

Inspection Report

Property Address:

2345 Main St

GA



Marion Hodges Home Inspection Services

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

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Marion Hodges Home Inspection Services

General Info

Property Address

2345 Main St
GA

Date of Inspection

9/30/2024

Report ID**Customer(s)****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

In Attendance:

Inspector, Customer, Customer's Agent

Type of building:

Single Family (1 story)

Approximate year built:

2024

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.



Surface Unit



Exhaust Vent



Microwave



Microwave Temperature



Ovens



Lower Oven Temperature



Upper Oven Temperature



Dishwasher

Styles & Materials

Surface Unit Manufacturer:

Frigidaire

Oven Manufacturer:

Frigidaire

Microwave Manufacturer:

Frigidaire

Dishwasher Manufacturer:

Frigidaire

Items

1.0 Surface Unit

Comments: Inspected

1.1 Oven

Comments: Inspected

1.2 Exhaust Vent

Comments: Inspected

1.3 Microwave Oven

Comments: Inspected

1.4 Dishwasher

Comments: Inspected, Repair or Replace

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🏠 Buyer request that the dishwasher line be secured to the cabinet to prevent line from rattling/moving.



1.5 Refrigerator

Comments: Not Present

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

2.6 Toilets

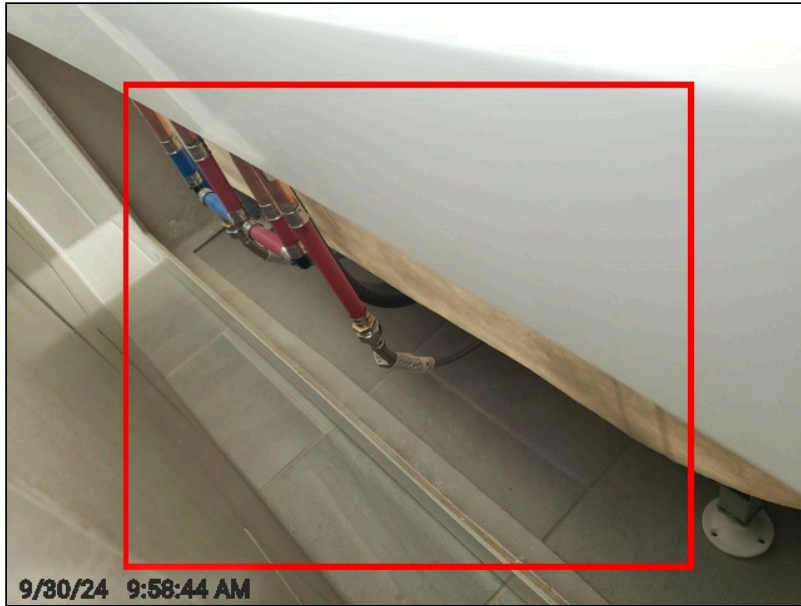
Comments: Inspected

2.7 Tubs and Showers

Comments: Inspected, Repair or Replace

-  Access panel is not installed on the back of the tub. A qualified contractor needs to install access panel.
Location(s): primary bath





2.8 Washing Machine Connections

Comments: Inspected

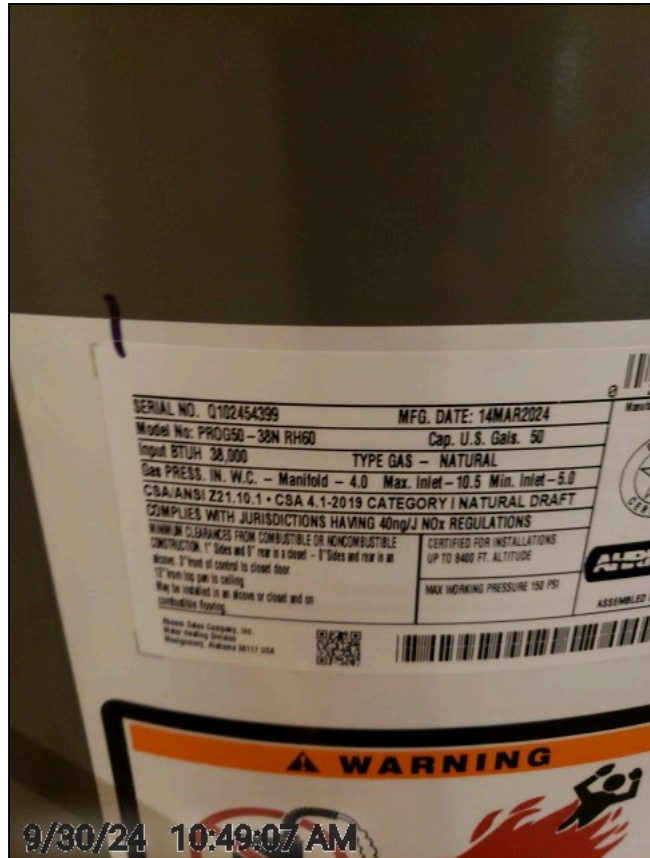
3. Plumbing Components

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 and Thermal Expansion Tank



Water Heater Serial Plate



Water Pressure

Styles & Materials

Manufacturer: Approximate Year Manufactured:

Rheem Average life expectancy of a water heater is approximately 10-12 years
2024

Capacity:

50 Gallon

Energy Source: Water Distribution (inside home):

Natural gas PEX

Service Line From Street (where visible):

PEX

Waste Lines: Main Water Cutoff Location:

PVC Basement

Approximate Water Pressure:

Water pressure is acceptable
51 to 55 PSI

Items

3.0 Water Heater

Comments: Inspected

3.1 Thermal Expansion Tank Or Device

Comments: Inspected

3.2 Temperature and Pressure Regulator Valve

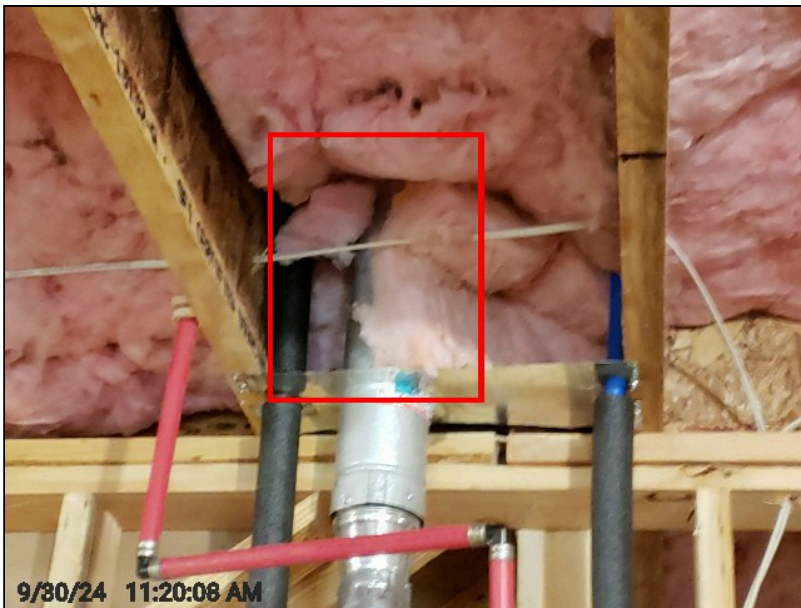
Comments: Inspected

3.3 Vent Pipe

Comments: Inspected, Repair or Replace

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- 🏠 (1) Water heater vent pipe needs to have a one inch clearance from combustibles. This is a safety issue. A qualified contractor needs provide a one inch clearance from insulation. Location(s): attic and basement



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- 🏠 (2) The foam insulation is too close to the vent pipe. Water heater vent pipe needs to have 6 inches of clearance from combustible materials with single wall vent pipe. The foam insulation should be removed.



3.4 Drain, Waste, and Vent Systems

Comments: Inspected

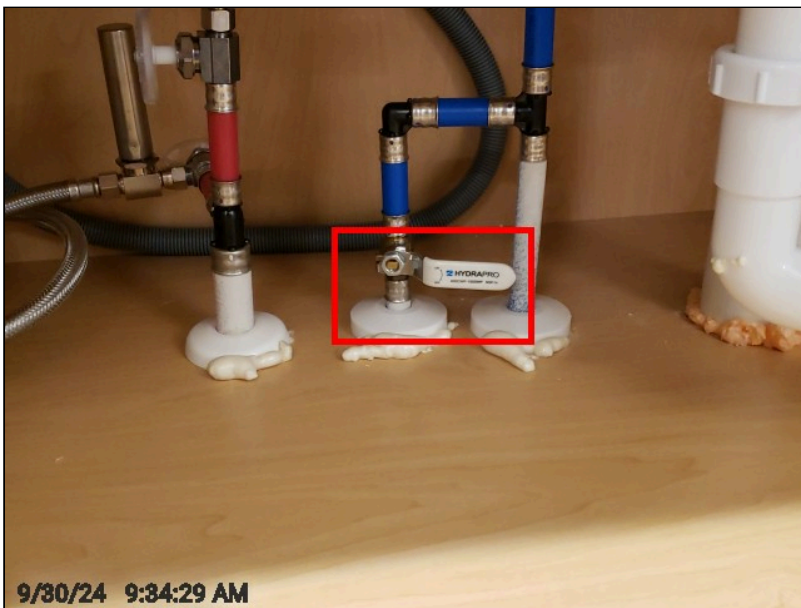
3.5 Water Supply and Distribution Systems

Comments: Inspected

3.6 Exterior Faucets

Comments: Inspected, Repair or Replace

- 🏠 The right hose bibb is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The builder should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed. Location(s): kitchen sink cabinet

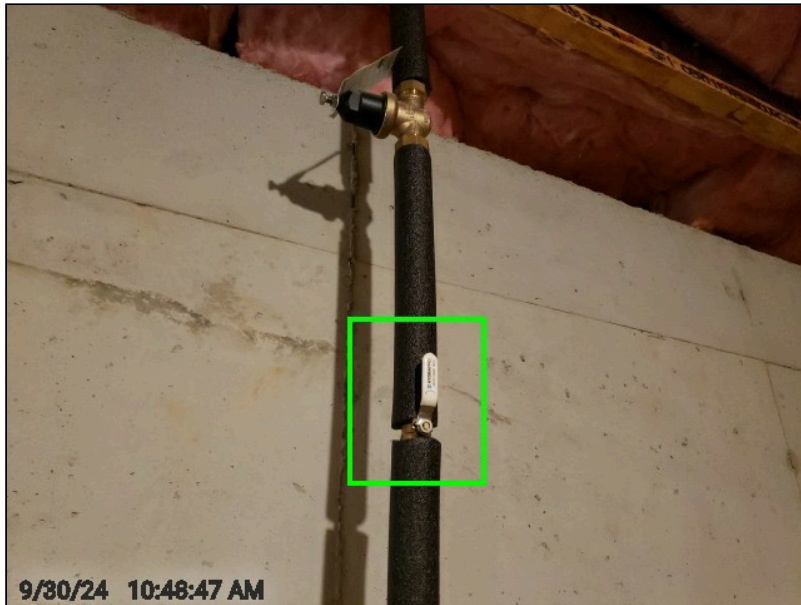


3.7 Location Of Main Water Shut Off Valve

Comments: Inspected

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



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

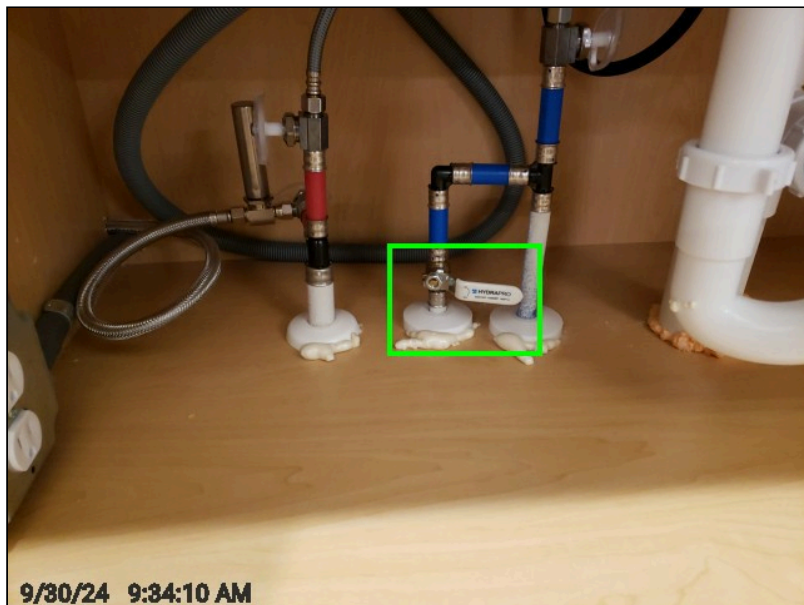


3.8 Location Exterior Hose Bibb Shut Off Valves

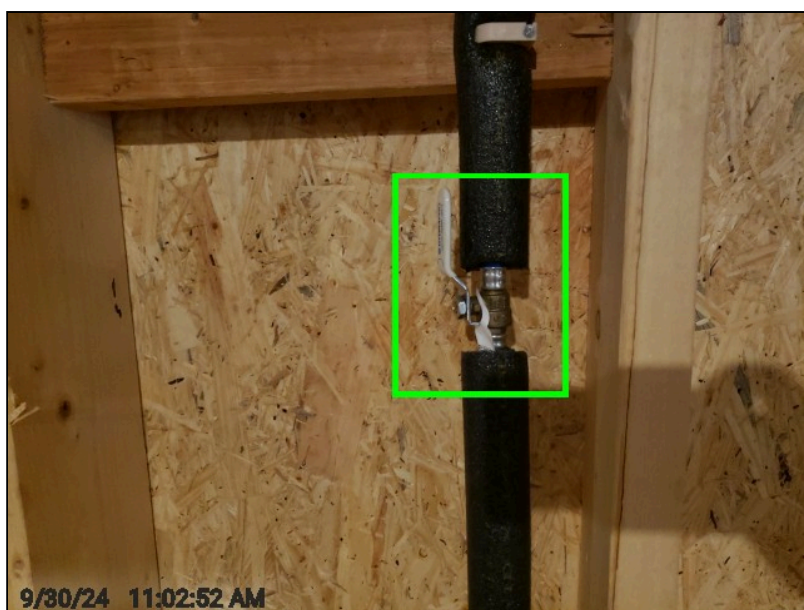
Comments: Inspected

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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





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.



Labeled Panel



Distribution Panel



Main Service Disconnect Breaker

Styles & Materials


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

Items

4.0 Connected Devices (Not every receptacle is tested)

Comments: Inspected, Repair or Replace

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-  Per Buyer, The floor receptacle is supposed to be a double receptacle. A licensed electrician needs to install double receptacle and cover plate. Location(s): family room



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

4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected

4.5 Connected Fixtures (ceiling fans)

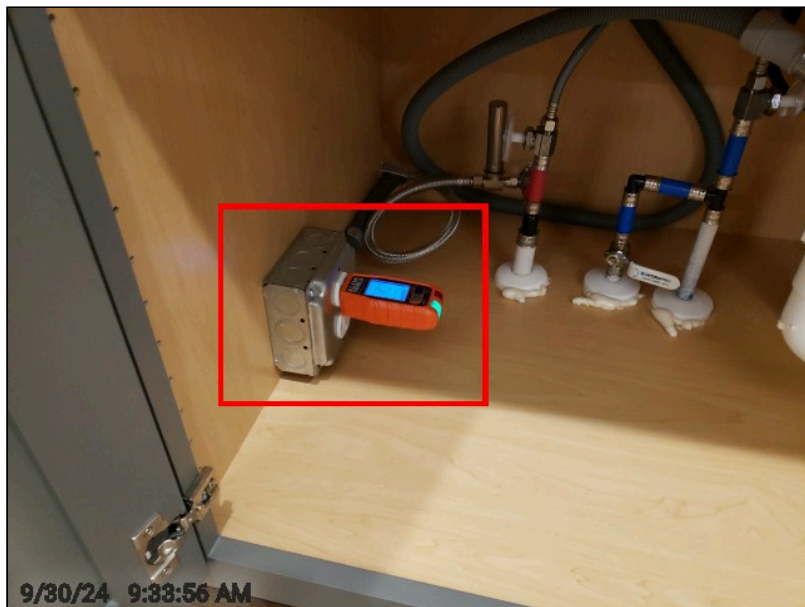
Comments: Inspected

4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

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- 🏠 (1) Receptacles are within 6 feet of water. The receptacles need to be GFCI protected. A licensed electrician needs to put the receptacles on a GFCI protected circuit. Location(s): kitchen sink cabinet, basement at water heater




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

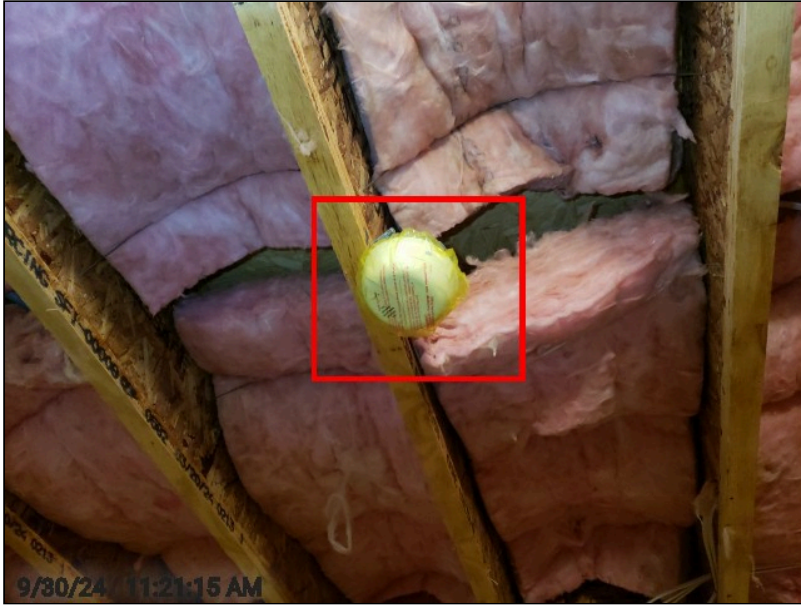


4.7 Smoke Detectors

Comments: Inspected, Repair or Replace

 Remove dust cover on all smoke detectors prior to occupancy. Location(s): throughout the house






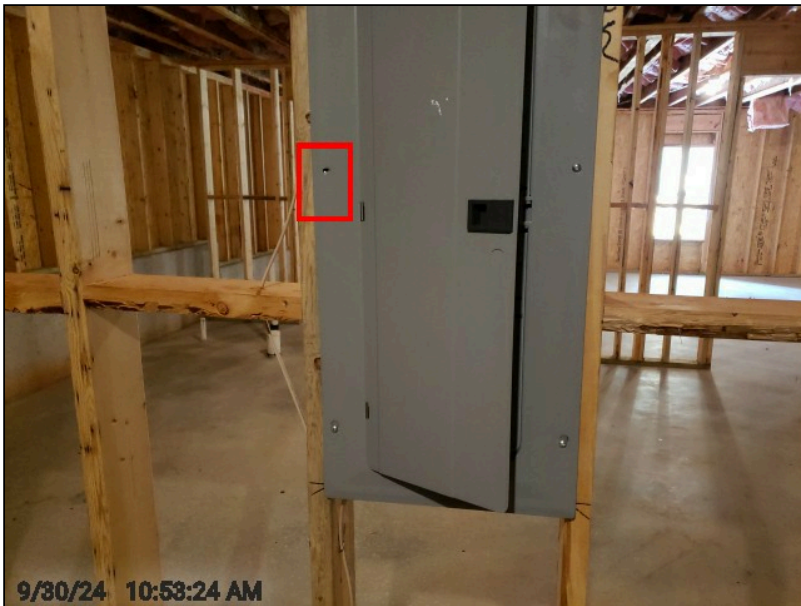
4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

Comments: Inspected

4.9 Distribution Panel Box And Disconnect Boxes

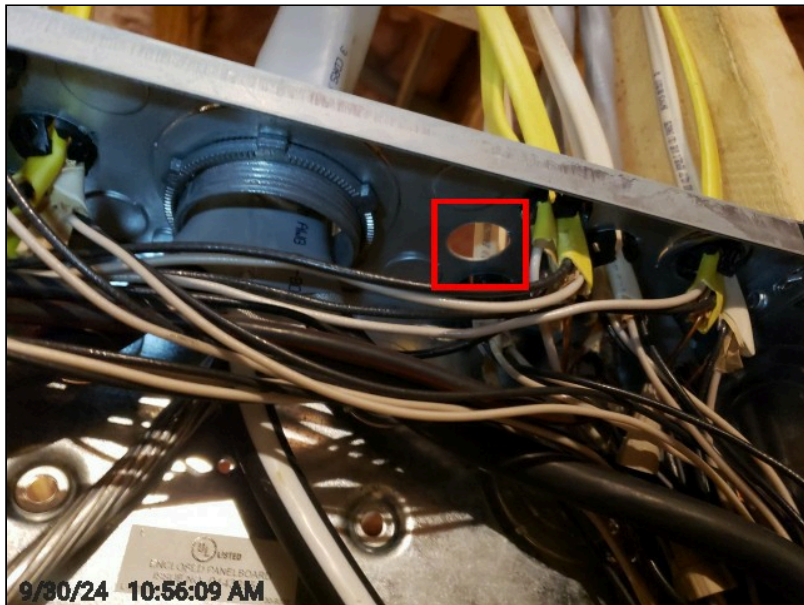
Comments: Inspected, Repair or Replace

-  (1) Missing screws need to be installed on the electrical panel front to secure panel cover to panel box. Only blunt end screws should be used. A licensed electrician needs to repair.



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- 🏠 (2) Open knockouts in the electrical panel should be closed. Unused openings in electrical panel should be closed to afford protection substantially equivalent to the wall of the equipment. A licensed electrician needs to repair.



4.10 Service Entrance Conductors

Comments: Inspected

4.11 Electrical Service Grounding

Comments: Inspected

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.



Air handler



Condensing Unit

Styles & Materials

Heat System

Manufacturer:
Trane

Heating Energy Source: Natural gas
Heat Type: Forced air

Filter Type:
Disposable

Condensing Unit

Manufacturer:
Trane

Approximate Year Heating Equipment Manufactured:

Average life expectancy of a furnace is approximately 20 years
Furnaces should be serviced every fall
2024

Filter Size:
14x25

Approximate Year Condensing Units Manufactured:

Average life expectancy of air conditioning equipment is approximately 10 to 15 years
Service the air conditioning system every spring
2024

Number of Heat

Systems:
One

Ductwork:

Insulated flex pipe

Location of main fuel shut off:

At gas meter
Left side of house

Number of Condensing

Units:
One

Cooling Energy Source: Cooling Equipment Type:

Central electric system Condensing unit(s)

Condensing Unit Size:

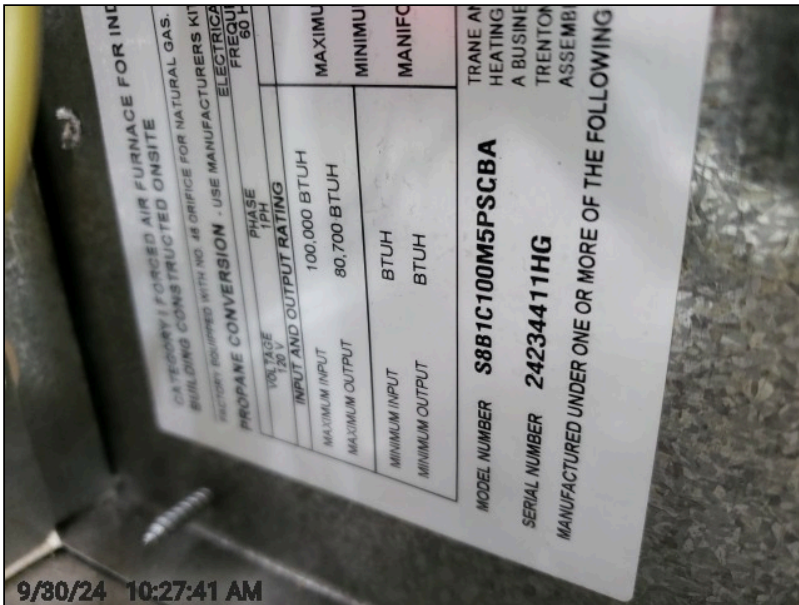
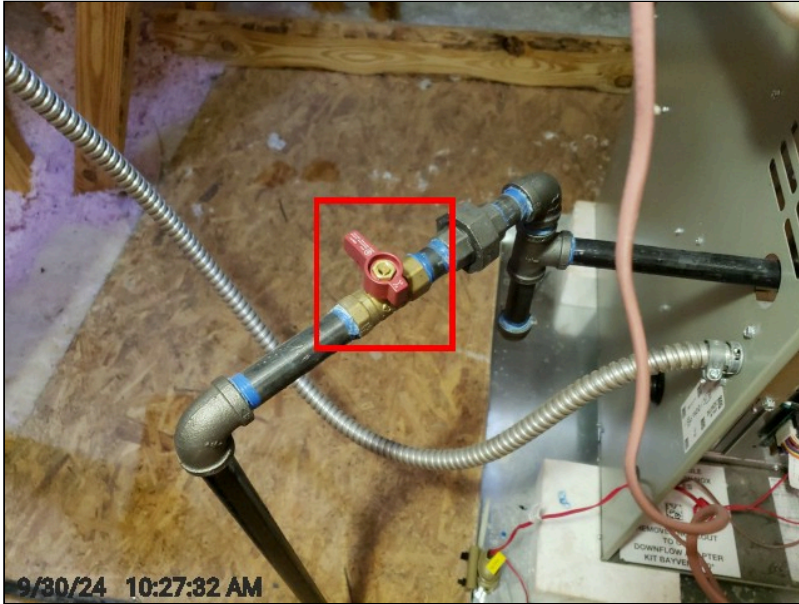
3 1/2 ton

Items

5.0 Heating Equipment

Comments: Inspected, Repair or Replace

🏠 The builder had gas turned off to the furnace at the time of the inspection. The furnace was not turned on by the inspector. The inspector does not turn on gas appliances that are not in working order. A licensed heating and air contractor needs to leak check the gas pipe and perform the initial start-up of the furnace, repairs made as needed



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

Comments: Inspected

5.2 Gas Shut Off Valves

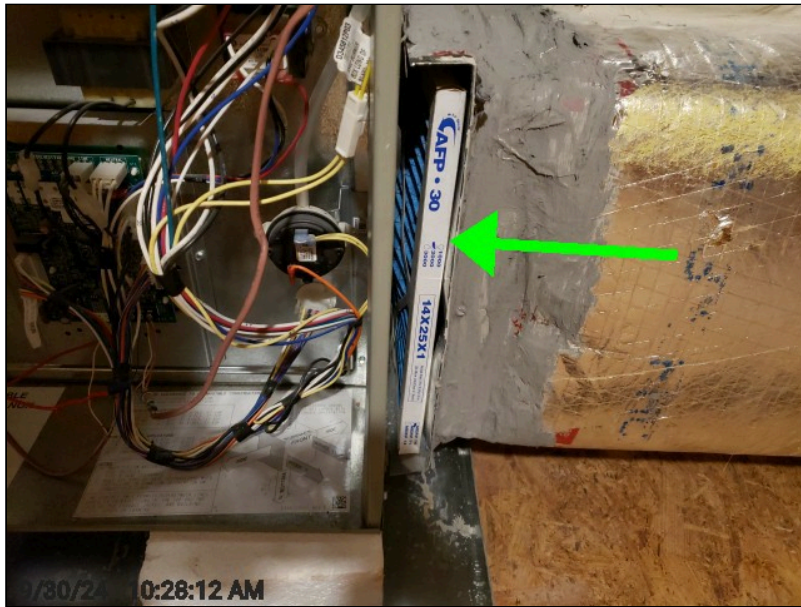
Comments: Inspected

5.3 Location Of Filters

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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.



Arrow in the direction of air flow

5.4 Furnace Vent Pipe

Comments: Inspected

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

Comments: Inspected

5.6 Cooling And Air Handler Equipment

Comments: Inspected

The air conditioning appeared to be in acceptable condition. The supply air temperature was 52 degrees and the return air temperature was 68 degrees. This indicates the range in temperature drop is normal. The inspector makes no warranties or guarantees as to how long the air conditioning equipment and components will last.



5.7 Condensation Drain Lines And Overflow Pan

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Comments: Inspected

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 reveals daylight when the door is closed. A qualified contractor needs to weatherstrip door to provide a tight seal. Location(s): basement door



- 🏠 (2) Hole is not bored in threshold for bottom door lock. A qualified contractor needs to repair. Location(s): basement door



6.1 Windows

Comments: Inspected

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6.2 Steps, Stairways, Balconies, And Railings


Comments: Inspected

6.3 Counters And A Representative Number Of Cabinets

Comments: Inspected


6.4 Bathroom Caulking and Tile

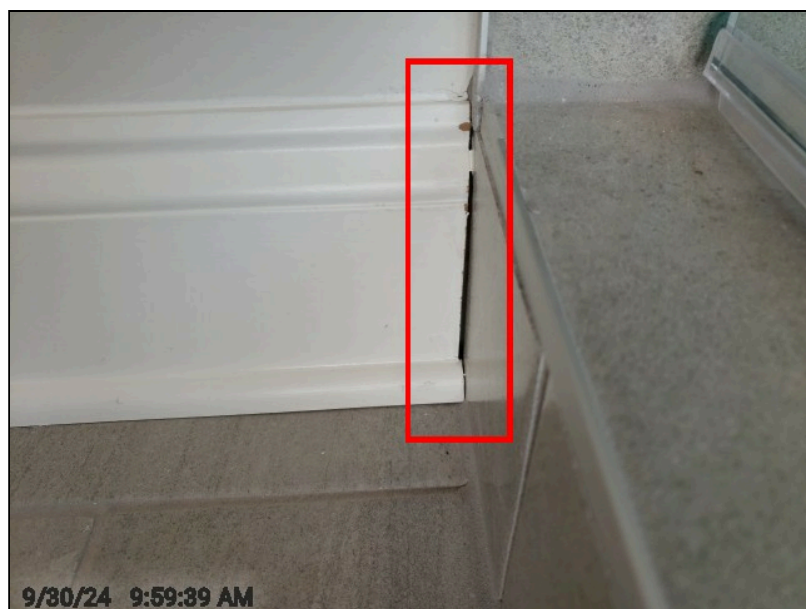
Comments: Inspected, Repair or Replace

 (1) Tub walls and floor need to be caulked or grouted. The pictures shown are examples. A qualified contractor needs to caulk or grout. Location(s): right hall bath and left hall bath





-  (2) Shoe mold trim at tub front and/or shower needs to be caulked to prevent water damage to the sub floor and prevent water from leaking into concealed space. A qualified contractor needs to caulk.
Location(s): primary bath



6.5 Ceilings, Walls, And Floors

Comments: Inspected

6.6 Attic Access

Comments: Inspected

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:

Insulated
Metal

Garage Doors:

2 automatic doors


Items

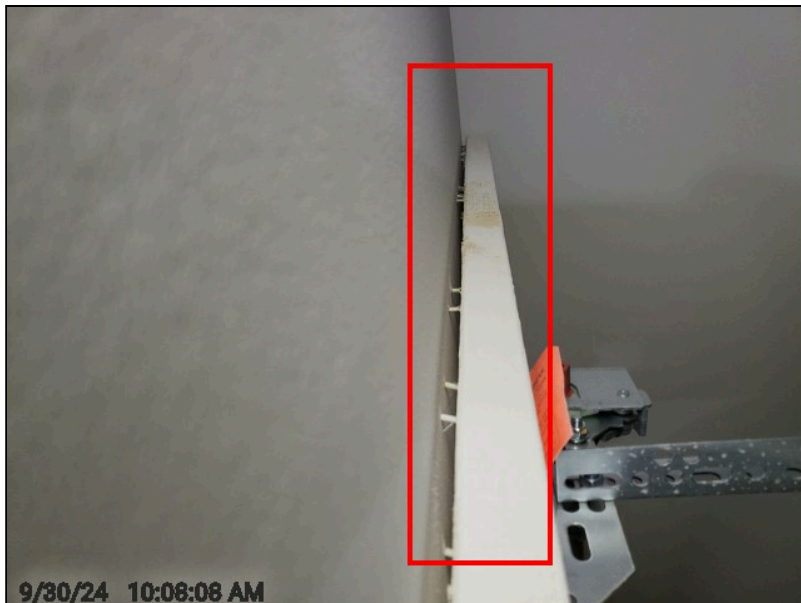
7.0 Garage Door Operator

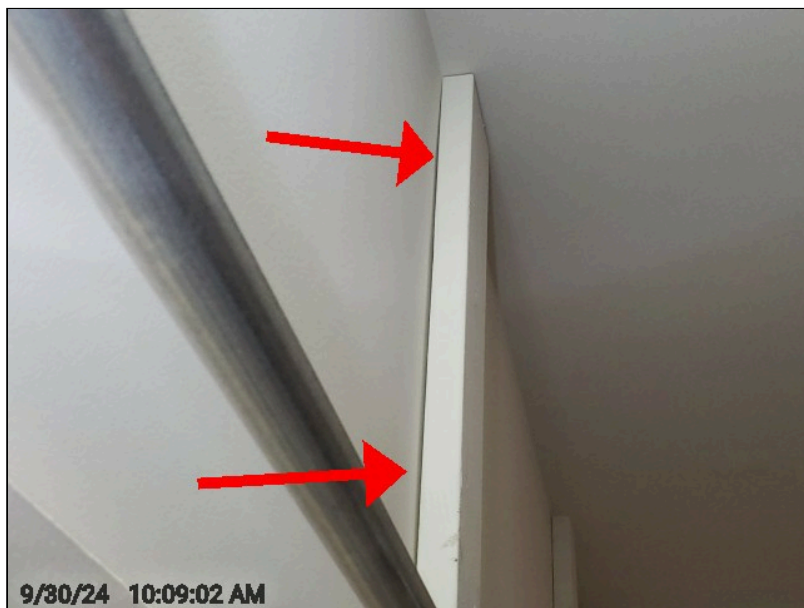
Comments: Inspected

7.1 Garage Door

Comments: Inspected, Repair or Replace

-  Casings supporting the garage doors have pulled away from the wall. A qualified contractor needs to re-nail casings or attach casings with lag screws as needed. Location(s): garage doors





7.2 Garage Floor

Comments: Inspected

7.3 Garage Walls And Ceiling

Comments: Inspected

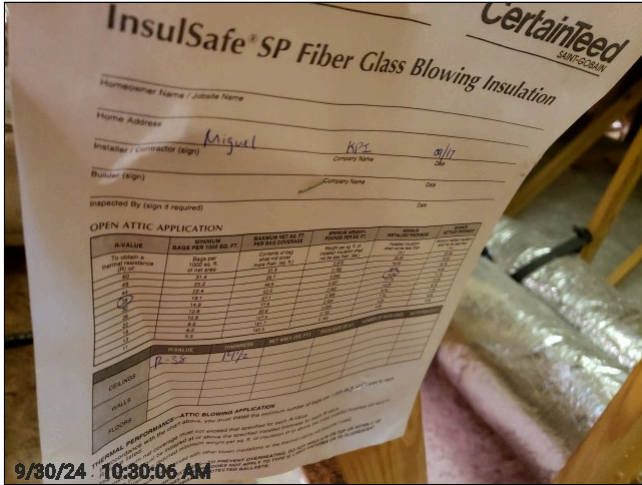
7.4 Occupant Door From Garage To Inside Home

Comments: Inspected

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.



Attic Insulation Rating



Attic Insulation

Styles & Materials

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric

4 prong dryer plug needed with dryer

Attic Insulation:

Loose fill

R-38

Attic Ventilation:

Continuous ridge vent

Gable vents

Soffit vents

Basement Wall Insulation:

Exterior walls are not insulated

Floor System Insulation:

R-13

Items

8.0 Bathroom Venting Systems

Comments: Inspected

8.1 Laundry Venting System

Comments: Inspected

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FYI, The dryer is vented through the roof. The vent pipe should be cleaned once a year.



8.2 Insulation In Attic

Comments: Inspected

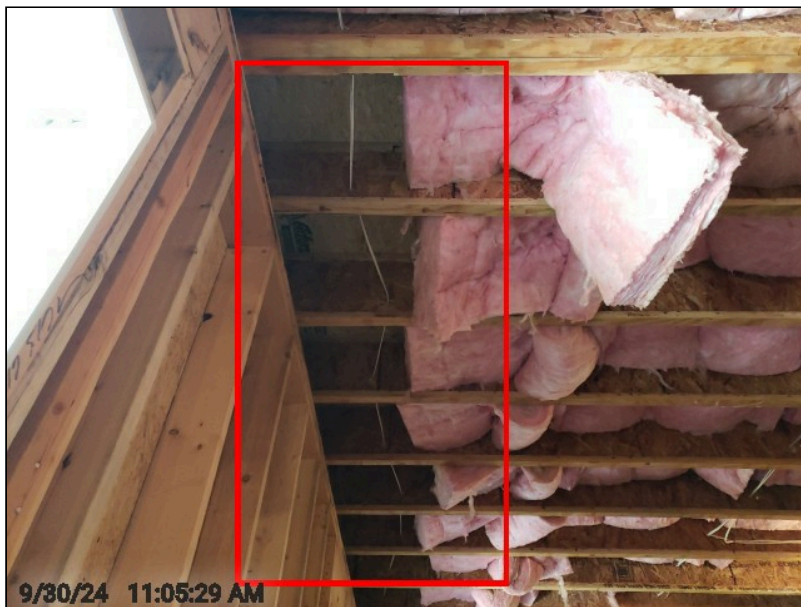
8.3 Ventilation Of Attic

Comments: Inspected

8.4 Insulation Under Floor System and Exposed Walls

Comments: Inspected, Repair or Replace

🏠 Insulation needs to be tucked in place where pulled back to tighten deck ledger bolts.



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

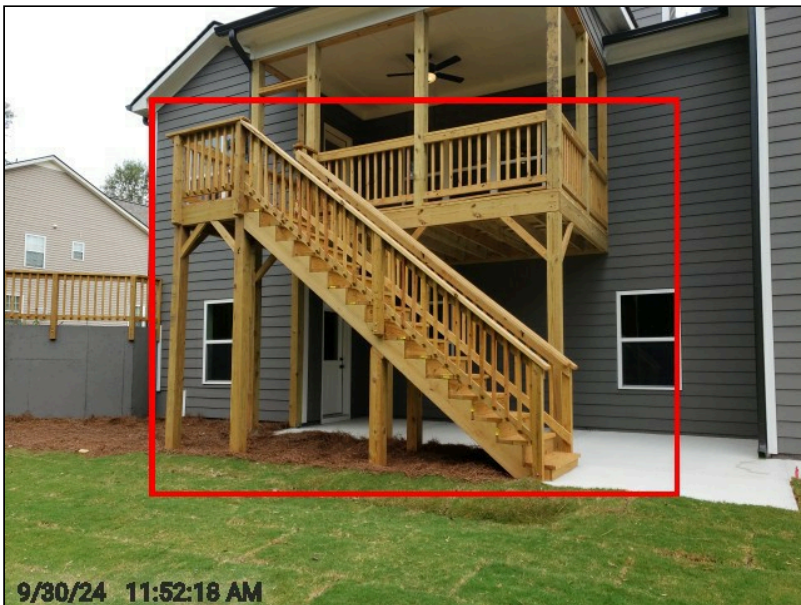
9.0 Hand Rails, Pickets, Decking

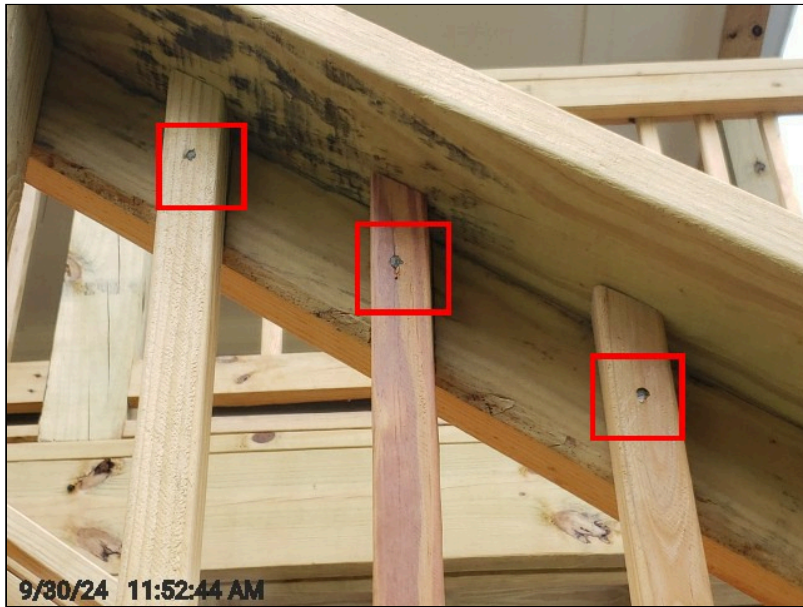
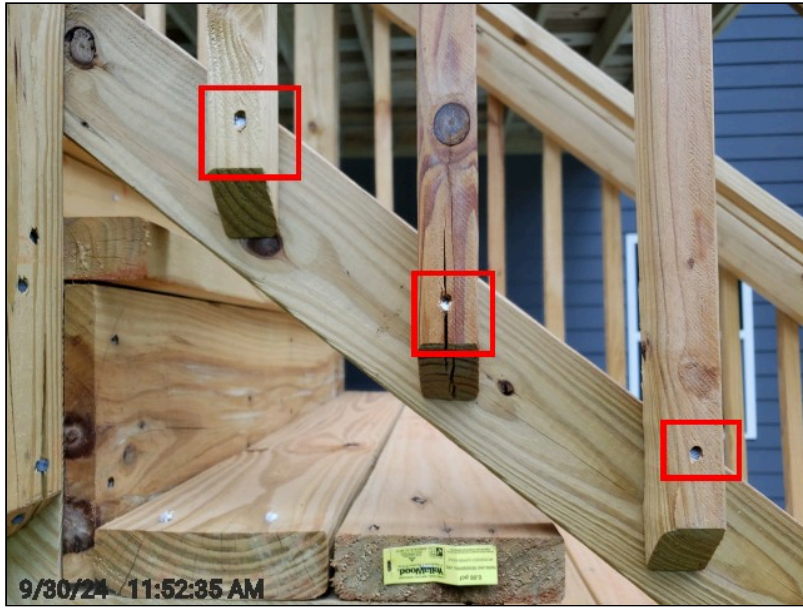
Comments: Inspected, Repair or Replace

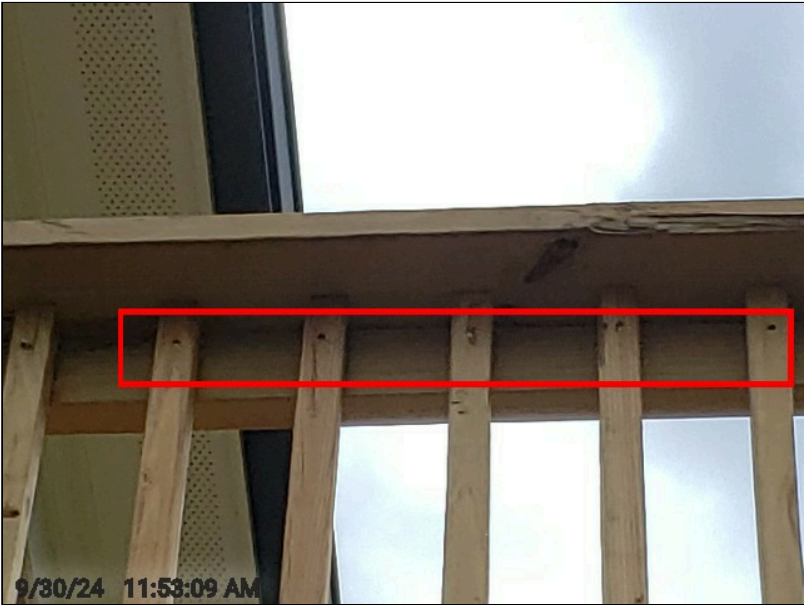
- (1) Screens are not installed on the deck. Per Buyer, screens are part of the house package. A qualified contractor needs to install screens.

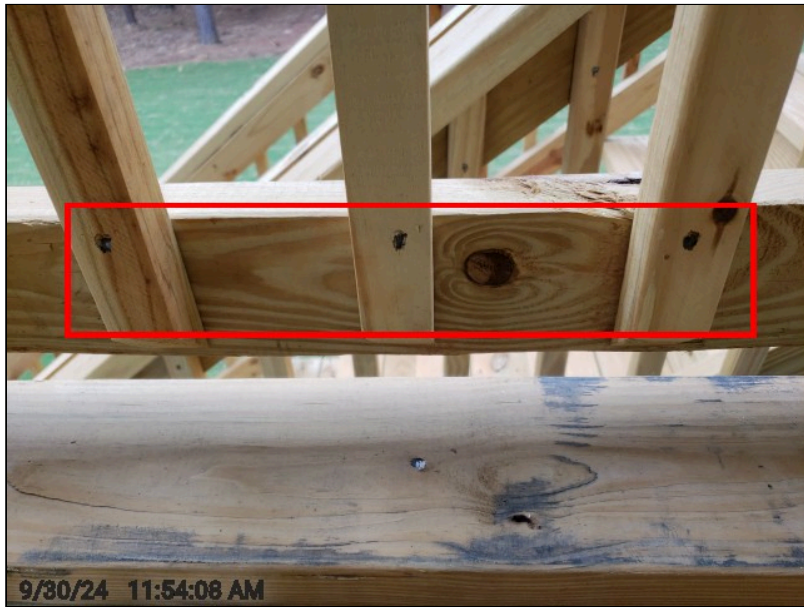
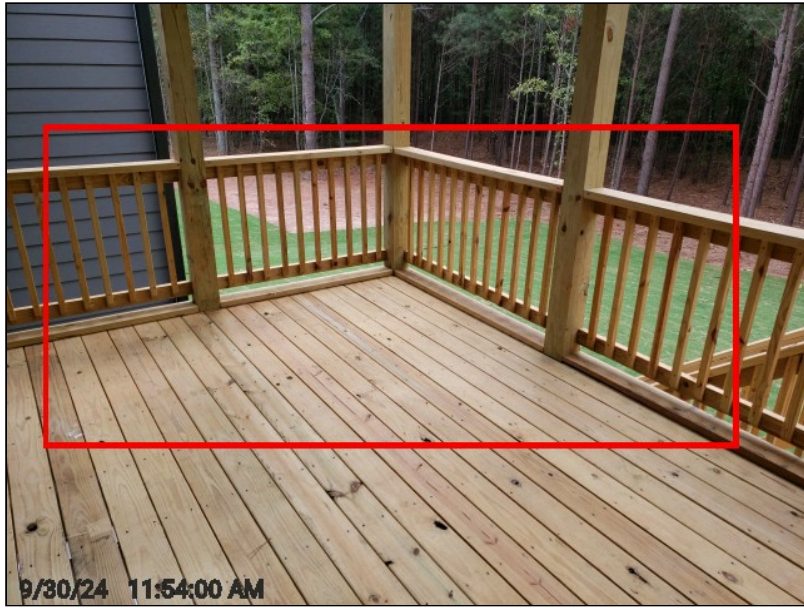


- (2) The pickets on the deck that are not nailed with 2 nails at the top of the pickets. Pickets need to be nailed with 2 nails at the top and 2 nails at the bottom. A qualified contractor needs to nail pickets.











9.1 Deck Or Porch Floor Joist System

Comments: Inspected

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

Styles & Materials

Attic info:

Pull down stairs
Light in attic
Minimal storage

Method used to observe attic:

From landing platform in attic

Roof Structure:

Engineered wood trusses
Lateral bracing
OSB board roof decking

Roof-Type:

Gable

Foundation:

Basement

Columns or Piers:

Supporting walls

Floor Structure:

Engineered floor joists

Wall Structure:

2x6 Wood studs

Items

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.)

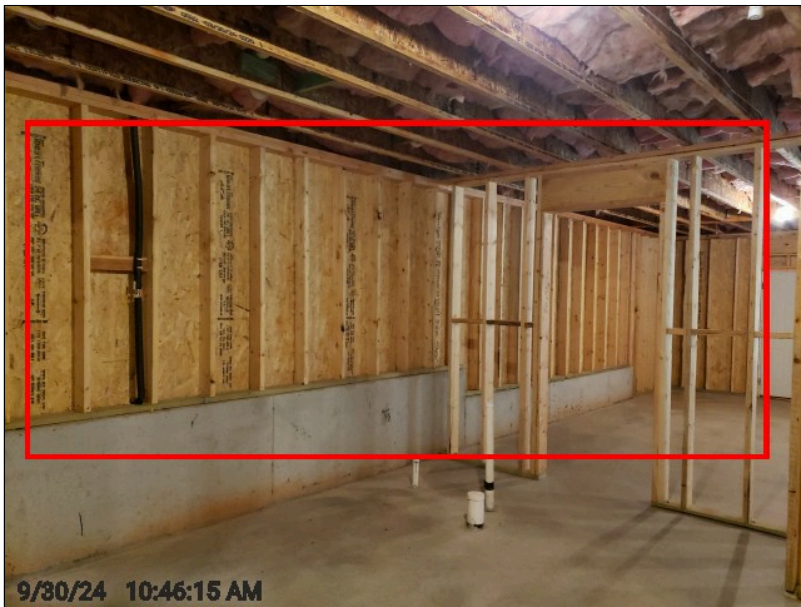
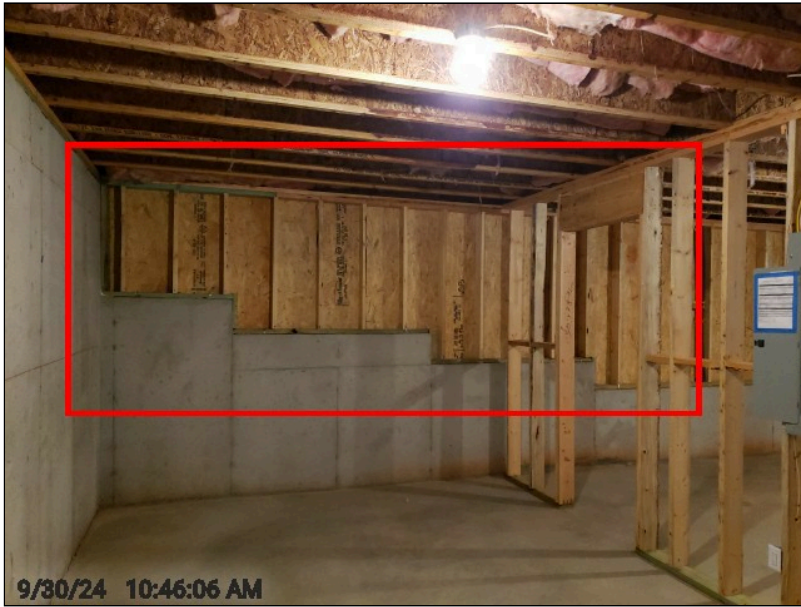
Comments: Inspected

10.1 Walls (Structural)

Comments: Inspected, Repair or Replace

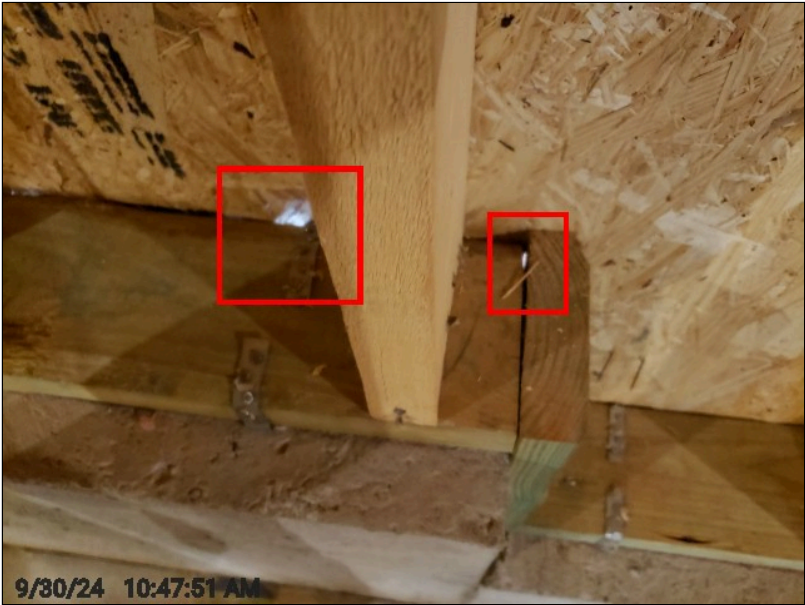
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- 🏠 (1) The walls are not draft stopped in the basement. A qualified contractor needs to draft stop the walls.



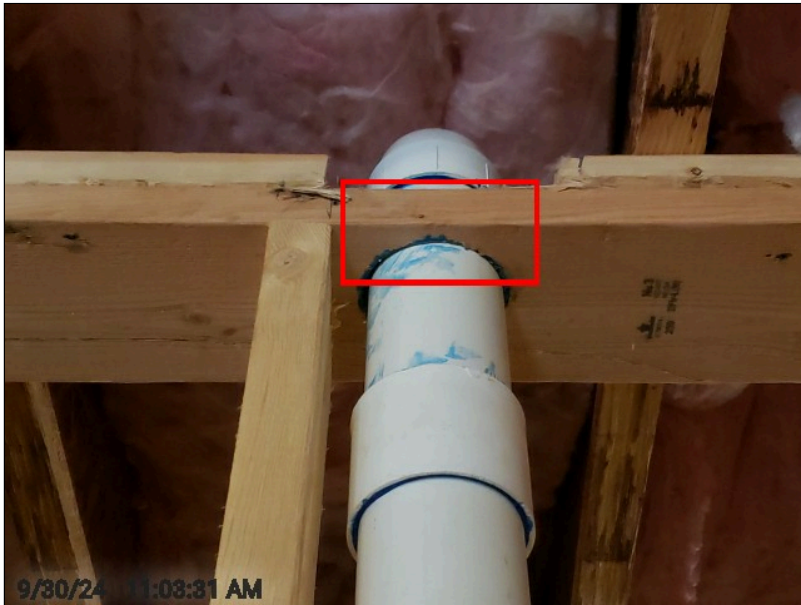


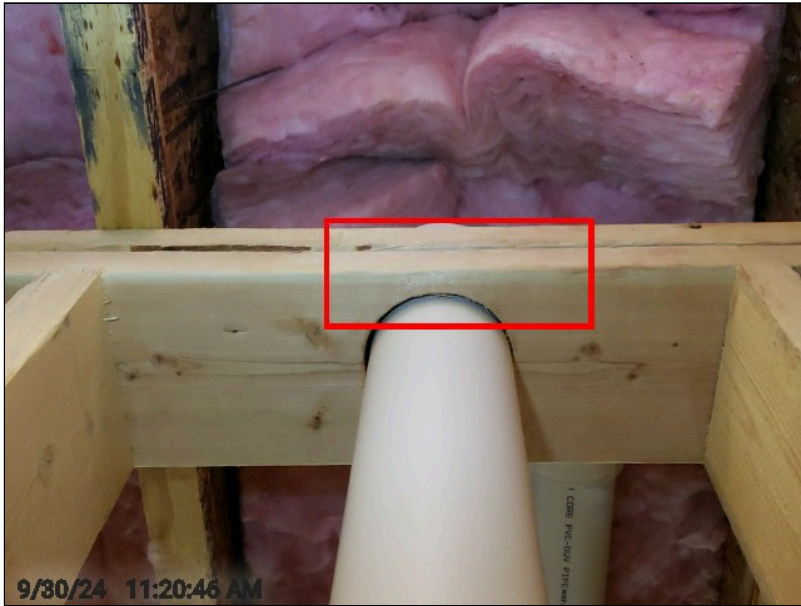




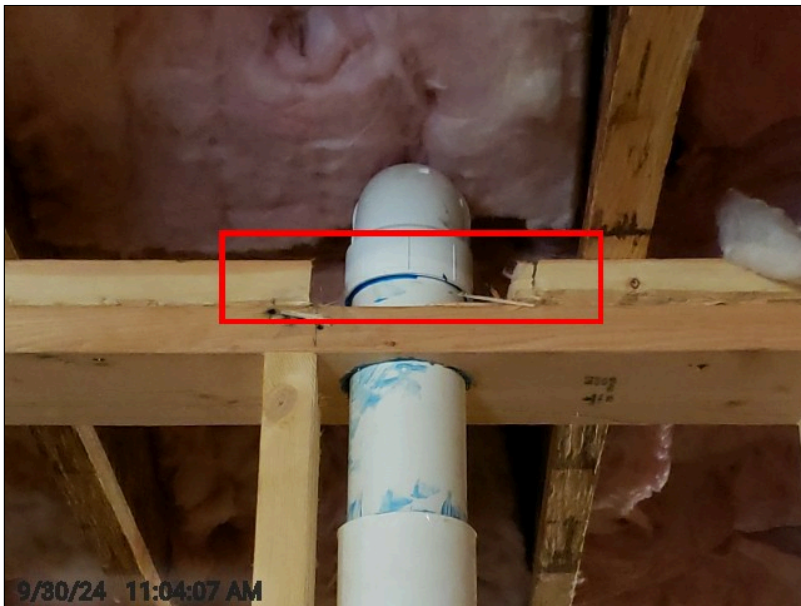


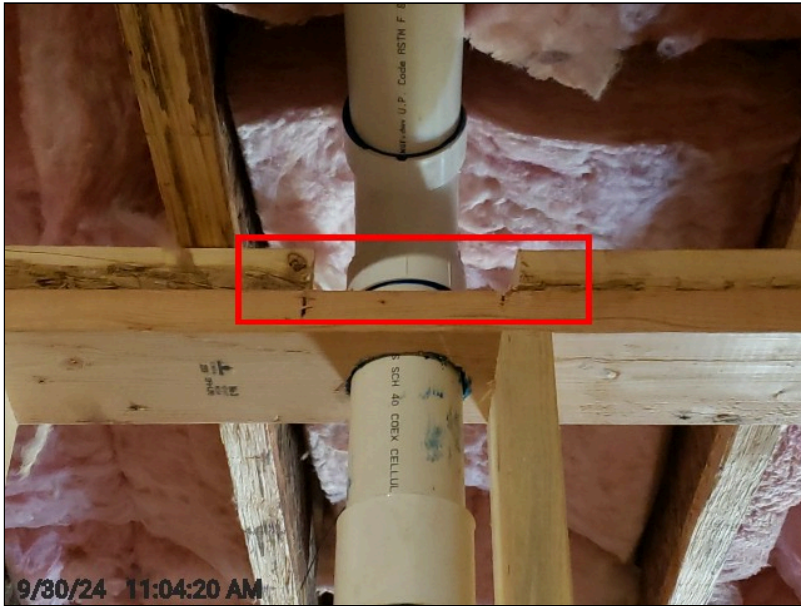
 (2) Stud guard is need to protect drain pipe. Location(s): basement



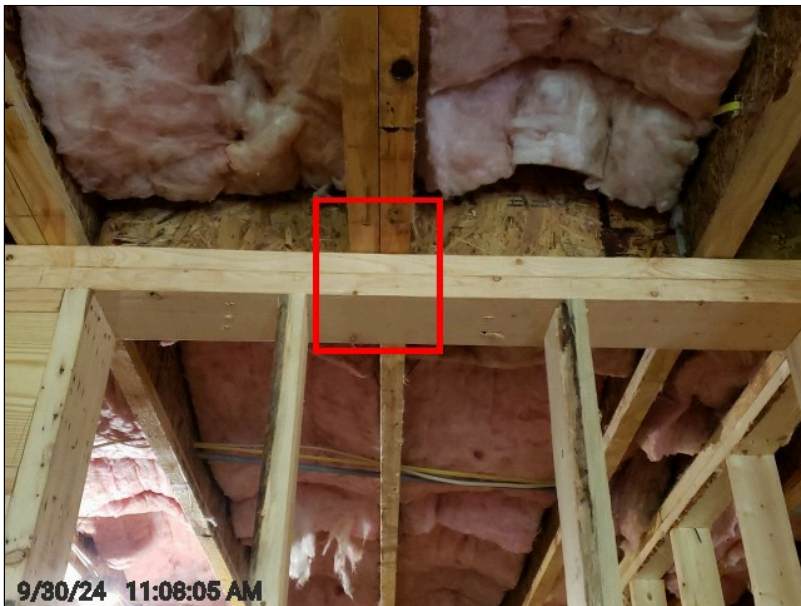


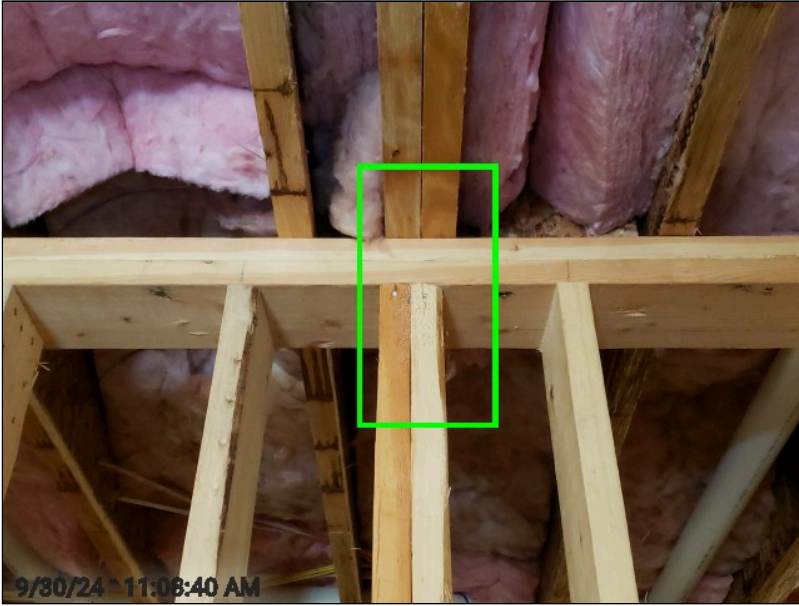
(3) Straps are needed on double top sill where the sill is cut for plumbing drain. A qualified contractor needs to install straps. Location(s): basement





(4) All double joists need to be supported by double studs. A qualified contractor needs to repair.
Location(s): basement





10.2 Columns Or Piers

Comments: Inspected

10.3 Floors (Structural)

Comments: Inspected

10.4 Roof Structure And Attic

Comments: Inspected, Repair or Replace



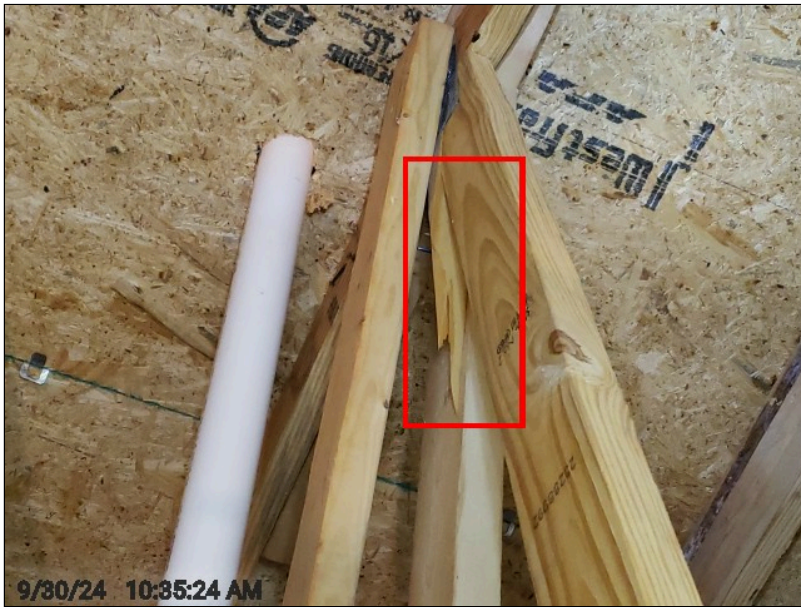
(1) Broken or loose gusset connection on truss(es) was observed in the attic. Gusset connections are part of the structural components of a truss. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.



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- 🏠 (2) Broken truss was observed in the attic. When a truss is broken the structural integrity of the truss is compromised. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.







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

11.1 Walkways

Comments: Inspected

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



11.2 Grading and Drainage

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- Water runoff is washing out soil. A qualified contractor needs to evaluate further and make repairs to control water runoff. Location(s): back of the house



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

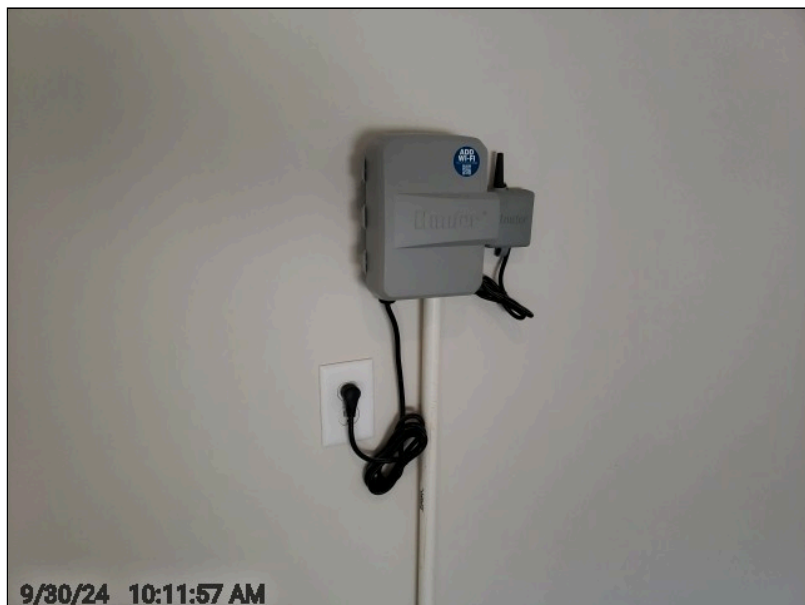
Comments: Inspected

11.4 Lawn Sprinkler System

Comments: Not Inspected

Marion Hodges Home Inspection Services

- 🏠 The lawn sprinkler system was not tested. Testing the system is outside the ASHI standards of inspections. The builder needs to demonstrate normal operation of the system.



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.



Right Elevation



Left Elevation



Rear Elevation

Styles & Materials

Exterior Wall Cladding:

Brick
Concrete fiber based siding

Soffit and Eaves:

Wood

Windows:

Thermal insulated windows
Tilt feature
Single hung

Items

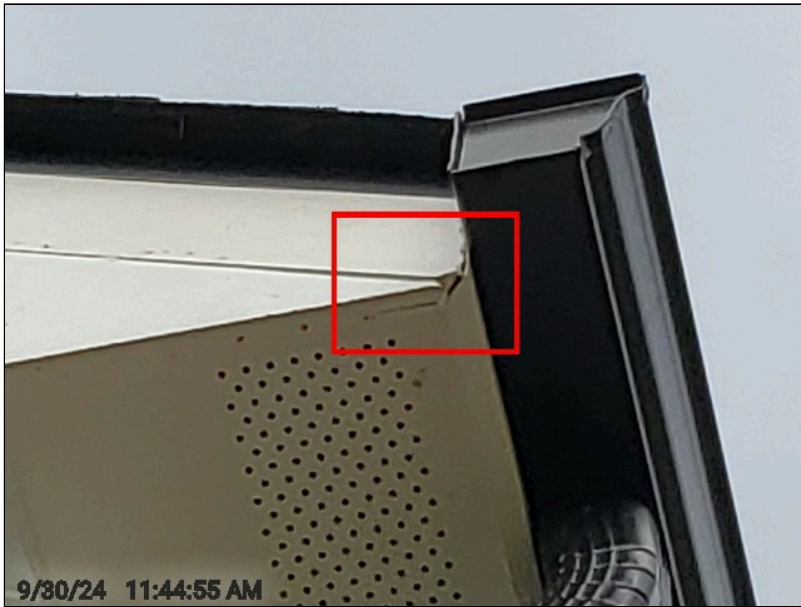
12.0 Eaves, Soffits, And Fascias

Comments: Inspected, Repair or Replace



The trim needs to be caulked. A qualified contractor needs to caulk and paint trim. Location(s): front

left corner



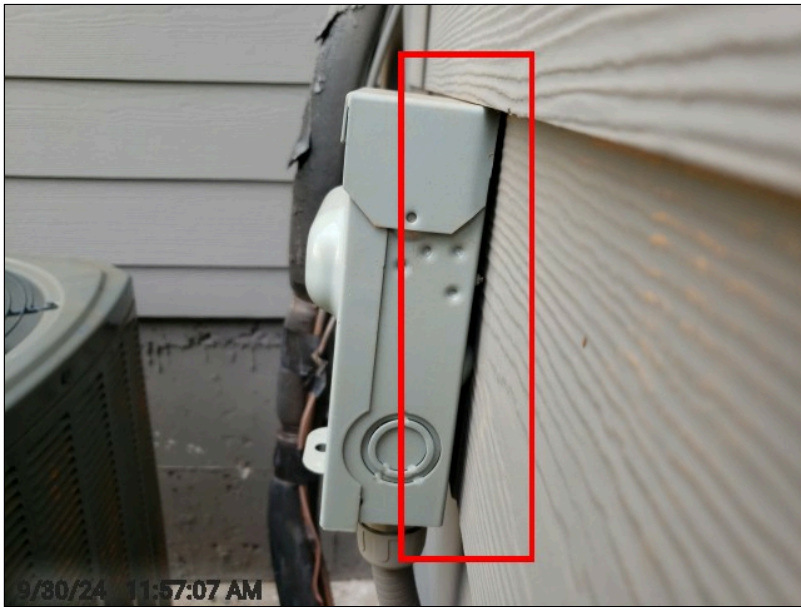
12.1 Siding And Siding Related Trim

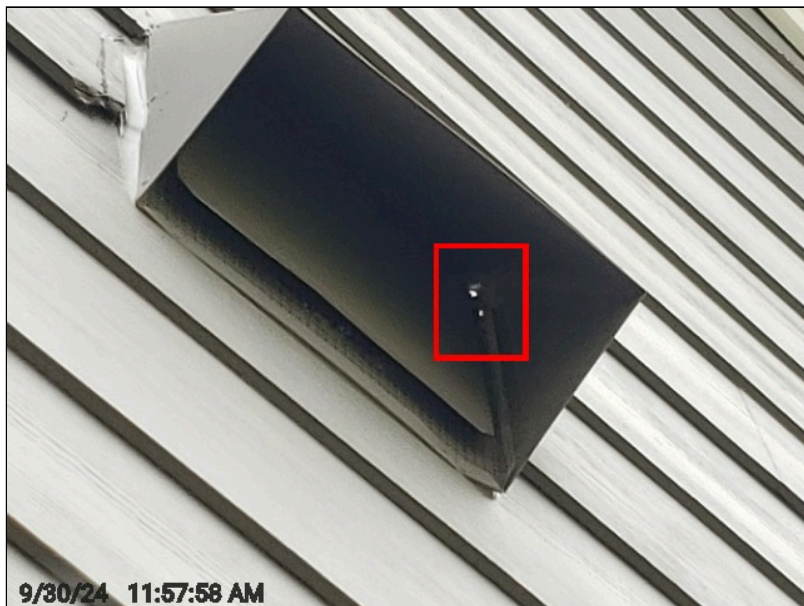
Comments: Inspected, Repair or Replace



All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: block at front light fixture, meter base, ac disconnect box, exhaust vent




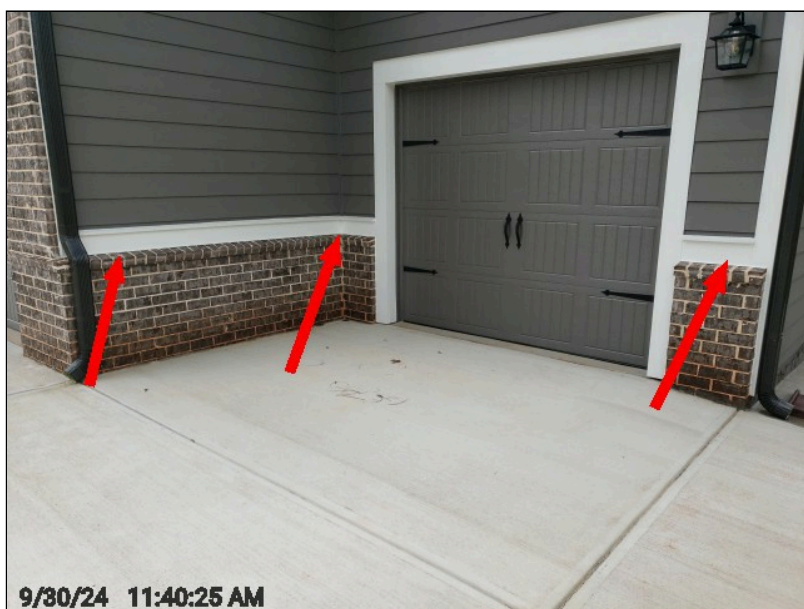




12.2 Brick, Stone, Stucco, Or Rock

Comments: Inspected, Repair or Replace

 The drip edge flashing needs to be caulked to the brick to prevent water from leaking into concealed wall space. A qualified contractor needs to repair. The pictures shown are a representative.








12.3 Doors (Exterior)

Comments: Inspected, Repair or Replace

- 🏠 (1) Door trim needs to be caulked. A qualified contractor needs to caulk trim to prevent air intrusion or moisture penetration. Location(s): basement door



Marion Hodges Home Inspection Services

-  (2) Joint between the door jambs and threshold needs to be caulked. A qualified contractor needs to caulk door jambs and threshold to prevent air intrusion or moisture penetration. Location(s): basement door



12.4 Windows

Comments: Inspected

12.5 Steps

Comments: Inspected

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
Drone

Approximate age of roof:

Approximate life expectancy of dimensional shingles is 22 to 25 years
New

Chimney type:

Prefabricated metal chimney chase enclosed by wood framing

Fireplace type:

Factory built
Wood burning fireplace with log lighter

Number of fireplaces:

One

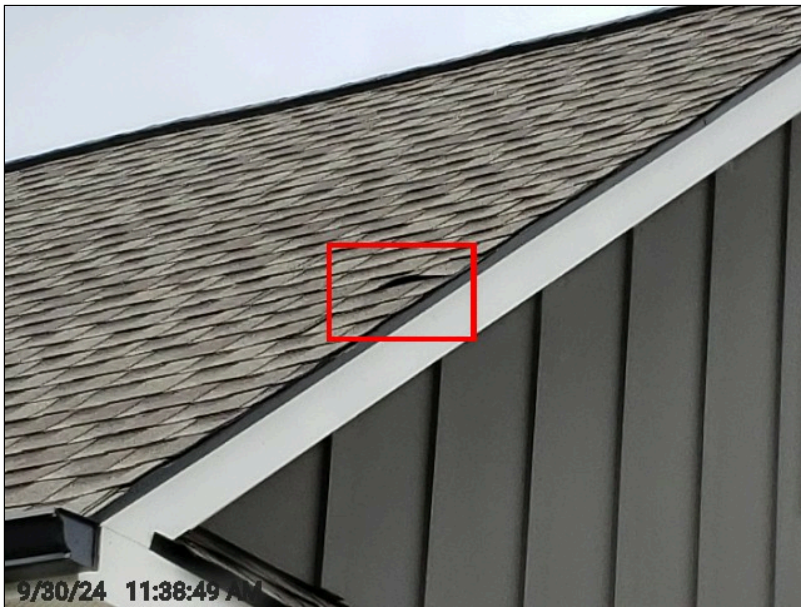
Items

13.0 Roof Coverings

Comments: Inspected, Repair or Replace



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



13.1 Flashing

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

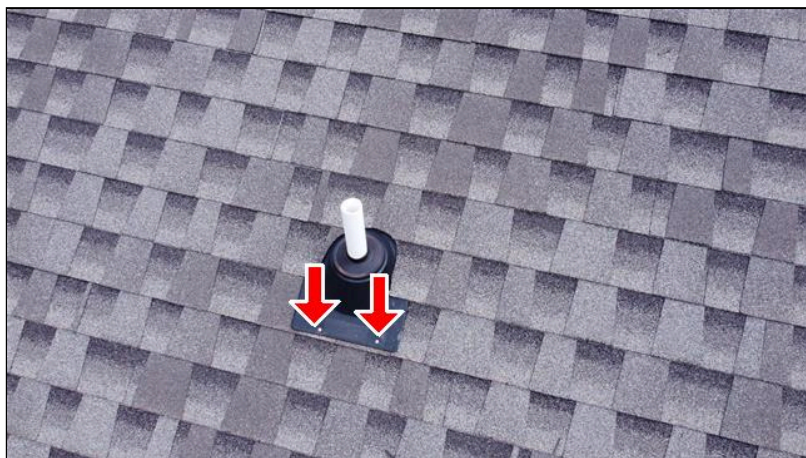
- 🏠 Kickout flashing needs to be installed to divert water into the gutters. Flashing is needed to prevent water from penetrating into the wall structure. Picture(s) are examples. A qualified roofer needs to repair.



13.2 Roof Penetrations

Comments: Inspected, Repair or Replace

- 🏠 Nail heads on the vent flashings are not sealed. All exposed nail heads should be sealed with a roofing sealant. A qualified roofer needs to repair. Location(s): plumbing boot





13.3 Gutter Drainage Systems

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

🏠 All downspouts need to be piped at least 5 to 10 feet away from the foundation.



13.4 Chimney and Fireplace

Comments: Inspected

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.

General Summary

Marion Hodges Home Inspection Services

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

Customer

Address
2345 Main St
GA

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

1.4 Dishwasher


Inspected, Repair or Replace

 Buyer request that the dishwasher line be secured to the cabinet to prevent line from rattling/moving.

2. Plumbing Systems

2.7 Tubs and Showers


Inspected, Repair or Replace


 Access panel is not installed on the back of the tub. A qualified contractor needs to install access panel. Location(s): primary bath

3. Plumbing Components

3.3 Vent Pipe

Inspected, Repair or Replace


 (1) Water heater vent pipe needs to have a one inch clearance from combustible materials. This is a safety issue. A qualified contractor needs provide a one inch clearance from insulation. Location(s): attic and basement

 (2) The foam insulation is too close to the vent pipe. Water heater vent pipe needs to have 6 inches of clearance from combustible materials with single wall vent pipe. The foam insulation should be removed.

3.6 Exterior Faucets

Inspected, Repair or Replace


Marion Hodges Home Inspection Services

-  The right hose bibb is turned off at main cut off valve. Fixtures that are turned off are not turned on by the inspector. The builder should turn on the hose bibb prior to closing to verify there are no leaks or broken pipes. Repairs made if needed. Location(s): kitchen sink cabinet

4. Electrical Systems


4.0 Connected Devices (Not every receptacle is tested)

Inspected, Repair or Replace

-  Per Buyer, The floor receptacle is supposed to be a double receptacle. A licensed electrician needs to install double receptacle and cover plate. Location(s): family room

4.6 GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

-  (1) Receptacles are within 6 feet of water. The receptacles need to be GFCI protected. A licensed electrician needs to put the receptacles on a GFCI protected circuit. Location(s): kitchen sink cabinet, basement at water heater



4.7 Smoke Detectors

Inspected, Repair or Replace

-  Remove dust cover on all smoke detectors prior to occupancy. Location(s): throughout the house

4.9 Distribution Panel Box And Disconnect Boxes


Inspected, Repair or Replace

-  (1) Missing screws need to be installed on the electrical panel front to secure panel cover to panel box. Only blunt end screws should be used. A licensed electrician needs to repair.
-  (2) Open knockouts in the electrical panel should be closed. Unused openings in electrical panel should be closed to afford protection substantially equivalent to the wall of the equipment. A licensed electrician needs to repair.

5. Heating and Air Conditioning

5.0 Heating Equipment



Inspected, Repair or Replace

-  The builder had gas turned off to the furnace at the time of the inspection. The furnace was not turned on by the inspector. The inspector does not turn on gas appliances that are not in working order. A licensed heating and air contractor needs to leak check the gas pipe and perform the initial start-up of the furnace, repairs made as needed

6. Interiors



6.0 Doors and Door Locks

Inspected, Repair or Replace

-  (1) Door reveals daylight when the door is closed. A qualified contractor needs to weatherstrip door to provide a tight seal. Location(s): basement door
-  (2) Hole is not bored in threshold for bottom door lock. A qualified contractor needs to repair. Location(s): basement door

6.4 Bathroom Caulking and Tile


Inspected, Repair or Replace

-  (1) Tub walls and floor need to be caulked or grouted. The pictures shown are examples. A qualified contractor needs to caulk or grout. Location(s): right hall bath and left hall bath
-  (2) Shoe mold trim at tub front and/or shower needs to be caulked to prevent water damage to the sub floor and prevent water from leaking into concealed space. A qualified contractor needs to caulk. Location(s): primary bath

7. Garage

7.1 Garage Door

Inspected, Repair or Replace

-  Casings supporting the garage doors have pulled away from the wall. A qualified contractor needs to re-nail casings or attach casings with lag screws as needed. Location(s): garage doors

8. Insulation And Ventilation

8.4 Insulation Under Floor System and Exposed Walls



Inspected, Repair or Replace

-  Insulation needs to be tucked in place where pulled back to tighten deck ledger bolts.

9. Decks And Porches

9.0 Hand Rails, Pickets, Decking





Inspected, Repair or Replace

-  (1) Screens are not installed on the deck. Per Buyer, screens are part of the house package. A qualified contractor needs to install screens.
-  (2) The pickets on the deck that are not nailed with 2 nails at the top of the pickets. Pickets need to be nailed with 2 nails at the top and 2 nails at the bottom. A qualified contractor needs to nail pickets.

10. Structural Components



10.1 Walls (Structural)

Inspected, Repair or Replace

-  (1) The walls are not draft stopped in the basement. A qualified contractor needs to draft stop the walls.
-  (2) Stud guard is need to protect drain pipe. Location(s): basement
-  (3) Straps are needed on double top sill where the sill is cut for plumbing drain. A qualified contractor needs to install straps. Location(s): basement
-  (4) All double joists need to be supported by double studs. A qualified contractor needs to repair. Location(s): basement

10.4 Roof Structure And Attic


Inspected, Repair or Replace

-  (1) Broken or loose gusset connection on truss(es) was observed in the attic. Gusset connections are part of the structural components of a truss. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.
-  (2) Broken truss was observed in the attic. When a truss is broken the structural integrity of the truss is compromised. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.

11. Grounds

11.1 Walkways


Inspected

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

Marion Hodges Home Inspection Services


11.2 Grading and Drainage

Inspected, Repair or Replace

-  Water runoff is washing out soil. A qualified contractor needs to evaluate further and make repairs to control water runoff. Location(s): back of the house

11.4 Lawn Sprinkler System

Not Inspected

-  The lawn sprinkler system was not tested. Testing the system is outside the ASHI standards of inspections. The builder needs to demonstrate normal operation of the system.

12. Exterior


12.0 Eaves, Soffits, And Fascias

Inspected, Repair or Replace

-  The trim needs to be caulked. A qualified contractor needs to caulk and paint trim. Location(s): front left corner


12.1 Siding And Siding Related Trim

Inspected, Repair or Replace

-  All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: block at front light fixture, meter base, ac disconnect box, exhaust vent



12.2 Brick, Stone, Stucco, Or Rock

Inspected, Repair or Replace

-  The drip edge flashing needs to be caulked to the brick to prevent water from leaking into concealed wall space. A qualified contractor needs to repair. The pictures shown are a representative.

12.3 Doors (Exterior)


Inspected, Repair or Replace

-  (1) Door trim needs to be caulked. A qualified contractor needs to caulk trim to prevent air intrusion or moisture penetration. Location(s): basement door
-  (2) Joint between the door jambs and threshold needs to be caulked. A qualified contractor needs to caulk door jambs and threshold to prevent air intrusion or moisture penetration. Location(s): basement door

13. Roofing, Gutters, Fireplace


13.0 Roof Coverings

Inspected, Repair or Replace

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


13.1 Flashing

Inspected, Repair or Replace

-  Kickout flashing needs to be installed to divert water into the gutters. Flashing is needed to prevent water from penetrating into the wall structure. Picture(s) are examples. A qualified roofer needs to repair.

13.2 Roof Penetrations


Inspected, Repair or Replace

-  Nail heads on the vent flashings are not sealed. All exposed nail heads should be sealed with a roofing sealant. A qualified roofer needs to repair. Location(s): plumbing boot

13.3 Gutter Drainage Systems

Inspected, Repair or Replace

Marion Hodges Home Inspection Services

-  All downspouts need to be piped at least 5 to 10 feet away from the foundation.

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

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

