And Air Handler Equipment

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The refrigerant line needs to be insulated at the condensing unit. The refrigerant line should be completely insulated. A licensed heating and air contractor needs to insulate the refrigerant line.

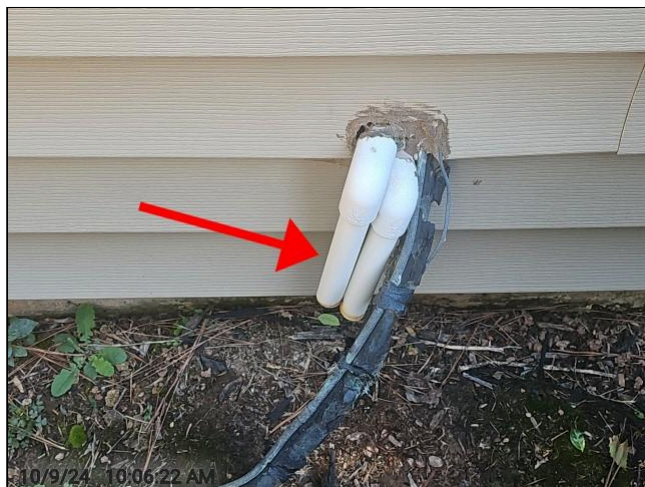


- 🏠 (2) The 1999 basement air conditioning was tested at the supply and return vents. The equipment is beyond life expectancy. The supply air temperature was 54 degrees and the return air temperature was 64 degrees. This indicates that the system is **not** cooling properly and should be inspected, cleaned, and repaired by a licensed heating and air contractor. Replacement is recommended. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
- 🏠 (3) The 1999 main level air conditioning was tested at the supply and return vents. The equipment is beyond life expectancy. The supply air temperature was 60 degrees and the return air temperature was 68 degrees. This indicates that the system is **not** cooling properly and should be inspected, cleaned, and repaired by a licensed heating and air contractor. Replacement is recommended. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

### 5.7 Condensation Drain Lines And Overflow Pan

**Comments:** Inspected, Repair or Replace

- 🏠 The condensate drain lines discharge at or near the foundation. The condensate drain lines should be extended 5 feet from the house. A licensed heating and air contractor needs to repair.



### 5.8 Supply And Return Air Plenum

**Comments:** Inspected

The heating and cooling 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.



## 6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Items


#### 6.0 Doors and Door Locks

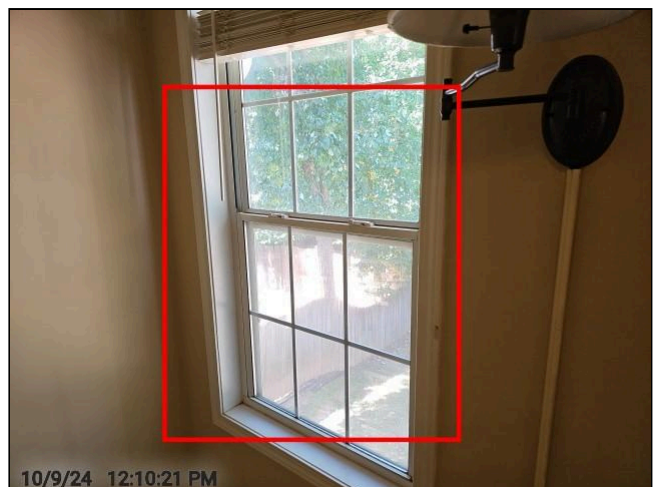
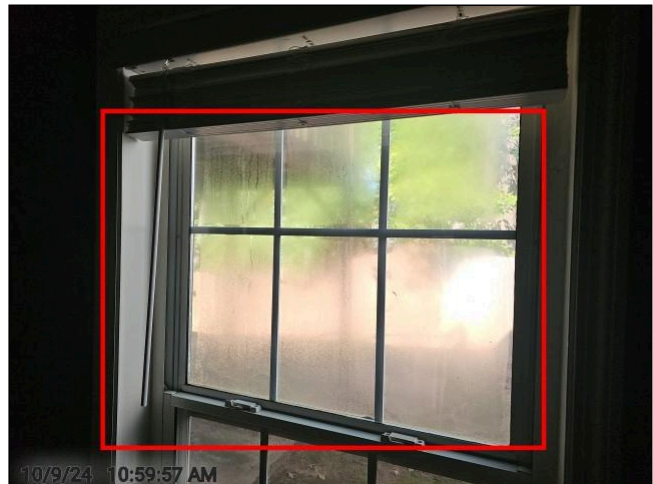
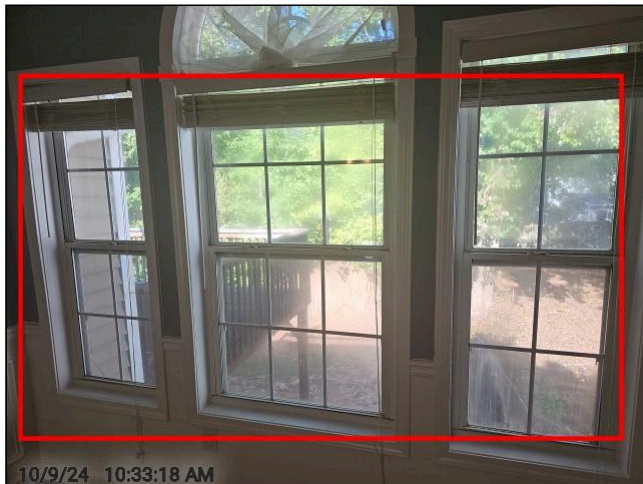
**Comments:** Inspected, Repair or Replace

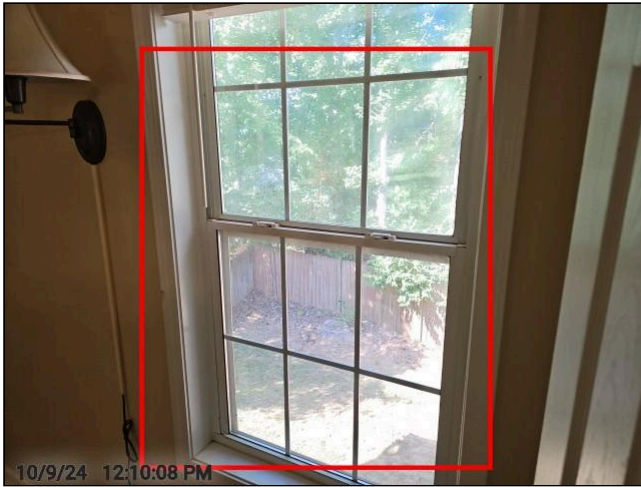
-  (1) Door lock is not installed. Location(s): garage storage room
-  (2) Door binds/rub on the door frame. Location(s): basement bath

#### 6.1 Windows

**Comments:** Inspected, Repair or Replace

-  Insulation seals have failed on windows. A qualified contractor needs to replace failed glass. Location(s): dining room, basement, primary bedroom, window over front door

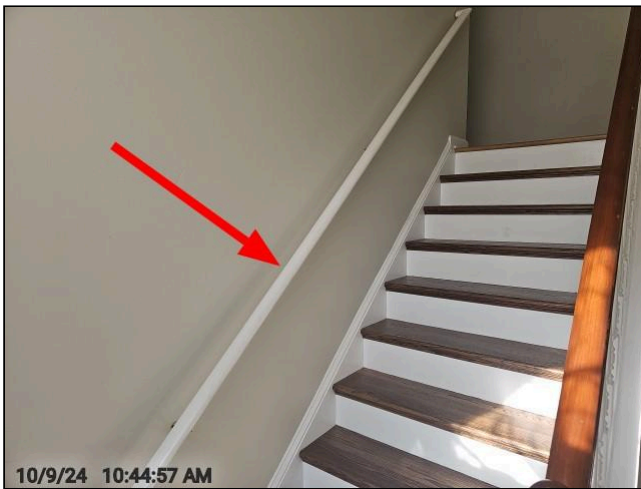




**6.2 Steps, Stairways, Balconies, And Railings**


**Comments:** Inspected, Repair or Replace

 The handrail on the step is loose. A qualified contractor needs to tighten the hand rail.



**6.3 Counters And A Representative Number Of Cabinets**

**Comments:** Inspected, Repair or Replace

 The cabinet base is rotten/water damaged. A qualified contractor needs to replace cabinet base. Location(s): kitchen




**6.4 Bathroom Caulking and Tile**

**Comments:** Inspected

### 6.5 Ceilings, Walls, And Floors


**Comments:** Inspected, Repair or Replace

-  Hole in the sheetrock needs to be repaired. A qualified contractor needs to repair sheetrock and paint to match existing. Location(s): basement bath



### 6.6 Attic Access

**Comments:** Inspected, Repair or Replace

-  The attic stair unit needs to be replaced. The hinges and springs are close to breaking. A qualified contractor needs to install a new attic stair unit.



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The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.

**7. Garage**

The home inspector shall: 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: Garage door operator remote control transmitters; Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Garage Door and Operator Operational

**Styles & Materials**

**Garage Door Material:**  
Metal

**Garage Doors:**  
2 automatic doors


**Items**

**7.0 Garage Door Operator**

**Comments:** Inspected

**7.1 Garage Door**

**Comments:** Inspected, Repair or Replace

 Casing is rotten. A qualified contractor needs to replace rotten casing. Location(s): garage doors



**7.2 Garage Floor**

**Comments:** Inspected

**7.3 Garage Walls And Ceiling**

**Comments:** Inspected



**7.4 Occupant Door From Garage To Inside Home**

**Comments:** Inspected

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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.

**8. Insulation And Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Insulation View



Insulation View

**Styles & Materials**

**Bathroom Ventilation:**

Fan

**Dryer Power Source:**

220 Electric

3 Prong dryer plug needed with dryer

**Attic Insulation:**

Loose fill

R-30

**Attic Ventilation:**

Continuous ridge vent

Soffit vents

**Basement Wall Insulation:**

R-13 Batts


**Floor System Insulation:**

R-19

**Items**

**8.0 Bathroom Venting Systems**


**Comments:** Inspected, Repair or Replace

 The exhaust fan motor and vent cover louvers need to be cleaned. A qualified contractor needs to clean exhaust fan motor and vent cover louvers. Location(s): basement bath



**8.1 Laundry Venting System**

**Comments:** Inspected, Repair or Replace

-  The dryer duct pipe needs to be cleaned out from duct termination back to the dryer. Dryer duct pipe needs to be cleaned out every year. A qualified contractor needs to repair.

## 8.2 Insulation In Attic

**Comments:** Inspected

## 8.3 Ventilation Of Attic

**Comments:** Inspected

## 8.4 Insulation Under Floor System and Exposed Walls

**Comments:** Inspected

## 8.5 Ventilation Of Foundation Areas

**Comments:** Inspected

---

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

## 9. Decks And Porches

### Items

#### 9.0 Hand Rails, Pickets, Decking

**Comments:** Inspected, Repair or Replace

- 🏠 (1) There are pickets on the front porch that are not nailed down. A qualified contractor needs to nail pickets.



- 🏠 (2) Decking on the deck needs to be replaced. The decking is close failure. A qualified contractor needs to replace all decking.



- 🏠 (3) The guardrail on the deck is not stable. A qualified contractor needs to repair or replace the guardrail as needed.



**9.1 Deck Or Porch Floor Joist System**

**Comments:** Inspected, Repair or Replace

- 🏠 The outside ledger board has separated from the joist on the front porch. This is a safety issue. A qualified contractor needs to tighten all joist connections to both the inside ledger board and outside ledger board. Add additional support if needed.



**9.2 Deck Flashing And Attachment To Home**

**Comments:** Inspected

**9.3 Deck And Porch Stairs**

**Comments:** Inspected

**9.4 Structural Support Columns Of Decks And Porches**

**Comments:** Inspected

**10. Structural Components**

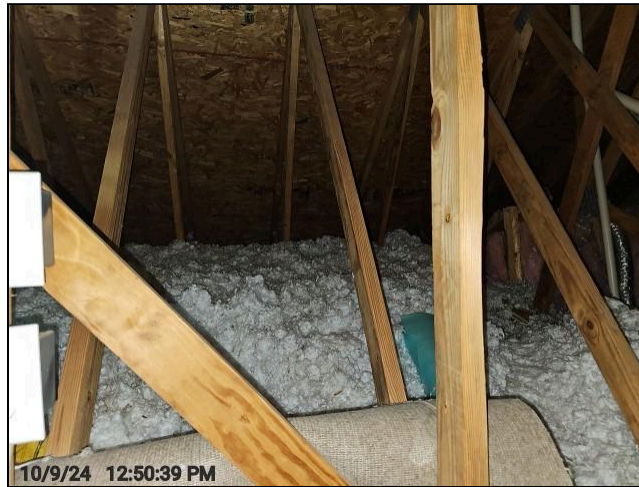
The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Roof Structure



Roof Structure



Roof Structure

**Styles & Materials**

**Attic info:**

- Pull down stairs
- Light in attic
- Minimal storage

**Roof-Type:**

- Gable

**Floor Structure:**

- Engineered floor joists

**Method used to observe attic:**

- From entry
- Inaccessible

**Foundation:**

- Basement
- Slab

**Wall Structure:**

- 2x4 Wood studs

**Roof Structure:**

- Engineered wood trusses
- Lateral bracing
- OSB board roof decking

**Columns or Piers:**

- Supporting walls

## Items

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### 10.0 Foundation, Basements And Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

### 10.1 Walls (Structural)

**Comments:** Inspected

### 10.2 Columns Or Piers


**Comments:** Inspected

### 10.3 Floors (Structural)

**Comments:** Inspected

### 10.4 Roof Structure And Attic

**Comments:** Inspected, Repair or Replace

 The attic was viewed on a ladder from the attic stair opening due to the unsafe attic stair unit. Some deficiencies if existing could go undetected.

---

The structure 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.


**11. Grounds**

The home inspector shall observe: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: 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**

**11.0 Driveways**

**Comments:** Inspected, Repair or Replace

 All cracks in the driveway need to be sealed with a concrete sealant.



**11.1 Walkways**

**Comments:** Inspected

**11.2 Grading and Drainage**


**Comments:** Inspected

**11.3 Vegetation And Trees (With respect to their effect on the condition of the building)**

**Comments:** Inspected

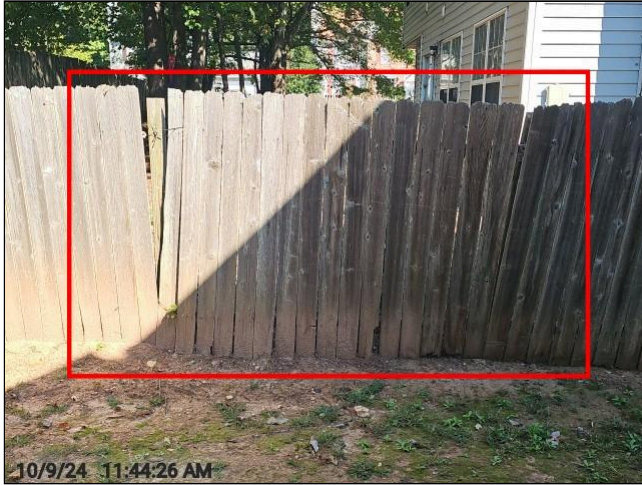
**11.4 Fence**

**Comments:** Inspected, Repair or Replace

 The fence needs to be repaired or replaced where damaged. A qualified contractor needs to repair or replace.







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The grounds of the home were 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.

**12. 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.



Left Elevation



Right Elevation

**Styles & Materials**

**Exterior Wall Cladding:**

Hard coat stucco  
Vinyl siding

**Soffit and Eaves:**

Aluminum  
Vinyl

**Windows:**

Thermal insulated windows  
Tilt feature  
Single hung


**Items**

**12.0 Eaves, Soffits, And Fascias**

**Comments:** Inspected

**12.1 Siding And Siding Related Trim**

**Comments:** Inspected, Repair or Replace

 The siding and trim needs to be pressure washed. Pictures are examples. A qualified contractor needs to pressure wash the siding.



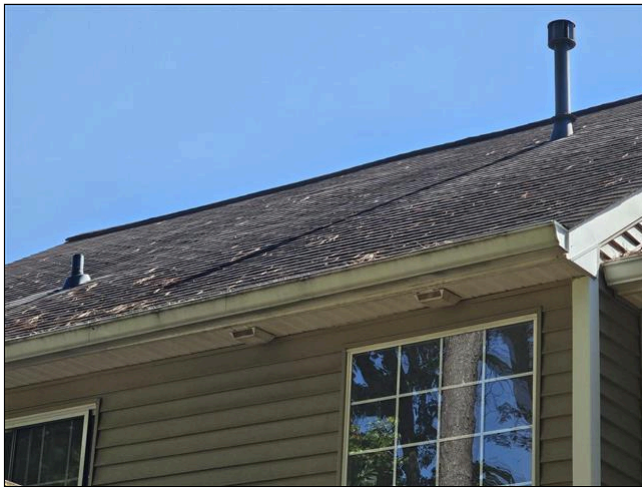
**12.2 Brick, Stone, Stucco, Or Rock****Comments:** Inspected**12.3 Doors (Exterior)****Comments:** Inspected**12.4 Windows****Comments:** Inspected**12.5 Steps****Comments:** Inspected

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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.

**13. Roofing, Gutters, Fireplace**

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.



**Styles & Materials**

**Roof Covering:**

Asphalt Composition Shingles

**Viewed roof**

**covering from:**

Ground

**Approximate age of roof:**

Approximate life expectancy of 3 tab shingles is 17 to 20 years  
8 years

**Chimney type:**

Prefabricated metal chimney chase enclosed by wood framing

**Fireplace type:**

Factory built  
Gas logs natural draft

**Number of fireplaces:**

One

**Items**

**13.0 Roof Coverings**

**Comments:** Inspected, Repair or Replace

🏠 (1) There are uplifted shingles on the roof. Picture(s) are examples. A qualified roofer needs to repair.



(2) A couple of roof repairs were noted on the front roof.



**13.1 Flashing**

**Comments:** Inspected

**13.2 Roof Penetrations**

**Comments:** Inspected

The plumbing boots on the roof have been replaced.

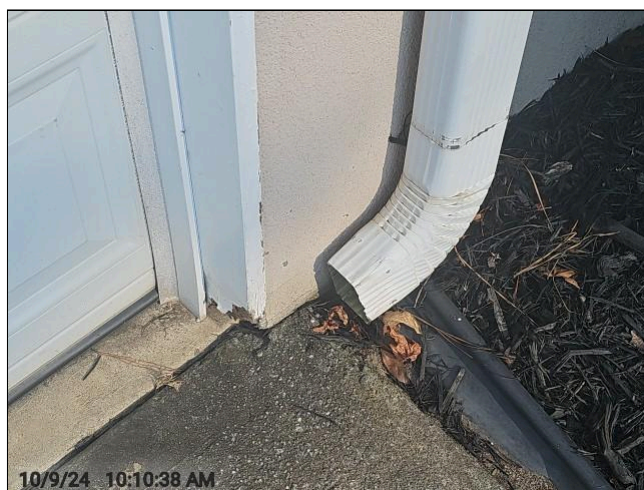
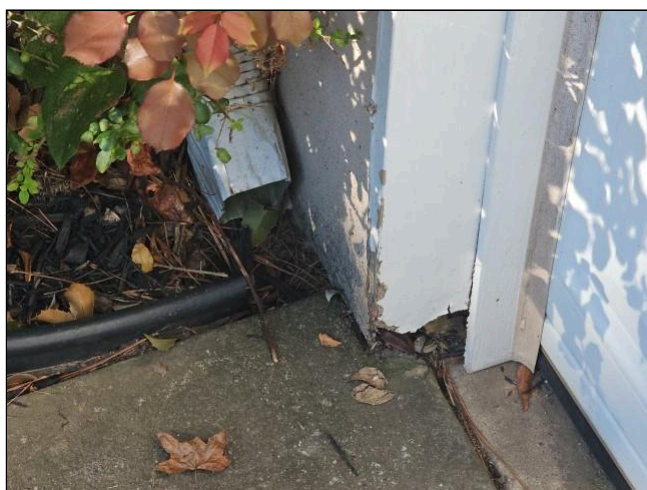




### 13.3 Gutter Drainage Systems

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The downspouts beside the garage doors need to be turned to drain away from the house. The drainage has caused the rot at the garage doors. A qualified contractor needs to repair.



- 🏠 (2) The gutters and downspouts need to be cleaned.

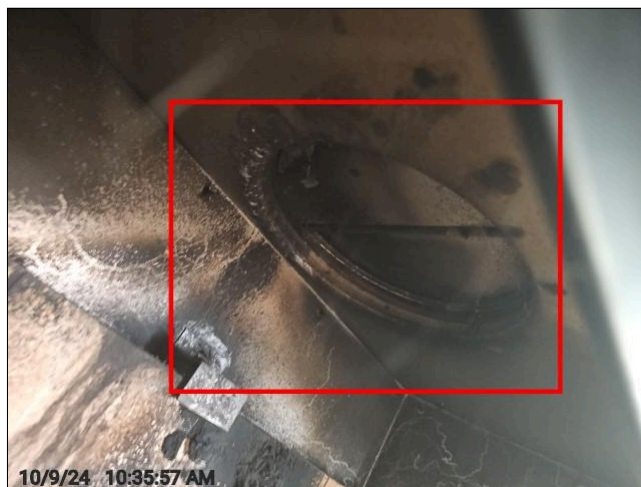
### 13.4 Chimney and Fireplace

**Comments:** Inspected, Repair or Replace

- 🏠 (1) A qualified chimney sweep contractor needs to clean the chimney flue, leak test the gas valve, test the gas logs for operation and correct installation. The inspector does not operate gas valves that are turned off. Leak checking gas valves is part of a standard chimney cleaning. Repairs made as needed.

The fuel source for the fireplace is gas logs. The damper on the fireplace needs to be locked in the full open position for ventilation when burning gas logs. This is a safety issue. A qualified contractor needs to lock vent in full open position.

Soot was observed on the gas logs. Soot can be a sign of a ventilation issue. A qualified contractor needs to inspect further and repair.



- 🏠 (2) The gas line opening into the firebox is not sealed. The opening should be sealed with refractory sealant to prevent back drafting of heat. A qualified contractor needs to seal opening around gas pipe.



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.


## 14. Pest, Termite, and Wildlife

### Items

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#### 14.0 Pest, Termite, and Wildlife Concerns

**Comments:** Not Inspected

-  Your home inspection does not include a pest, termite, or wildlife inspection. These inspections are outside the scope of ASHI standards and practices. Any comments or lack thereof in the report are not a part of an in depth inspection. We are not licensed in Georgia or trained as pest, termite, or wildlife inspectors. We recommend with any real estate transaction that you have a pest, termite, and wildlife inspection by a State of Georgia licensed contractor.



## General Summary

### Marion Hodges Home Inspection Services

**1499 Sylvan Circle  
Brookhaven, GA 30319  
770-572-2808**

**Customer**  
Marion Hodges


**Address**  
1234 Main Street  
Acworth GA 30301

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

## 1. Built-In Kitchen Appliances

### 1.0 Range




#### Inspected, Repair or Replace

-  The range is not secured to the floor with anti tip bracket. Manufacturers recommend installing anti tip brackets as part of the appliance installation. Anti tip brackets need to be installed to prevent range from tipping over when excess force or weight is applied to an open oven door. This is a safety issue. A qualified contractor needs to install anti brackets.

## 2. Plumbing Systems


### 2.5 Lavatory Drain Stop And Drain Assembly

#### Inspected, Repair or Replace

-  (1) The sink drain has been retrofitted with flexible drain pipe. All drainage pipes and fittings should be smooth wall material with no ridges, ledges, or bends that will slow down or stop the flow. Flexible pipe has the tendency to clog. A licensed plumbing contractor needs to replace flexible pipe with smooth wall pipe. Location(s): basement bath
-  (2) The sink drain leaks. A licensed plumbing contractor needs to repair. Location(s): basement bath
-  (3) The sink is slow draining. A licensed plumbing contractor needs to put sink drain in working order. Location(s): back bath

### 2.6 Toilets


#### Inspected, Repair or Replace

-  The water to the toilet was off at the time of the inspection. The water was not turned on by the the inspector. A licensed plumbing contractor needs to put the toilet in working order. Location(s): hall bath

### 3. Plumbing Components


#### 3.0 Water Heater

##### Inspected, Repair or Replace

-  Signs of a past leak on the water heater. Appears to be from pipe connections. At the time of the inspection there was no leakage. Check with the seller about repairs that were made.

#### 3.6 Exterior Faucets


##### Inspected, Repair or Replace

-  The back hose bibb is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The seller should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed.

### 4. Electrical Systems



#### 4.3 Connected Fixtures (interior light fixtures)

##### Inspected, Repair or Replace

-  Light fixture(s) did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): hall


#### 4.5 Connected Fixtures (ceiling fans)

##### Inspected, Repair or Replace

-  (1) Ceiling fan is out of balance. A licensed electrician needs to balance the ceiling fan. Location(s): front left bedroom, basement
-  (2) Ceiling fan did not turn on. A licensed electrician needs to put fan in working order. Location(s): basement office


#### 4.6 GFCI (Ground Fault Circuit Interrupters)

##### Inspected, Repair or Replace

-  (1) Receptacles are not GFCI protected. A licensed electrician needs to put the receptacle(s) on a GFCI protected circuit. Location(s): basement bath both receptacles

#### 4.7 Smoke Detectors


##### Inspected, Repair or Replace

-  To bring smoke detectors up to current code, a smoke detector is needed in every bedroom. There should be a combination smoke and carbon monoxide detector in the hall outside of the bedrooms, and one on each floor of the house including basements and habitable attics. A licensed electrician needs to install smoke detectors and carbon monoxide detectors per current standards.

The purchaser needs to test all smoke and carbon monoxide detectors for operation prior to someone sleeping in the house. Smoke and carbon monoxide detectors tested every month. Batteries need to be replaced every 6 months. Smoke detectors last 7 to 10 years. Carbon monoxide detectors last 6 years.

#### 4.9 Distribution Panel Box And Disconnect Boxes



##### Inspected, Repair or Replace

-  Double tapped neutrals and grounds were observed in the electrical panel on the same bus bar. If the house was built prior to 2002, this was the standard at the time. Current standards are for the neutrals and grounds to be terminated separately on the bus bar. Only one wire should be connected to each terminal. A licensed electrician needs to inspect further and repair.

## 5. Heating and Air Conditioning


### 5.0 Heating Equipment

#### Inspected, Repair or Replace

-  (1) The 1999 basement and main level furnace are beyond average life expectancy. The furnaces did start at the time of the inspection. Replacement is recommended due to age. The furnace needs to be safety checked and heat exchanger check for cracks. A licensed heating and air contractor needs to inspect further.
-  (2) The induced draft motor on the furnace in the attic is loud. A licensed heating and air contractor needs to inspect further and repair as needed.


### 5.1 Gas Piping (Exposed gas piping at water heaters, furnaces, and kitchen appliances inspected for leaks)

#### Inspected, Repair or Replace

-  Gas appliances located in a garage or carport should be protected from impact by automobiles. A 48 inch high 4 inch steel column or a floor to ceiling 4x4 pressure treated post should be installed in front of the furnace and water heater for protection. A qualified contractor needs to provide protection from impact.




### 5.4 Furnace Vent Pipe

#### Inspected, Repair or Replace

-  Furnace vent pipe in the attic should have a one inch clearance from combustible materials. This is a safety issue. A qualified contractor needs to provide a one inch clearance from the felt paper.




### 5.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected, Repair or Replace

-  (1) The filter cover is missing on the furnace in the basement. A licensed heating and air contractor needs to replace the filter cover.
-  (2) The heating and air ducts need to be professionally cleaned.
-  (3) The filter(s) need to be replaced.


### 5.6 Cooling And Air Handler Equipment

#### Inspected, Repair or Replace

-  (1) The refrigerant line needs to be insulated at the condensing unit. The refrigerant line should be completely insulated. A licensed heating and air contractor needs to insulate the refrigerant line.
-  (2) The 1999 basement air conditioning was tested at the supply and return vents. The equipment is beyond life expectancy. The supply air temperature was 54 degrees and the return air temperature was 64 degrees. This indicates that the system is **not** cooling properly and should be inspected, cleaned, and repaired by a licensed heating and air contractor. Replacement is recommended. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.
-  (3) The 1999 main level air conditioning was tested at the supply and return vents. The equipment is beyond life expectancy. The supply air temperature was 60 degrees and the return air temperature was 68 degrees. This indicates that the system is **not** cooling properly and should be inspected, cleaned, and repaired by a licensed heating and air contractor. Replacement is recommended. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

### 5.7 Condensation Drain Lines And Overflow Pan



#### Inspected, Repair or Replace

-  The condensate drain lines discharge at or near the foundation. The condensate drain lines should be extended 5 feet from the house. A licensed heating and air contractor needs to repair.


## 6. Interiors

### 6.0 Doors and Door Locks

**Inspected, Repair or Replace**

-  (1) Door lock is not installed. Location(s): garage storage room
-  (2) Door binds/rub on the door frame. Location(s): basement bath


**6.1 Windows****Inspected, Repair or Replace**

-  Insulation seals have failed on windows. A qualified contractor needs to replace failed glass. Location(s): dining room, basement, primary bedroom, window over front door


**6.2 Steps, Stairways, Balconies, And Railings****Inspected, Repair or Replace**

-  The handrail on the step is loose. A qualified contractor needs to tighten the hand rail.


**6.3 Counters And A Representative Number Of Cabinets****Inspected, Repair or Replace**

-  The cabinet base is rotten/water damaged. A qualified contractor needs to replace cabinet base. Location(s): kitchen

**6.5 Ceilings, Walls, And Floors****Inspected, Repair or Replace**


-  Hole in the sheetrock needs to be repaired. A qualified contractor needs to repair sheetrock and paint to match existing. Location(s): basement bath

**6.6 Attic Access****Inspected, Repair or Replace**

-  The attic stair unit needs to be replaced. The hinges and springs are close to breaking. A qualified contractor needs to install a new attic stair unit.


## 7. Garage

**7.1 Garage Door****Inspected, Repair or Replace**


-  Casing is rotten. A qualified contractor needs to replace rotten casing. Location(s): garage doors

## 8. Insulation And Ventilation

**8.0 Bathroom Venting Systems****Inspected, Repair or Replace**


-  The exhaust fan motor and vent cover louvers need to be cleaned. A qualified contractor needs to clean exhaust fan motor and vent cover louvers. Location(s): basement bath



**8.1 Laundry Venting System****Inspected, Repair or Replace**

-  The dryer duct pipe needs to be cleaned out from duct termination back to the dryer. Dryer duct pipe needs to be cleaned out every year. A qualified contractor needs to repair.

## 9. Decks And Porches


**9.0 Hand Rails, Pickets, Decking****Inspected, Repair or Replace**

-  (1) There are pickets on the front porch that are not nailed down. A qualified contractor needs to nail pickets.

-  (2) Decking on the deck needs to be replaced. The decking is close failure. A qualified contractor needs to replace all decking.
-  (3) The guardrail on the deck is not stable. A qualified contractor needs to repair or replace the guardrail as needed.

### 9.1 Deck Or Porch Floor Joist System


#### Inspected, Repair or Replace

-  The outside ledger board has separated from the joist on the front porch. This is a safety issue. A qualified contractor needs to tighten all joist connections to both the inside ledger board and outside ledger board. Add additional support if needed.

## 10. Structural Components

### 10.4 Roof Structure And Attic


#### Inspected, Repair or Replace

-  The attic was viewed on a ladder from the attic stair opening due to the unsafe attic stair unit. Some deficiencies if existing could go undetected.

## 11. Grounds


### 11.0 Driveways

#### Inspected, Repair or Replace

-  All cracks in the driveway need to be sealed with a concrete sealant.

### 11.4 Fence


#### Inspected, Repair or Replace

-  The fence needs to be repaired or replaced where damaged. A qualified contractor needs to repair or replace.

## 12. Exterior

### 12.1 Siding And Siding Related Trim

#### Inspected, Repair or Replace

-  The siding and trim needs to be pressure washed. Pictures are examples. A qualified contractor needs to pressure wash the siding.

## 13. Roofing, Gutters, Fireplace



### 13.0 Roof Coverings

#### Inspected, Repair or Replace

-  (1) There are uplifted shingles on the roof. Picture(s) are examples. A qualified roofer needs to repair.


### 13.3 Gutter Drainage Systems

#### Inspected, Repair or Replace

-  (1) The downspouts beside the garage doors need to be turned to drain away from the house. The drainage has caused the rot at the garage doors. A qualified contractor needs to repair.
-  (2) The gutters and downspouts need to be cleaned.

### 13.4 Chimney and Fireplace


#### Inspected, Repair or Replace

-  (1) A qualified chimney sweep contractor needs to clean the chimney flue, leak test the gas valve, test the gas logs for operation and correct installation. The inspector does not operate gas valves that

are turned off. Leak checking gas valves is part of a standard chimney cleaning. Repairs made as needed.

The fuel source for the fireplace is gas logs. The damper on the fireplace needs to be locked in the full open position for ventilation when burning gas logs. This is a safety issue. A qualified contractor needs to lock vent in full open position.


Soot was observed on the gas logs. Soot can be a sign of a ventilation issue. A qualified contractor needs to inspect further and repair.

-  (2) The gas line opening into the firebox is not sealed. The opening should be sealed with refractory sealant to prevent back drafting of heat. A qualified contractor needs to seal opening around gas pipe.

## 14. Pest, Termite, and Wildlife

### 14.0 Pest, Termite, and Wildlife Concerns

#### Not Inspected

-  Your home inspection does not include a pest, termite, or wildlife inspection. These inspections are outside the scope of ASHI standards and practices. Any comments or lack thereof in the report are not a part of an in depth inspection. We are not licensed in Georgia or trained as pest, termite, or wildlife inspectors. We recommend with any real estate transaction that you have a pest, termite, and wildlife inspection by a State of Georgia licensed contractor.

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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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**Marion Hodges Home Inspection Services**

**Marion Hodges**

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