

# Inspection Report

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**Property Address:**

3456 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**

3456 Main St  
GA

**Date of Inspection**

10/31/2024

**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

**Type of building:**

Single Family (1 story)

**Approximate year built:**

1959

**Temperature:**

70 to 75 degrees

**Weather:**

Cloudy

**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.





## Styles & Materials

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**Range Manufacturer:**

General Electric

**Microwave Manufacturer:**

General Electric

**Dishwasher Manufacturer:**

KitchenAid

**Refrigerator Manufacturer:**


Maytag

## Items

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### 1.0 Range

**Comments:** Inspected, Repair or Replace

 The gas range in the basement is not functional. A qualified contractor needs to replace the range.



### 1.1 Microwave Oven

**Comments:** Inspected, Repair or Replace

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- 🏠 The microwave oven does not work. The cord from microwave has been cut off in cabinet. A qualified contractor needs to replace microwave.



## 1.2 Dishwasher

**Comments:** Inspected

## 1.3 Refrigerator

**Comments:** Inspected, Repair or Replace

- 🏠 The refrigerator in the basement was not plugged in. The home inspector does not plug in items that are not in working order. The refrigerator appears to be beyond life expectancy. Replacement is recommended.



## 1.4 Garbage Disposal

**Comments:** Inspected, Repair or Replace

- 🏠 The disposal is jammed. There is a socket on the base of the base of the disposal at the end of the motor shaft. Usually an Allen wrench can be inserted into the socket to rotate the shaft and free up the disposal. If an Allen wrench does not free up the disposal, the disposal should be replaced.

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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, Repair or Replace

- 🏠 The water to the basement kitchen sink fixture was turned off. The water was not turned on by the the inspector. The seller should have the water turned on prior to closing. If there are leaks or plumbing issues, a licensed plumber needs to repair.

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

**Comments:** Inspected

#### 2.3 Lavatory Fixtures

**Comments:** Inspected, Repair or Replace

- 🏠 The sink fixture drips after water is turned off. A licensed plumbing contractor needs to repair. Location(s): basement bath

#### 2.4 Lavatory Water Supply Lines

**Comments:** Inspected

#### 2.5 Lavatory Drain Stop And Drain Assembly

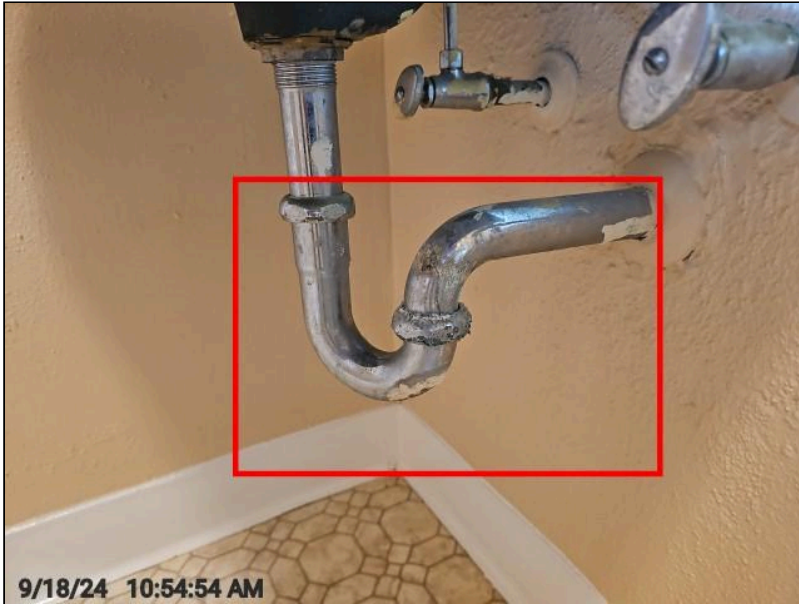
**Comments:** Inspected, Repair or Replace

- 🏠 (1) The sink drain stopper rod is disconnected from the drain assembly. A licensed plumbing contractor needs to connect stopper rod. Location(s): shared bath



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- 🏠 (2) The sink drain assembly needs to be replaced. The drain pipes are beyond life expectancy and showing signs of failure. A licensed plumbing contractor needs to replace drain assembly with PVC pipe. Location(s): basement bath



### 2.6 Toilets

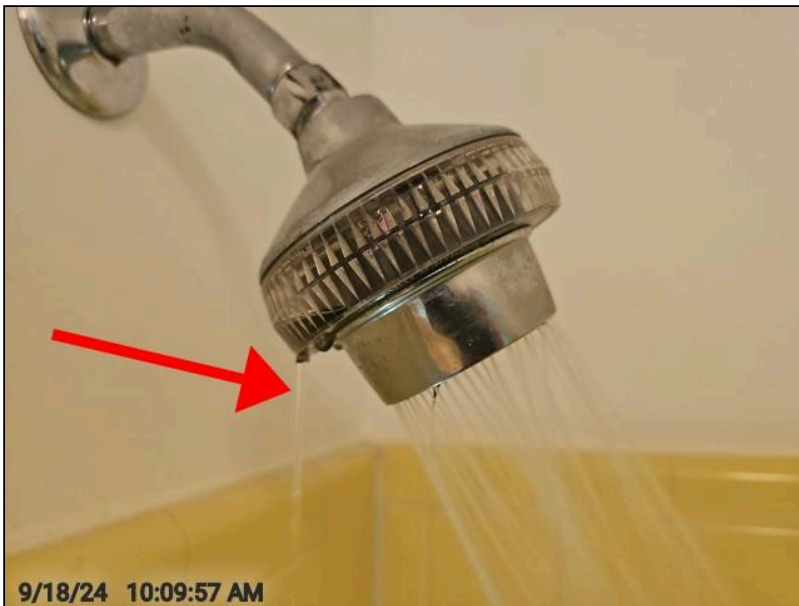
**Comments:** Inspected, Repair or Replace

- 🏠 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): shared bath, basement bath

### 2.7 Tubs and Showers


**Comments:** Inspected, Repair or Replace

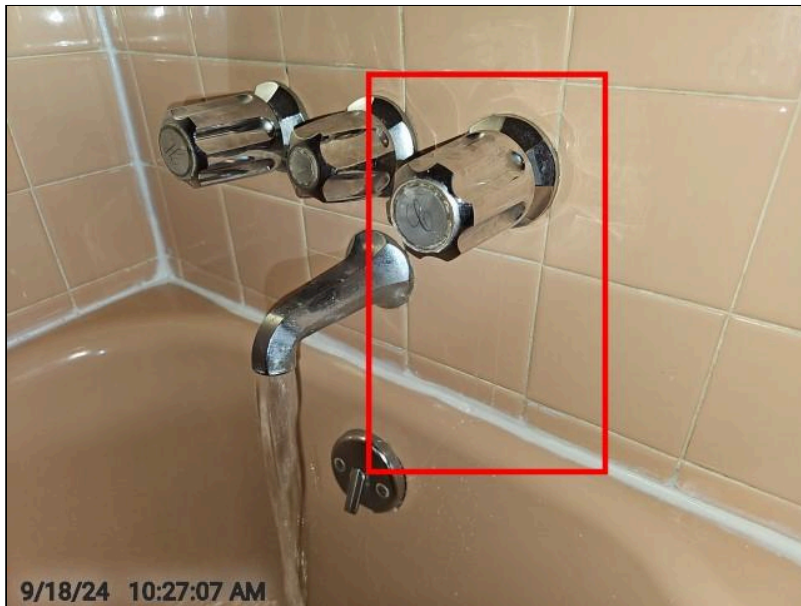
- 🏠 (1) The showerhead leaks at connections. Tighten showerhead or replace showerhead. Location(s): hall bath





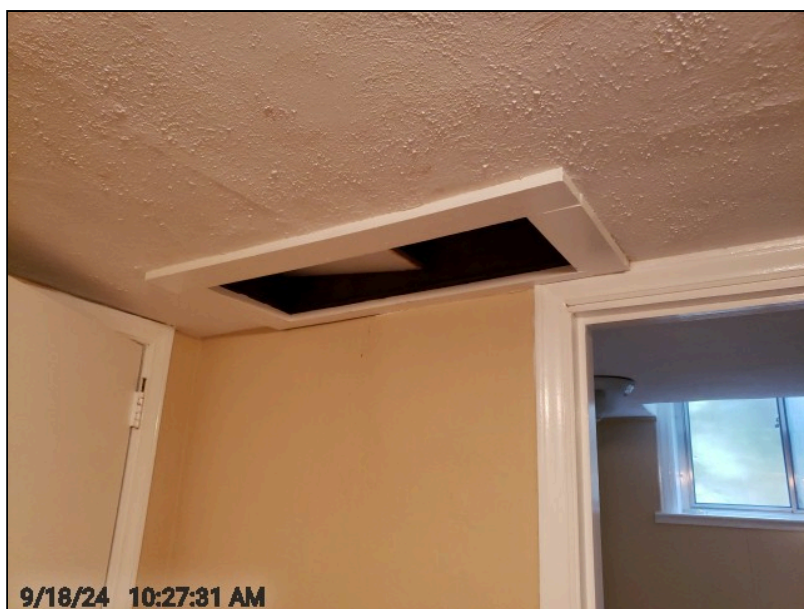


 (2) The valve stem leaks on the tub fixture. A licensed plumbing contractor needs to repair or replace fixture. Location(s): shared bath



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- 🏠 (3) The tub is slow draining. A licensed plumbing contractor needs to inspect further and repair. Location(s): shared bath
- 🏠 (4) The tub drain pipe is leaking. A licensed plumbing contractor needs to repair. Location(s): front bath the leak is visible from the access in the basement



### 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

### Styles & Materials

**Manufacturer:** Rheem

**Approximate Year Manufactured:** Average life expectancy of a water heater is approximately 10-12 years

**Capacity:**

40 Gallon

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2011

**Energy Source:** Natural gas  
**Water Distribution (inside home):** Copper  
**Waste Lines:** Cast iron  
**Main Water Cutoff Location:** Basement  
Crawl space

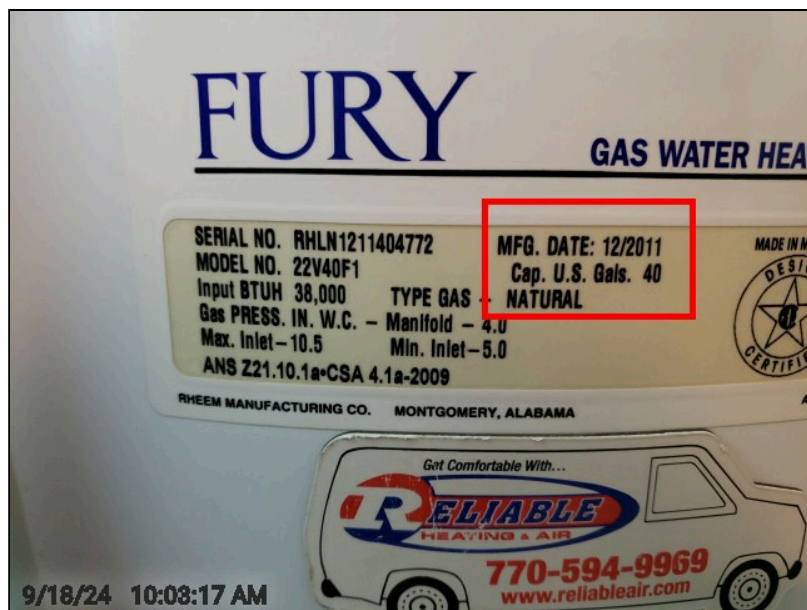
**Service Line From Street (where visible):** Copper  
**Approximate Water Pressure:** Over 80 PSI. The water pressure is too high.

## Items

### 3.0 Water Heater

**Comments:** Inspected, Repair or Replace

🏠 The water heater is at or beyond average life expectancy of 10 to 12 years. Future replacement should be anticipated. Recommend putting a water detection device near the water heater to alert you in the event there is a leak. The inspector makes no warranties or guarantees as to how long the water heater or any components of the water heater will last.



### 3.1 Thermal Expansion Tank Or Device

**Comments:** Inspected

### 3.2 Temperature and Pressure Regulator Valve

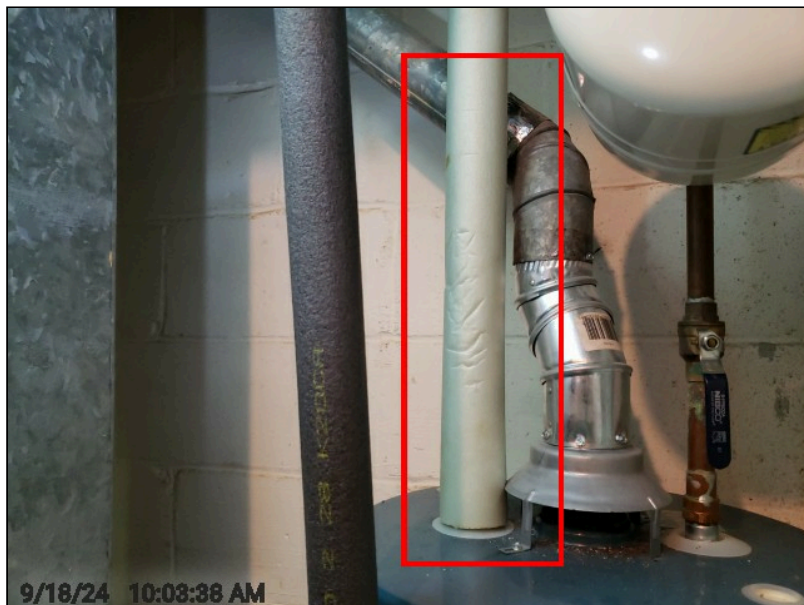
**Comments:** Inspected

### 3.3 Vent Pipe

**Comments:** Inspected, Repair or Replace

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- 🏠 (1) 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.



- 🏠 (2) The connections on the water heater vent pipe are held together with foil tape. Foil tape will fail due to heat from vent pipe. The vent connections should be screwed together. A licensed plumbing contractor needs to screw the connections together.



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- 🏠 (3) White powder was observed on the water heater vent pipe. This is a sign of an incomplete venting of toxic combustion gases or back drafting. This is a safety issue. A licensed plumbing contractor needs to inspect further and repair. Location(s): attic



- 🏠 (4) Water heater vent pipe in the attic should have a one inch clearance from combustable materials. This is a safety issue. A qualified contractor needs to provide a one inch clearance from the insulation.



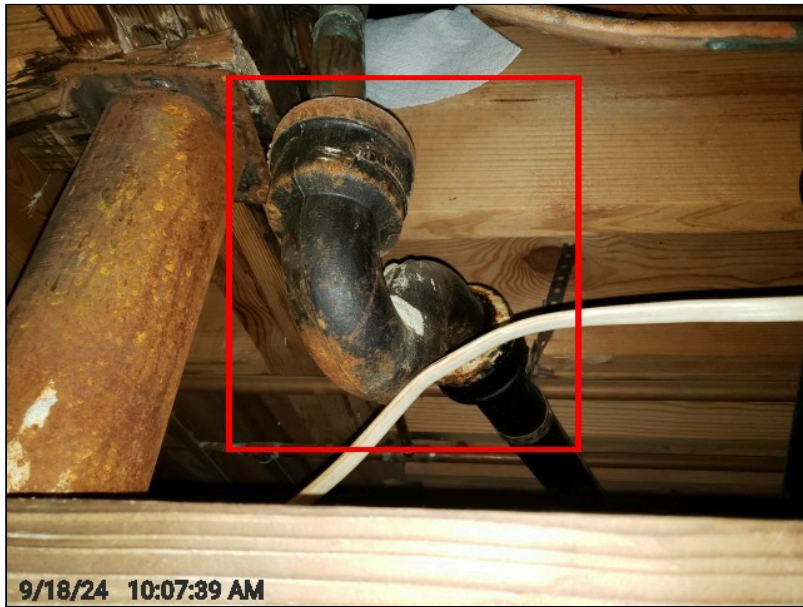
### 3.4 Drain, Waste, and Vent Systems

**Comments:** Inspected, Repair or Replace

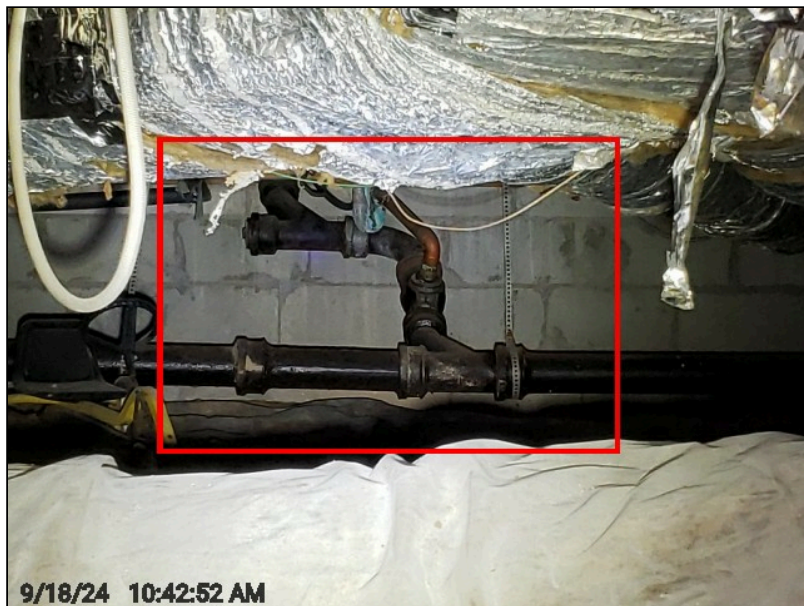
## Marion Hodges Home Inspection Services

- 🏠 (1) The cast iron drain pipes are nearing life expectancy. Rust/corrosion observed on a lot of pipes. A licensed plumbing contractor needs to evaluate further.









- 🏠 (2) Inspecting the waste line to the county main connection or to the septic tank (if existing) is beyond the scope of a home inspection. The cost to repair or replace the line is significant. We advise you to have the waste line scoped from the house to the county main connection or to the septic in order to minimize the risk of expensive cost that could be discovered after occupancy.



# Marion Hodges Home Inspection Services

🏠 (3) Cleanout cap needed on the building drain.



## 3.5 Water Supply and Distribution Systems

**Comments:** Inspected, Repair or Replace

🏠 The water pressure is too high. Normal static water pressure should be between 40 to 80 PSI. The water pressure is approximately 101 to 105 PSI. Adjusting the pressure regulator valve could only be a short term fix. A licensed plumbing contractor needs to replace the pressure regulator valve.

## 3.6 Exterior Faucets

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

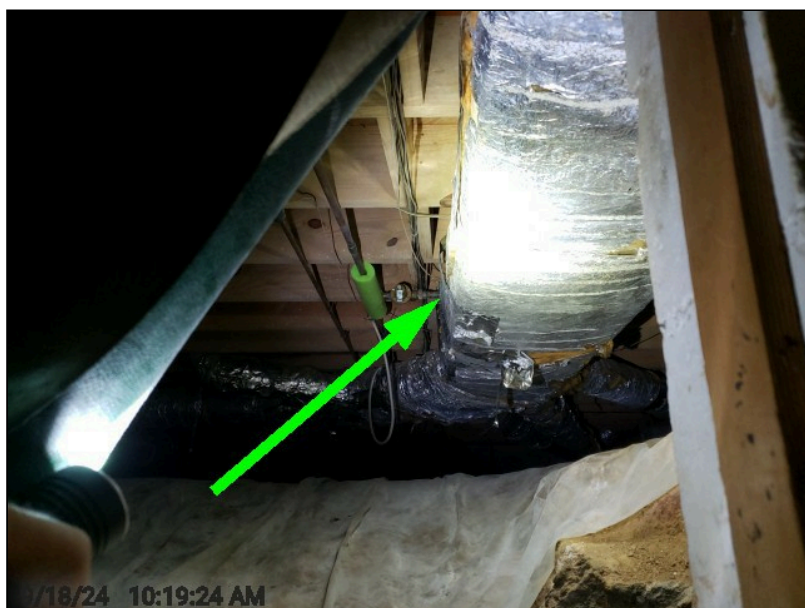
- 🏠 The back hose bibb is sealed off with a pot and spray foam. The hose bibb needs to be put in normal working order by a licensed plumbing contractor.

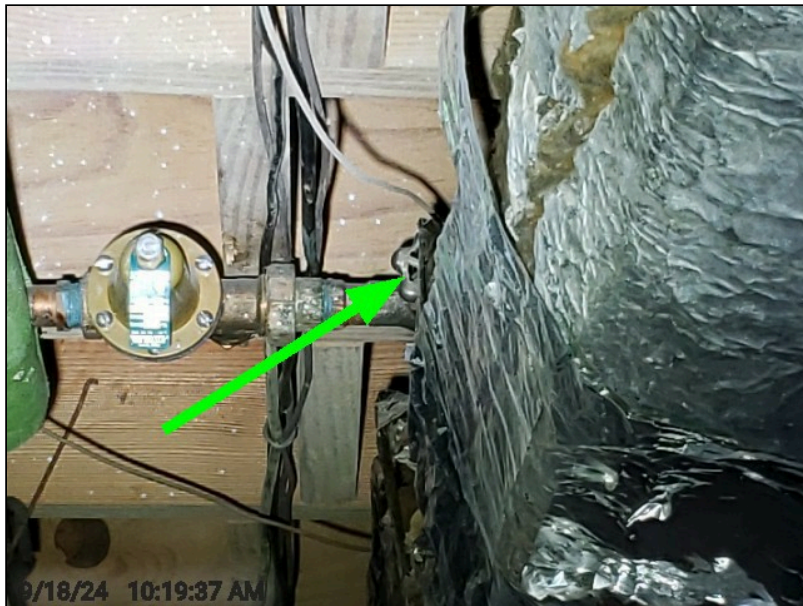


### 3.7 Location Of Main Water Shut Off Valve

**Comments:** Inspected

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





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

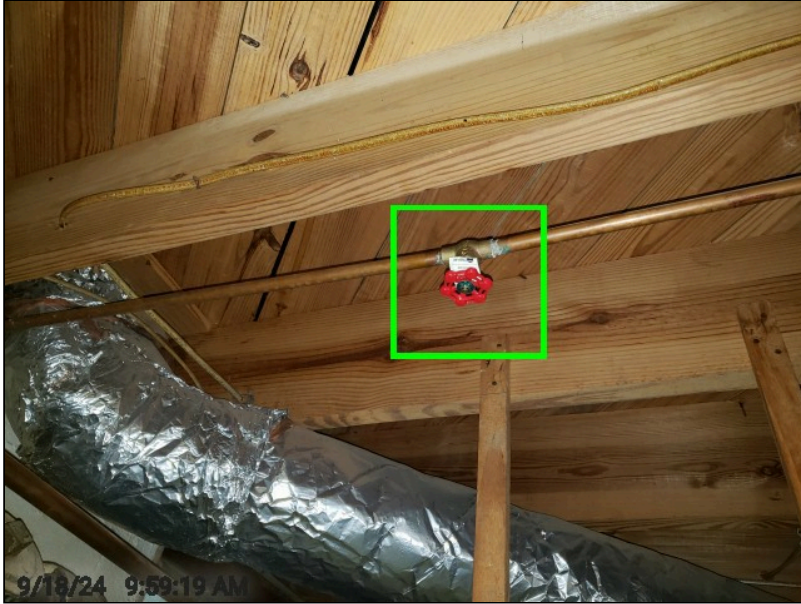


**3.8 Location Exterior Hose Bibb Shut Off Valves**

**Comments:** Inspected

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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.



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



Main Distribution Panel

### Styles & Materials

<b>Location of Distribution Panel:</b> Mechanical room	<b>Location Of Main Service Disconnect:</b> Distribution Panel	<b>Electrical Service Conductors:</b> 120/240 Overhead service
<b>Service Conductor at Panel:</b> 150 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> Copper Water Pipe Rod and pipe electrode	

### Items

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

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

- 🏠 (1) Painted receptacles need to be replaced. A licensed electrician needs to replace the receptacles. Location(s): throughout house
- 🏠 (2) The receptacles are 2 prong receptacles connected to a 2 wire cable without ground. A licensed electrician needs to add at least one grounded receptacle in all rooms.
- 🏠 (3) Receptacle wired with open ground connection. A licensed electrician needs to repair. Location(s): kitchen



- 🏠 (4) Cover plate is broken. Replace cover plate. Location(s): basement bedroom
- (5) FYI, Switched receptacles for lamps. Location(s): living 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, Repair or Replace

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- 🏠 (1) Light fixture is missing globe. Location(s): laundry
- 🏠 (2) Exposed incandescent light fixtures are no longer approved for closets. A licensed electrician needs to replace fixture with a light with a globe or an LED light fixture.
- 🏠 (3) Light fixture is not secured to the outlet box. A licensed electrician needs to secure fixture to outlet box. Location(s): storage room



## 4.4 Connected Fixtures (exterior light fixtures)

**Comments:** Inspected

## 4.5 Connected Fixtures (ceiling fans)

**Comments:** Inspected, Repair or Replace

- 🏠 Ceiling fan is out of balance. A licensed electrician needs to balance the ceiling fan. Location(s): family room

## 4.6 GFCI (Ground Fault Circuit Interrupters)

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The receptacles in the kitchen that serve the countertops are not GFCI protected. A licensed electrician needs to put all receptacles in the kitchen on a GFCI protected circuit.
- 🏠 (2) There is not a receptacle in bathroom. There was probably a receptacle at some point on older light fixture. At least one receptacle outlet should be installed in a bathroom within 3 feet of the outside edge of each sink basin. A licensed electrician needs to add a GFCI protected receptacle. Location(s): hall bath, shared bath
- 🏠 (3) Receptacles are not GFCI protected. A licensed electrician needs to put the receptacle(s) on a GFCI protected circuit. Location(s): basement bath
- 🏠 (4) The receptacles on the exterior and in carport are not GFCI protected. A licensed electrician needs to put the receptacles on a GFCI protected circuit.
- 🏠 (5) The receptacles in the basement are not GFCI protected. A licensed electrician needs to put the receptacles on a GFCI protected circuit.

## 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




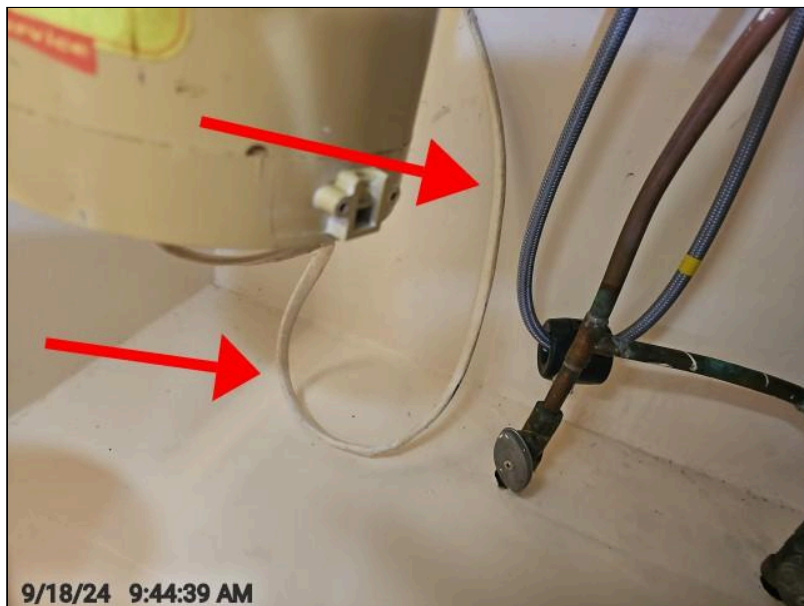
## Marion Hodges Home Inspection Services

replaced every 6 months. Smoke detectors last 7 to 10 years. Carbon monoxide detectors last 6 years.

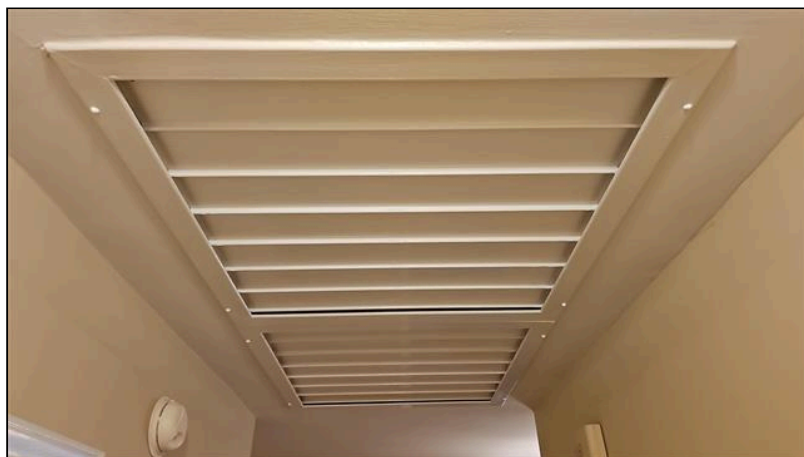
### 4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

**Comments:** Inspected, Repair or Replace

-  (1) The exposed cable to the disposal is subject to physical damage. Cable that is subject to physical damage should be in conduit. A licensed electrician needs to put the cable in conduit.



- (2) The whole house attic fans are covered over with insulation. The fans do not appear to be operational.





## 4.9 Distribution Panel Box And Disconnect Boxes

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The electrical panel is over 40 years old. A licensed electrician needs to evaluate the panel and replace if needed.
- 🏠 (2) Pointed screws are used to attach the main distribution panel front to the panel box. Blunt end screws should be used to prevent piercing of cables in the panel which can cause arcing. This is a safety hazard. A licensed electrician needs to install blunt end screws.



## 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.



Air handler



Condensing Unit

**Styles & Materials**

<p><b>Heat System</b>  <b>Manufacturer:</b>                  Trane</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                  2011</p>	<p><b>Number of Heat Systems:</b>                  One</p>
<p><b>Heating Energy Source:</b> Natural gas  <b>Heat Type:</b> Forced air</p>	<p><b>Filter Type:</b> Disposable  <b>Filter Size:</b> 16x25x4</p>	<p><b>Ductwork:</b> Insulated sheet metal  <b>Location of main fuel shut off:</b> At gas meter</p>
<p><b>Condensing Unit</b>  <b>Manufacturer:</b>                  Trane</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                  2011</p>	<p><b>Number of Condensing Units:</b>                  One</p>
<p><b>Cooling Energy Source:</b> Central electric system  <b>Cooling Equipment Type:</b> Condensing unit(s)</p>		<p><b>Condensing Unit Size:</b>                  4 ton</p>

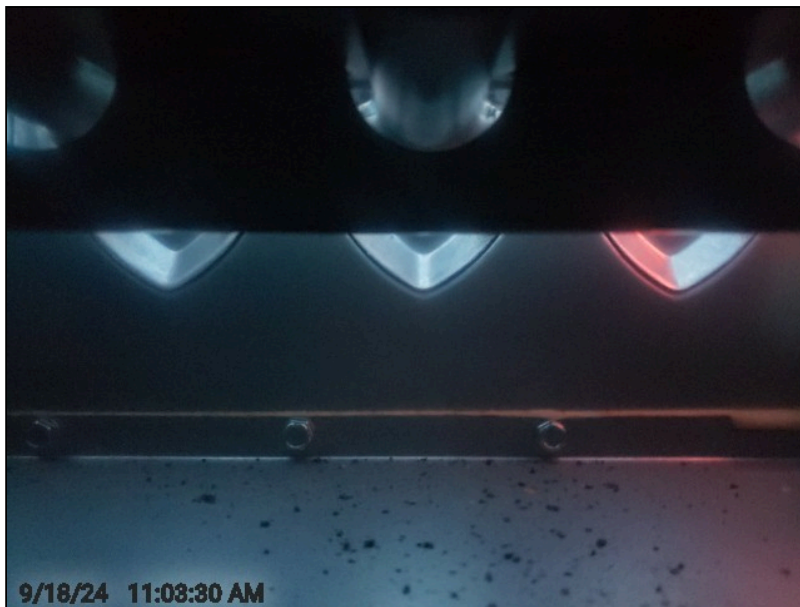
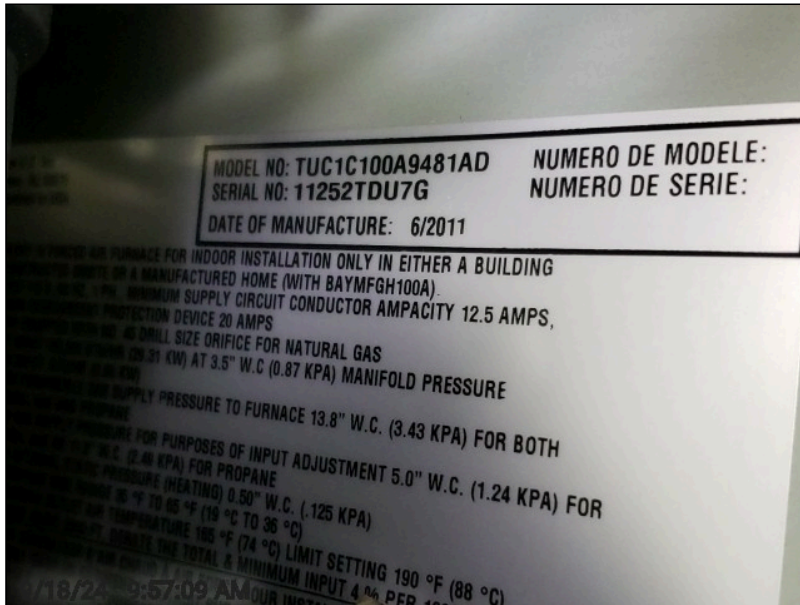
**Items**

**5.0 Heating Equipment**

**Comments:** Inspected, Repair or Replace

# Marion Hodges Home Inspection Services

- 🏠 The 2011 furnace was operational. Underlying issues can still exist with an operating system. A licensed heating and air contractor should do annual service based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the heating equipment will last.



- 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**  
**Comments:** Inspected

## Marion Hodges Home Inspection Services


Location of return air filter(s) for heating and air equipment. The filter(s) should be changed every 9 to 12 months. 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, Repair or Replace

 The furnace vent pipe is less than 4 feet from an operable window and the condensing unit. A licensed heating and air contractor needs to inspect further and repair. Location(s): back of the house



### 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

## Marion Hodges Home Inspection Services

- 🏠 (1) The heating and air ducts need to be professionally cleaned.
- 🏠 (2) The filter needs replacing on the air handler.
- 🏠 (3) The duct pipe are wrapped with white tape that could be asbestos tape. Pictures shown are examples. Confirming the presence of asbestos requires testing by a qualified laboratory. A qualified asbestos contractor needs to encapsulate all exposed white tape for safety.

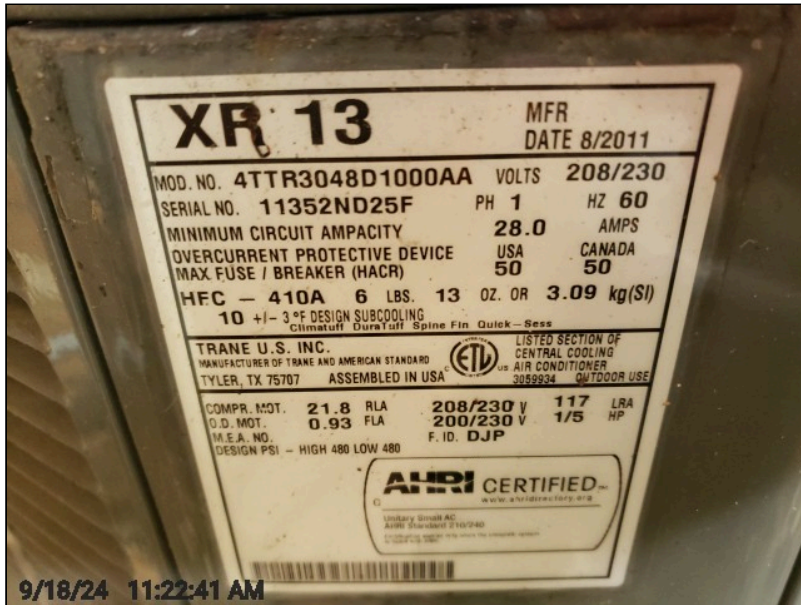


### 5.6 Cooling And Air Handler Equipment

**Comments:** Inspected

# Marion Hodges Home Inspection Services

The 201 air conditioning was operational. The supply air temperature was 55 degrees and the return air temperature was 70 degrees. The range in temperature drop is "normal". Underlying issues still could exist. A licensed heating and air contractor should do annual service and cleaning of equipment based on manufacturers specs and repair as needed. 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

## 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

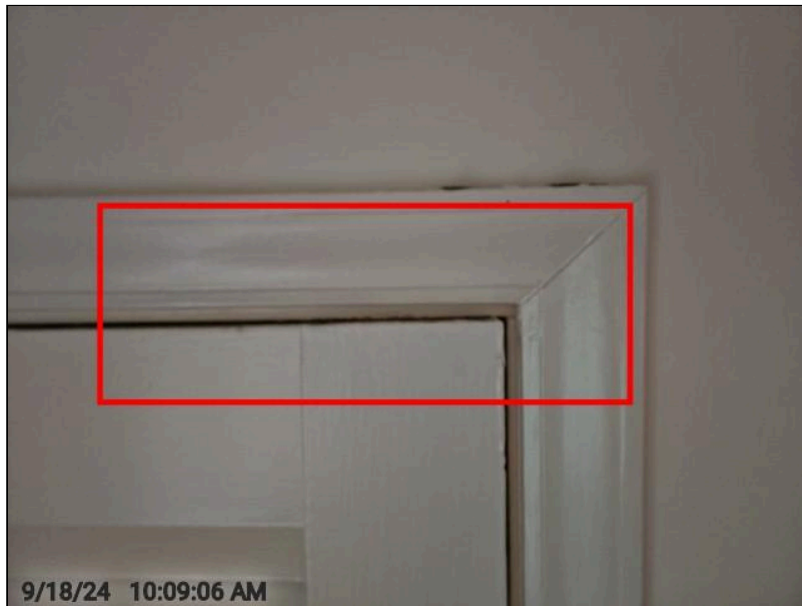
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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 binds/rub on the door frame. Location(s): back right bedroom





## Marion Hodges Home Inspection Services

(2) The dead bolt locks are double cylinder locks (keyed on both sides). Current building practices are to use single cylinder locks which are keyed on the exterior only. Recommend changing all double cylinder locks to single cylinder locks.

🏠 (3) Lock is broken. A qualified contractor needs to repair or replace lock. Location(s): basement door entry lock won't open

🏠 (4) Door needs to be cut about a half inch so the door can open without dragging on the flooring. A qualified contractor needs to cut door bottom. Location(s): basement bedroom



### 6.1 Windows

**Comments:** Inspected, Repair or Replace

🏠 (1) Cracked/broken window observed. A qualified contractor needs to replace broken glass. Location(s): back left bedroom



🏠 (2) Window(s) will not open. There should be operable windows in all rooms for ingress and egress. Location(s): back left bedroom, front left bedroom

### 6.2 Steps, Stairways, Balconies, And Railings

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

- 🏠 The basement steps were installed with the riser height on the steps less than 7 3/4 inches. This is a potential trip hazard.

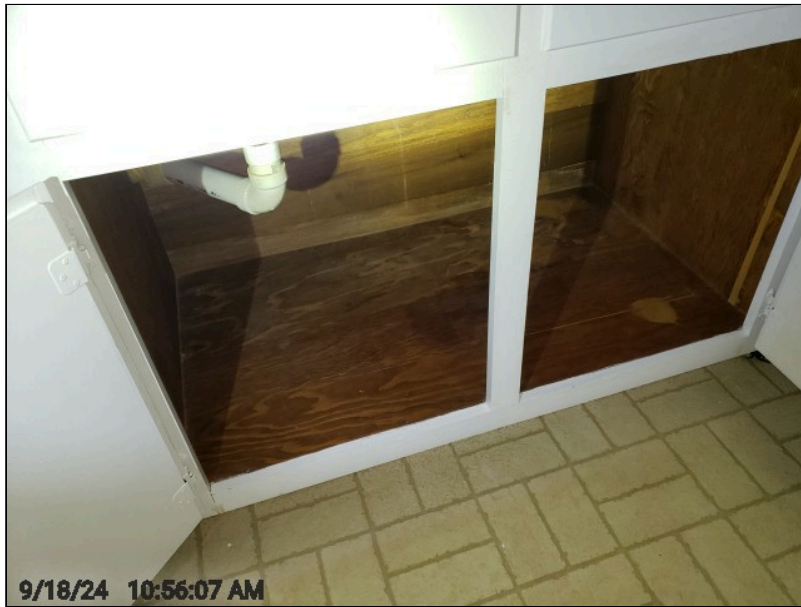


### 6.3 Counters And A Representative Number Of Cabinets

**Comments:** Inspected, Repair or Replace

- 🏠 Moisture was detected with thermal imaging and a moisture meter inside the sink cabinet. The seller had the water to sink turned off prior to the inspection. A qualified contractor needs to evaluate further and repair. Location(s): basement kitchen sink cabinet





**6.4 Bathroom Caulking and Tile**

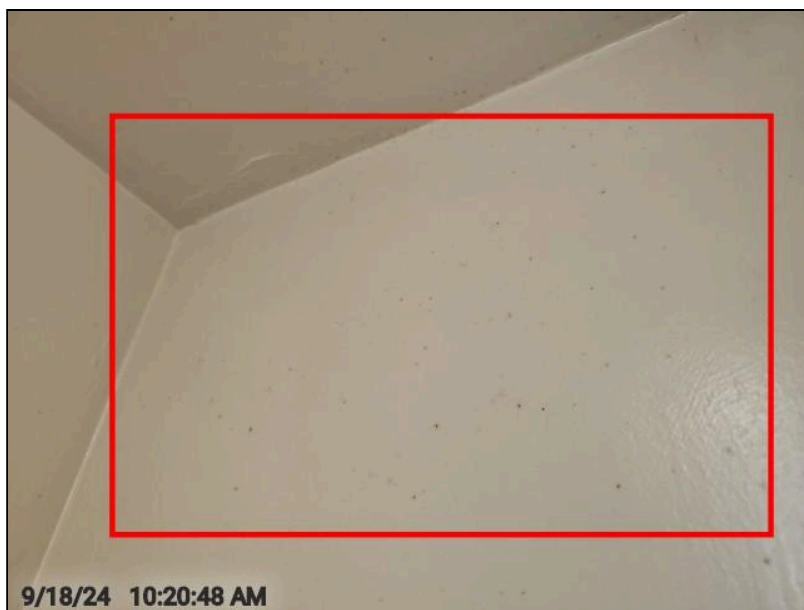
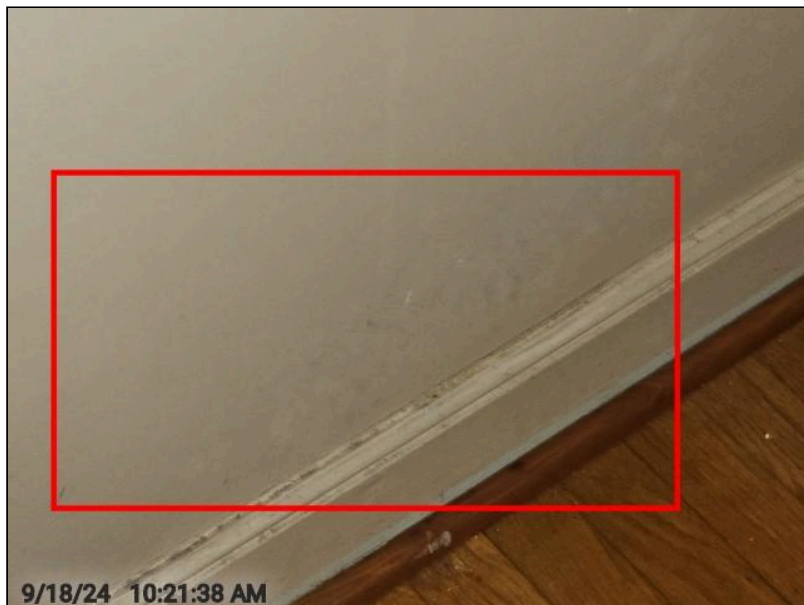
**Comments:** Inspected

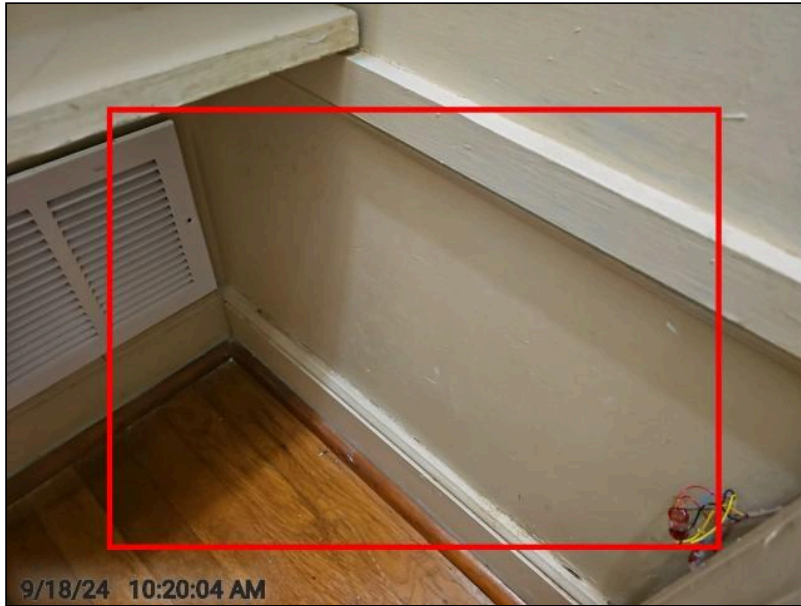
**6.5 Ceilings, Walls, And Floors**

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

- 🏠 (1) Mold like substance was observed. A qualified contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples. Location(s): front left bedroom closet, on base trim at basement door, basement kitchen cabinet







 (2) Carpet needs to be stretched. A qualified contractor needs to stretch carpet. Location(s): basement

## 6.6 Attic Access

**Comments:** Inspected

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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.

### Items

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#### 7.0 Garage Floor

**Comments:** Inspected

#### 7.1 Garage Walls And Ceiling

**Comments:** Inspected

#### 7.2 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



Attic Insulation

### Styles & Materials

**Bathroom Ventilation:**

Window

**Dryer Power Source:**

220 Electric

3 Prong dryer plug needed with dryer

**Attic Insulation:**

Loose fill

**Attic Ventilation:**

Continuous ridge vent

Power attic ventilator

Soffit vents

**Floor System Insulation:**

Not insulated

**Presence Of Vapor Barrier In Crawl Space:**

Partial

### Items

**8.0 Bathroom Venting Systems**

**Comments:** Inspected

**8.1 Laundry Venting System**

**Comments:** Inspected, Repair or Replace



## Marion Hodges Home Inspection Services

- 🏠 (1) 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.
- 🏠 (2) The dryer exhaust duct is flex pipe in the attic. Dryer duct pipe should be constructed of minimum 4mm rigid metal pipe and be supported every 4 feet. A licensed heating and air 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:** Not Present

### 8.5 Vapor Retarders (On Ground In Crawl Space Under Decks And Porches)

**Comments:** Inspected, Repair or Replace

- 🏠 There is a partial vapor barrier in the crawl space. A 6 mil vapor barrier needs to cover all of the crawl space surface.





## 8.6 Ventilation Of Foundation Areas

**Comments:** Inspected

## 8.7 Ventilation Fans And Thermostatic Controls (Attic)

**Comments:** Inspected, Repair or Replace

- 🏠 The power attic ventilator fan in the attic is not working. Power attic ventilator fans use a lot of electricity. Where the fan is located, there is no continuous ridge vent. Recommend replacing fan with continuous ridge vent.



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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. 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  
No storage

**Method used to observe attic:**

From entry

**Roof Structure:**

Stick-built  
2 X 6 Rafters  
Lateral bracing  
1x8 Roof decking

**Roof-Type:**

Hip

**Method used to observe Crawlspace:**

From entry

**Foundation:**

Basement  
Crawl Space  
Concrete Masonry Unit (Block)

**Columns or Piers:**

Steel columns

**Floor Structure:**

2x10 joist

**Wall Structure:**

2x4 Wood studs

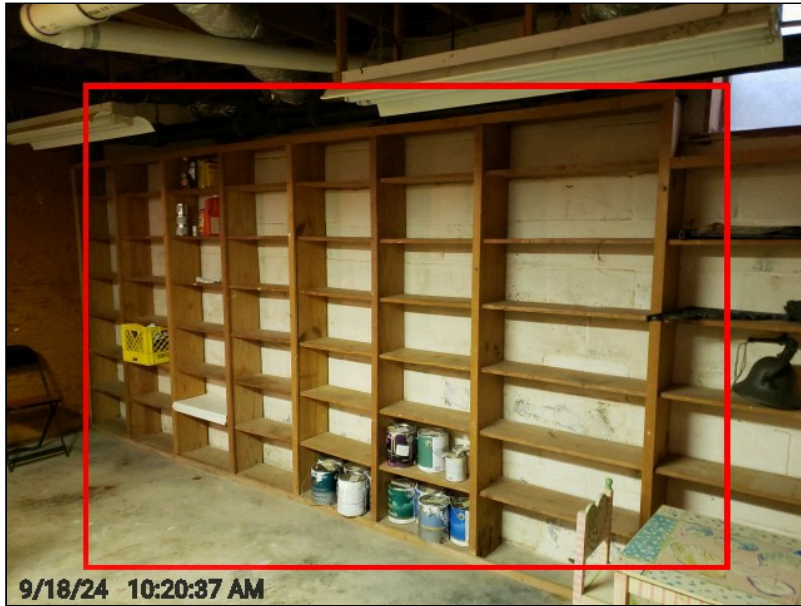
**Items**

**9.0 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, Repair or Replace

## Marion Hodges Home Inspection Services

(1) Efflorescence (powder substance) on foundation wall indicates moisture has in contact with the foundation wall. This does not necessarily indicate that intrusion will occur. Recommend checking the gutters, the downspout drain lines, and grading the foundation for drainage flow away from the foundation. Efflorescence is found on many homes without water intrusion occurring inside the foundation. But, it should alert you to the possibility that future steps may be needed to control drainage around the foundation.





-  (2) Hole observed in the foundation wall under the front door in the crawlspace. The hole needs to be sealed to prevent moisture in the crawlspace. A qualified contractor needs to repair.



**9.1 Walls (Structural)**

**Comments:** Inspected

**9.2 Columns Or Piers**

**Comments:** Inspected

**9.3 Floors (Structural)**


**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

- 🏠 (1) A mold like substance was observed on the floor joist in the basement. A qualified mold contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples.



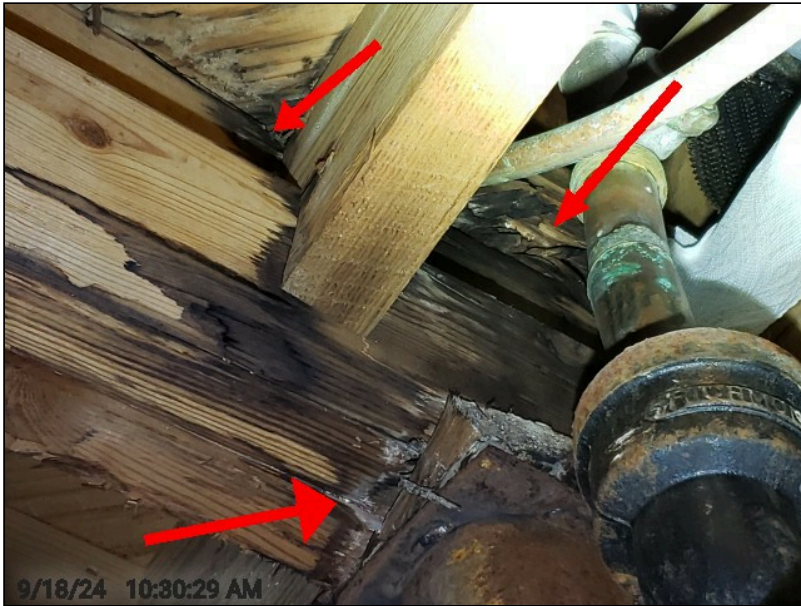


 (2) The joist under the front bath are rotten. A qualified contractor needs to replace all rotten framing members and add additional support as needed.



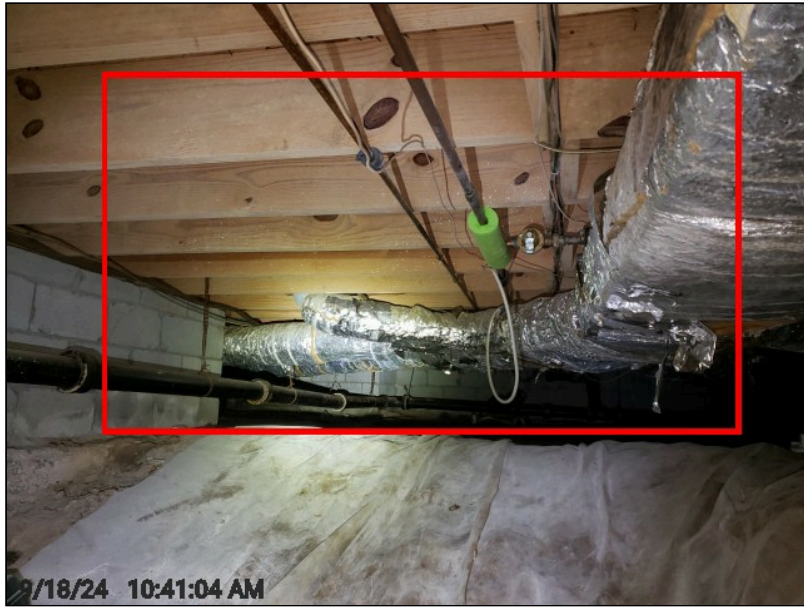


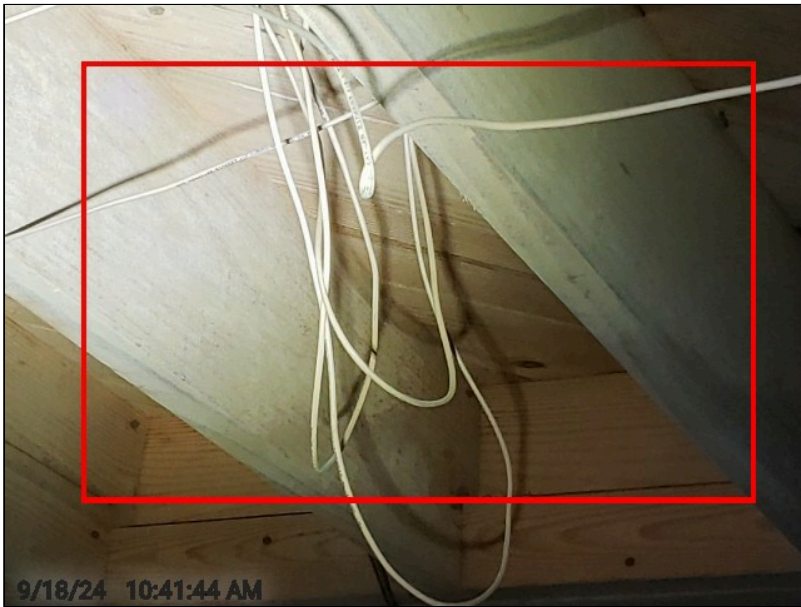




 (3) A mold like substance was observed on the floor joist in the crawl space. A qualified mold contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples.







**9.4 Roof Structure And Attic**

**Comments:** Inspected

---

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.

## 10. 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

#### 10.0 Driveways

**Comments:** Inspected, Repair or Replace

 The driveway is at end of useful life expectancy. Future replacement should be anticipated.



#### 10.1 Walkways

**Comments:** Inspected, Repair or Replace

# Marion Hodges Home Inspection Services



(1) The sidewalk is uplifted. The concrete uplifting can be a potential trip hazard. A qualified contractor needs to replace the concrete where uplifted.



## Marion Hodges Home Inspection Services

- 🏠 (2) Stones in the back walk are uplifted. The uplifted stones are trip hazard. A qualified contractor needs to repair.



- 🏠 (3) Part of the front sidewalk is at end of useful life expectancy. Future replacement should be anticipated.



### 10.2 Patio Floors

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services



The patio and steps to backyard are at end of useful life expectancy. Future replacement should be anticipated.

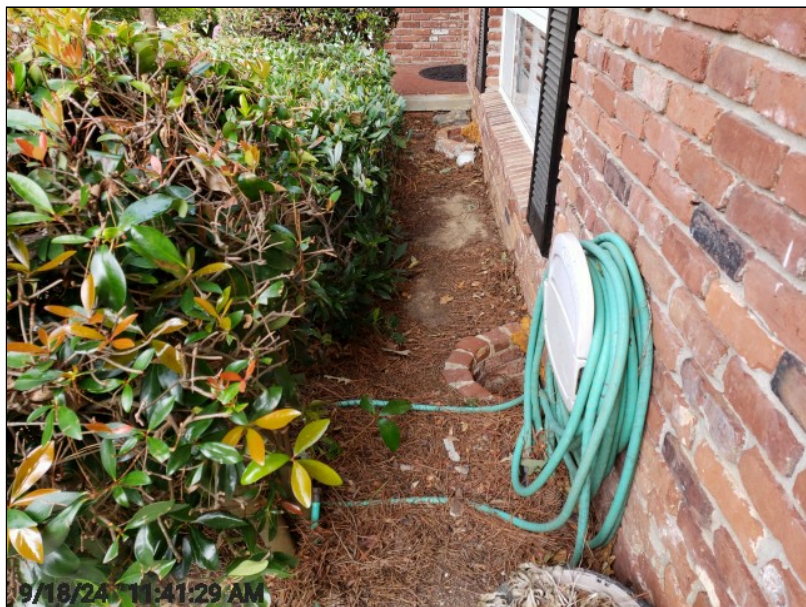


### 10.3 Grading and Drainage

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

- 🏠 (1) The grading generally does not provide positive drainage away from the foundation. There should be 6" of fall in the first 10' away from the foundation. A qualified contractor needs to evaluate further and repair. Location(s): front of the house





## Marion Hodges Home Inspection Services

- 🏠 (2) Window wells are filled with leaves and pine straw. The window wells need to be cleaned out. If there are drains in the window wells the drains and buried drain pipes need to be cleaned from inlet to outlet. A qualified contractor needs to repair. Location(s): front and back of the house





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

**Comments:** Inspected

---

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.

## 11. 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



Rear Elevation



Rear Elevation



Rear Elevation



Rear Elevation



Left Elevation

### Styles & Materials

**Exterior Wall Cladding:**

Brick

**Soffit and Eaves:**

Aluminum  
Vinyl  
Wood

**Windows:**

Single pane glass  
Sliders

## Items

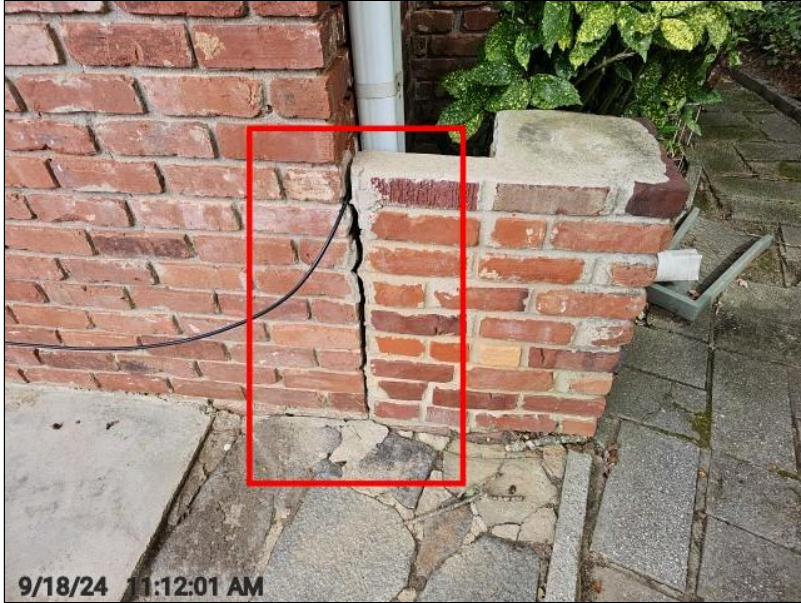
### 11.0 Eaves, Soffits, And Fascias

**Comments:** Inspected

### 11.1 Brick, Stone, Stucco, Or Rock

**Comments:** Inspected, Repair or Replace

- 🏠 Mortar and brick cracks were observed. A qualified contractor needs to point cracks. Location(s): back of the house



### 11.2 Doors (Exterior)

**Comments:** Inspected

### 11.3 Windows

**Comments:** Inspected

### 11.4 Steps

**Comments:** Inspected, Repair or Replace

- 🏠 (1) The back brick steps have four or more risers and should have a hand rail. Hand rails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. A qualified contractor needs to repair.



## Marion Hodges Home Inspection Services

- 🏠 (2) Bricks spalling observed on the back brick steps and retaining walls. Pictures are examples. A qualified contractor needs to repair.







(3) The brick steps were installed with the riser height on the steps less than 7 3/4 inches. This is a potential trip hazard.



---

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.

## 12. 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

<b>Roof Covering:</b> Asphalt Composition Shingles	<b>Viewed roof covering from:</b> Ground Walked roof	<b>Approximate age of roof:</b> Approximate life expectancy of dimensional shingles is 22 to 25 years
<b>Chimney type:</b> Masonry chimney	<b>Fireplace type:</b> Masonry firebox Gas logs natural draft	<b>Number of fireplaces:</b> One

### Items

#### 12.0 Roof Coverings

**Comments:** Inspected, Repair or Replace

-  (1) Water stains from a past roof leaks and containers were observed. A qualified roofer needs to inspect roof and verify permanent repairs were made. Location(s): attic (pales under leaks)







## Marion Hodges Home Inspection Services



(2) The age of the roof is unknown. Based on condition, the roof appears to be around 15 years old +/- . The inspector makes no warranties or guarantees as to how long the roof will last.







(3) The roof needs to be cleaned off.



**12.1 Flashing**

**Comments:** Inspected

**12.2 Roof Penetrations**

**Comments:** Inspected, Repair or Replace

# Marion Hodges Home Inspection Services

- 🏠 Plumbing vent stack is less than 6 inches above the roof surface. The plumbing vent stack should extend at least 6 inches above the roof surface. A qualified contractor needs to inspect further and extend vent stack.



## 12.3 Gutter Drainage Systems

**Comments:** Inspected, Repair or Replace

- 🏠 Damaged gutter observed. A qualified contractor needs to replace damaged gutters. Location(s): back of the house



## 12.4 Chimney and Fireplace

**Comments:** Inspected, Repair or Replace

## Marion Hodges Home Inspection Services

- 🏠 (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.



- 🏠 (2) The gas valve in the fireplace needs to be updated. The gas valve installed is no longer an approved gas valve. A qualified contractor needs to repair.



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.

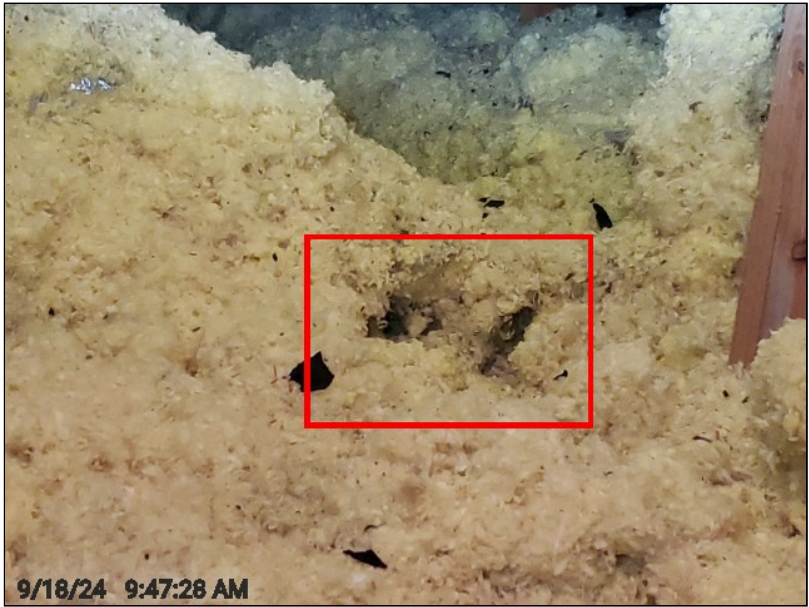
13. Pest, Termite, and Wildlife

Items

13.0 Pest, Termite, and Wildlife Concerns

Comments: Not Inspected, Repair or Replace

- (1) 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.
- (2) There is evidence of wildlife inside the structure. A licensed wildlife company needs to evaluate further and treat as needed. All droppings need to be removed and area sanitized. Any insulation that is soiled needs to be removed and replaced with R-38 loose fill. Picture is example. Location(s): attic, crawlspace, and exterior storage room







## General Summary

### Marion Hodges Home Inspection Services

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

#### Customer

**Address**  
3456 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


### 1.0 Range

#### Inspected, Repair or Replace

 The gas range in the basement is not functional. A qualified contractor needs to replace the range.


### 1.1 Microwave Oven

#### Inspected, Repair or Replace

 The microwave oven does not work. The cord from microwave has been cut off in cabinet. A qualified contractor needs to replace microwave.


### 1.3 Refrigerator

#### Inspected, Repair or Replace

 The refrigerator in the basement was not plugged in. The home inspector does not plug in items that are not in working order. The refrigerator appears to be beyond life expectancy. Replacement is recommended.

### 1.4 Garbage Disposal

#### Inspected, Repair or Replace


 The disposal is jammed. There is a socket on the base of the base of the disposal at the end of the motor shaft. Usually an Allen wrench can be inserted into the socket to rotate the shaft and free up the disposal. If an Allen wrench does not free up the disposal, the disposal should be replaced.

## 2. Plumbing Systems

### 2.1 Kitchen Sink Water Supply Lines


#### Inspected, Repair or Replace

# Marion Hodges Home Inspection Services

-  The water to the basement kitchen sink fixture was turned off. The water was not turned on by the the inspector. The seller should have the water turned on prior to closing. If there are leaks or plumbing issues, a licensed plumber needs to repair.



## 2.3 Lavatory Fixtures

### Inspected, Repair or Replace

-  The sink fixture drips after water is turned off. A licensed plumbing contractor needs to repair. Location(s): basement bath


## 2.5 Lavatory Drain Stop And Drain Assembly

### Inspected, Repair or Replace

-  (1) The sink drain stopper rod is disconnected from the drain assembly. A licensed plumbing contractor needs to connect stopper rod. Location(s): shared bath
-  (2) The sink drain assembly needs to be replaced. The drain pipes are beyond life expectancy and showing signs of failure. A licensed plumbing contractor needs to replace drain assembly with PVC pipe. Location(s): basement 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): shared bath, basement bath

## 2.7 Tubs and Showers


### Inspected, Repair or Replace

-  (1) The showerhead leaks at connections. Tighten showerhead or replace showerhead. Location(s): hall bath
-  (2) The valve stem leaks on the tub fixture. A licensed plumbing contractor needs to repair or replace fixture. Location(s): shared bath
-  (3) The tub is slow draining. A licensed plumbing contractor needs to inspect further and repair. Location(s): shared bath
-  (4) The tub drain pipe is leaking. A licensed plumbing contractor needs to repair. Location(s): front bath the leak is visible from the access in the basement

## 3. Plumbing Components





### 3.0 Water Heater

#### Inspected, Repair or Replace

-  The water heater is at or beyond average life expectancy of 10 to 12 years. Future replacement should be anticipated. Recommend putting a water detection device near the water heater to alert you in the event there is a leak. The inspector makes no warranties or guarantees as to how long the water heater or any components of the water heater will last.

### 3.3 Vent Pipe




#### Inspected, Repair or Replace

-  (1) 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.
-  (2) The connections on the water heater vent pipe are held together with foil tape. Foil tape will fail due to heat from vent pipe. The vent connections should be screwed together. A licensed plumbing contractor needs to screw the connections together.
-  (3) White powder was observed on the water heater vent pipe. This is a sign of an incomplete venting of toxic combustion gases or back drafting. This is a safety issue. A licensed plumbing contractor needs to inspect further and repair. Location(s): attic
-  (4) Water heater 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 insulation.

# Marion Hodges Home Inspection Services


## 3.4 Drain, Waste, and Vent Systems

### Inspected, Repair or Replace

-  (1) The cast iron drain pipes are nearing life expectancy. Rust/corrosion observed on a lot of pipes. A licensed plumbing contractor needs to evaluate further.
-  (2) Inspecting the waste line to the county main connection or to the septic tank (if existing) is beyond the scope of a home inspection. The cost to repair or replace the line is significant. We advise you to have the waste line scoped from the house to the county main connection or to the septic in order to minimize the risk of expensive cost that could be discovered after occupancy.
-  (3) Cleanout cap needed on the building drain.


## 3.5 Water Supply and Distribution Systems

### Inspected, Repair or Replace

-  The water pressure is too high. Normal static water pressure should be between 40 to 80 PSI. The water pressure is approximately 101 to 105 PSI. Adjusting the pressure regulator valve could only be a short term fix. A licensed plumbing contractor needs to replace the pressure regulator valve.

## 3.6 Exterior Faucets





### Inspected, Repair or Replace

-  The back hose bibb is sealed off with a pot and spray foam. The hose bibb needs to be put in normal working order by a licensed plumbing contractor.

## 4. Electrical Systems




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

#### Inspected, Repair or Replace

-  (1) Painted receptacles need to be replaced. A licensed electrician needs to replace the receptacles. Location(s): throughout house
-  (2) The receptacles are 2 prong receptacles connected to a 2 wire cable without ground. A licensed electrician needs to add at least one grounded receptacle in all rooms.
-  (3) Receptacle wired with open ground connection. A licensed electrician needs to repair. Location(s): kitchen
-  (4) Cover plate is broken. Replace cover plate. Location(s): basement bedroom

### 4.3 Connected Fixtures (interior light fixtures)

#### Inspected, Repair or Replace

-  (1) Light fixture is missing globe. Location(s): laundry
-  (2) Exposed incandescent light fixtures are no longer approved for closets. A licensed electrician needs to replace fixture with a light with a globe or an LED light fixture.
-  (3) Light fixture is not secured to the outlet box. A licensed electrician needs to secure fixture to outlet box. Location(s): storage room




### 4.5 Connected Fixtures (ceiling fans)

#### Inspected, Repair or Replace

-  Ceiling fan is out of balance. A licensed electrician needs to balance the ceiling fan. Location(s): family room

### 4.6 GFCI (Ground Fault Circuit Interrupters)

#### Inspected, Repair or Replace

-  (1) The receptacles in the kitchen that serve the countertops are not GFCI protected. A licensed electrician needs to put all receptacles in the kitchen on a GFCI protected circuit.
-  (2) There is not a receptacle in bathroom. There was probably a receptacle at some point on older light fixture. At least one receptacle outlet should be installed in a bathroom within 3 feet of the outside edge of each sink basin. A licensed electrician needs to add a GFCI protected receptacle. Location(s): hall bath, shared bath
-  (3) Receptacles are not GFCI protected. A licensed electrician needs to put the receptacle(s) on a GFCI

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protected circuit. Location(s): basement bath



(4) The receptacles on the exterior and in carport are not GFCI protected. A licensed electrician needs to put the receptacles on a GFCI protected circuit.



(5) The receptacles in the basement are not GFCI protected. A licensed electrician needs to put the receptacles on a GFCI protected circuit.

## 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.

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

### Inspected, Repair or Replace



(1) The exposed cable to the disposal is subject to physical damage. Cable that is subject to physical damage should be in conduit. A licensed electrician needs to put the cable in conduit.

## 4.9 Distribution Panel Box And Disconnect Boxes

### Inspected, Repair or Replace



(1) The electrical panel is over 40 years old. A licensed electrician needs to evaluate the panel and replace if needed.



(2) Pointed screws are used to attach the main distribution panel front to the panel box. Blunt end screws should be used to prevent piercing of cables in the panel which can cause arcing. This is a safety hazard. A licensed electrician needs to install blunt end screws.

## 5. Heating and Air Conditioning

### 5.0 Heating Equipment

#### Inspected, Repair or Replace



The 2011 furnace was operational. Underlying issues can still exist with an operating system. A licensed heating and air contractor should do annual service based on manufacturers specs and repair as needed. The inspector makes no warranties or guarantees as to how long the heating equipment will last.

### 5.4 Furnace Vent Pipe

#### Inspected, Repair or Replace



The furnace vent pipe is less than 4 feet from an operable window and the condensing unit. A licensed heating and air contractor needs to inspect further and repair. Location(s): back of the house

### 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 heating and air ducts need to be professionally cleaned.



(2) The filter needs replacing on the air handler.






(3) The duct pipe are wrapped with white tape that could be asbestos tape. Pictures shown are examples. Confirming the presence of asbestos requires testing by a qualified laboratory. A qualified asbestos contractor needs to encapsulate all exposed white tape for safety.

## 6. Interiors



### 6.0 Doors and Door Locks

#### Inspected, Repair or Replace

-  (1) Door binds/rub on the door frame. Location(s): back right bedroom
-  (3) Lock is broken. A qualified contractor needs to repair or replace lock. Location(s): basement door entry lock won't open
-  (4) Door needs to be cut about a half inch so the door can open without dragging on the flooring. A qualified contractor needs to cut door bottom. Location(s): basement bedroom


### 6.1 Windows

#### Inspected, Repair or Replace

-  (1) Cracked/broken window observed. A qualified contractor needs to replace broken glass. Location(s): back left bedroom
-  (2) Window(s) will not open. There should be operable windows in all rooms for ingress and egress. Location(s): back left bedroom, front left bedroom


### 6.2 Steps, Stairways, Balconies, And Railings

#### Inspected, Repair or Replace

-  The basement steps were installed with the riser height on the steps less than 7 3/4 inches. This is a potential trip hazard.



### 6.3 Counters And A Representative Number Of Cabinets

#### Inspected, Repair or Replace

-  Moisture was detected with thermal imaging and a moisture meter inside the sink cabinet. The seller had the water to sink turned off prior to the inspection. A qualified contractor needs to evaluate further and repair. Location(s): basement kitchen sink cabinet

### 6.5 Ceilings, Walls, And Floors



#### Inspected, Repair or Replace

-  (1) Mold like substance was observed. A qualified contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples. Location(s): front left bedroom closet, on base trim at basement door, basement kitchen cabinet
-  (2) Carpet needs to be stretched. A qualified contractor needs to stretch carpet. Location(s): basement

## 8. Insulation And Ventilation


### 8.1 Laundry Venting System

#### Inspected, Repair or Replace

-  (1) 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.
-  (2) The dryer exhaust duct is flex pipe in the attic. Dryer duct pipe should be constructed of minimum 4mm rigid metal pipe and be supported every 4 feet. A licensed heating and air contractor needs to repair.


### 8.5 Vapor Retarders (On Ground In Crawlspace Under Decks And Porches)

#### Inspected, Repair or Replace

-  There is a partial vapor barrier in the crawl space. A 6 mil vapor barrier needs to cover all of the crawl space surface.

### 8.7 Ventilation Fans And Thermostatic Controls (Attic)

#### Inspected, Repair or Replace


-  The power attic ventilator fan in the attic is not working. Power attic ventilator fans use a lot of electricity. Where the fan is located, there is no continuous ridge vent. Recommend replacing fan with

continuous ridge vent.

## 9. Structural Components




### 9.0 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.)

#### Inspected, Repair or Replace

-  (2) Hole observed in the foundation wall under the front door in the crawlspace. The hole needs to be sealed to prevent moisture in the crawlspace. A qualified contractor needs to repair.

### 9.3 Floors (Structural)

#### Inspected, Repair or Replace

-  (1) A mold like substance was observed on the floor joist in the basement. A qualified mold contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples.
-  (2) The joist under the front bath are rotten. A qualified contractor needs to replace all rotten framing members and add additional support as needed.
-  (3) A mold like substance was observed on the floor joist in the crawl space. A qualified mold contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples.

## 10. Grounds




### 10.0 Driveways

#### Inspected, Repair or Replace

-  The driveway is at end of useful life expectancy. Future replacement should be anticipated.


### 10.1 Walkways

#### Inspected, Repair or Replace

-  (1) The sidewalk is uplifted. The concrete uplifting can be a potential trip hazard. A qualified contractor needs to replace the concrete where uplifted.
-  (2) Stones in the back walk are uplifted. The uplifted stones are trip hazard. A qualified contractor needs to repair.
-  (3) Part of the front sidewalk is at end of useful life expectancy. Future replacement should be anticipated.



### 10.2 Patio Floors

#### Inspected, Repair or Replace

-  The patio and steps to backyard are at end of useful life expectancy. Future replacement should be anticipated.

### 10.3 Grading and Drainage

#### Inspected, Repair or Replace


-  (1) The grading generally does not provide positive drainage away from the foundation. There should be 6" of fall in the first 10' away from the foundation. A qualified contractor needs to evaluate further and repair. Location(s): front of the house
-  (2) Window wells are filled with leaves and pine straw. The window wells need to be cleaned out. If there are drains in the window wells the drains and buried drain pipes need to be cleaned from inlet to outlet. A qualified contractor needs to repair. Location(s): front and back of the house

## 11. Exterior

### 11.1 Brick, Stone, Stucco, Or Rock




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## Inspected, Repair or Replace

-  Mortar and brick cracks were observed. A qualified contractor needs to point cracks. Location(s): back of the house

### 11.4 Steps




#### Inspected, Repair or Replace

-  (1) The back brick steps have four or more risers and should have a hand rail. Hand rails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. A qualified contractor needs to repair.
-  (2) Bricks spalling observed on the back brick steps and retaining walls. Pictures are examples. A qualified contractor needs to repair.
-  (3) The brick steps were installed with the riser height on the steps less than 7 3/4 inches. This is a potential trip hazard.

## 12. Roofing, Gutters, Fireplace


### 12.0 Roof Coverings

#### Inspected, Repair or Replace

-  (1) Water stains from a past roof leaks and containers were observed. A qualified roofer needs to inspect roof and verify permanent repairs were made. Location(s): attic (pales under leaks)
-  (2) The age of the roof is unknown. Based on condition, the roof appears to be around 15 years old +/- . The inspector makes no warranties or guarantees as to how long the roof will last.
-  (3) The roof needs to be cleaned off.


### 12.2 Roof Penetrations

#### Inspected, Repair or Replace

-  Plumbing vent stack is less than 6 inches above the roof surface. The plumbing vent stack should extend at least 6 inches above the roof surface. A qualified contractor needs to inspect further and extend vent stack.



### 12.3 Gutter Drainage Systems

#### Inspected, Repair or Replace

-  Damaged gutter observed. A qualified contractor needs to replace damaged gutters. Location(s): back of the house

### 12.4 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.
-  (2) The gas valve in the fireplace needs to be updated. The gas valve installed is no longer an approved gas valve. A qualified contractor needs to repair.

## 13. Pest, Termite, and Wildlife

### 13.0 Pest, Termite, and Wildlife Concerns

#### Not Inspected, Repair or Replace

-  (1) 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.
-  (2) There is evidence of wildlife inside the structure. A licensed wildlife company needs to evaluate further and treat as needed. All droppings need to be removed and area sanitized. Any insulation that

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is soiled needs to be removed and replaced with R-38 loose fill. Picture is example. Location(s): attic, crawlspace, and exterior storage room

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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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