

Inspection Report

Property Address:

8910 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

8910 Main St
GA

Date of Inspection

Invalid DateTime

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, Custome,, Customer's Agent

Type of building:

Single Family (2 story)

Approximate year built:

2019

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.

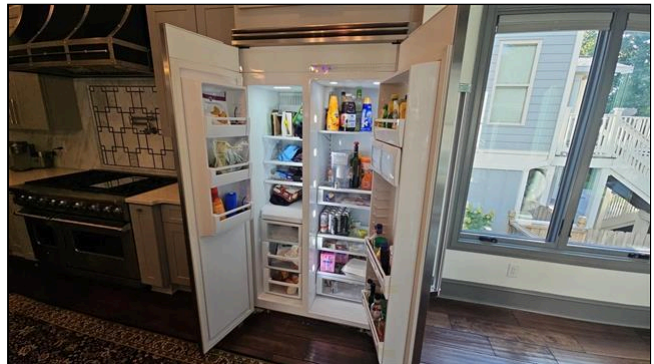
Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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.



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Styles & Materials

Range Manufacturer:

Viking

Microwave Manufacturer:

Sharp

Dishwasher Manufacturer:

KitchenAid

Refrigerator Manufacturer:

Viking

Items

1.0 Range

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Comments: Inspected

1.1 Exhaust Vent

Comments: Inspected

1.2 Microwave Oven


Comments: Inspected

1.3 Dishwasher

Comments: Inspected

1.4 Refrigerator

Comments: Inspected, Repair or Replace

 The ice maker was not operational. The seller or a qualified contractor needs to put ice maker in working order.



1.5 Garbage Disposal

Comments: Inspected

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

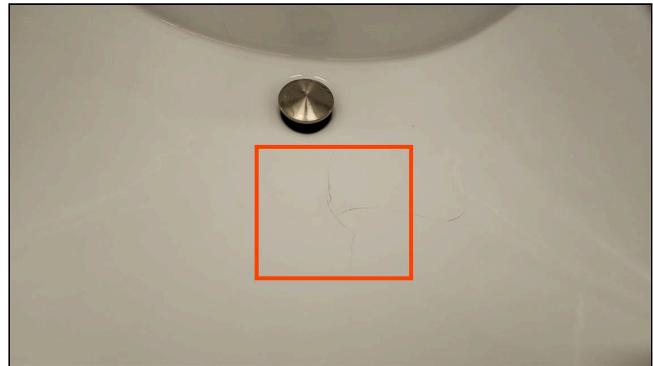
2.2 Kitchen Sink Drain Stop and Drain Assembly

Comments: Inspected

2.3 Lavatory Fixtures

Comments: Inspected, Repair or Replace

-  The sink bowl is cracked. At the time of the inspection, the sink bowl was not leaking. 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

-  The sink drain stopper does not hold water. A licensed plumbing contractor needs to repair. Location(s): shared bath (left and right sinks)

2.6 Toilets

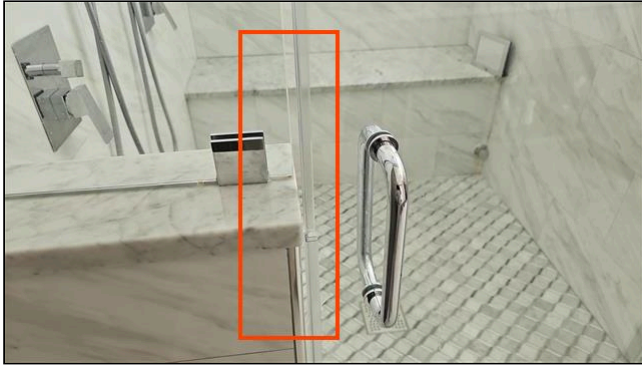
Comments: Inspected

2.7 Tubs and Showers

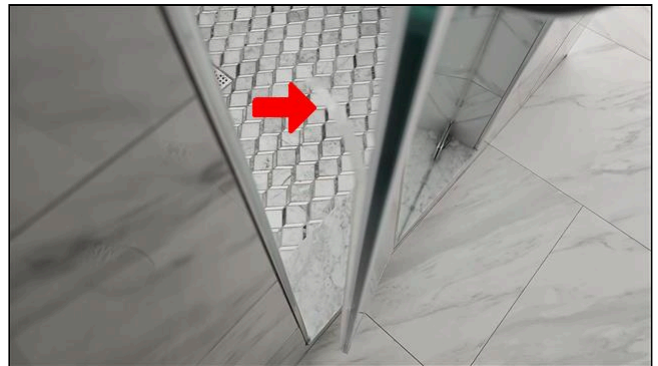
Comments: Inspected, Repair or Replace

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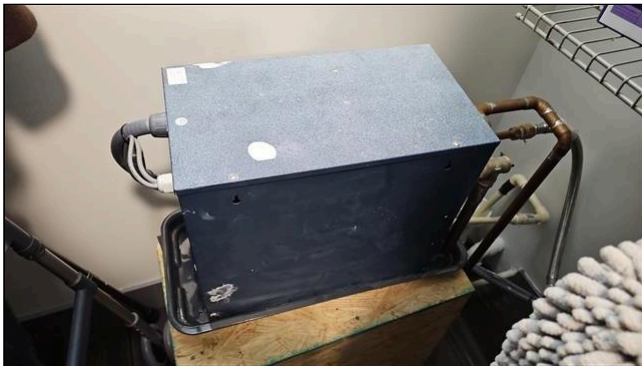
- 🏠 (1) The shower door binds on the door opening. A qualified contractor needs to adjust door. Location(s): powder bath



- 🏠 (2) The shower door seal is torn. Water could leak out door. A qualified contractor needs to replace seal. Location(s): primary bath

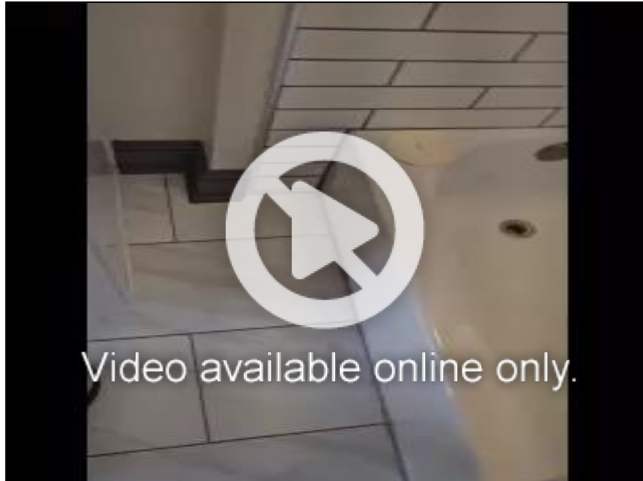


- 🏠 (3) The steam shower generator is leaking. Water in the pan. The steam shower was not tested. The generator needs to be replaced and steam shower tested for operation. A licensed plumbing contractor needs to repair.



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- 🏠 (4) I could hear water flowing at private bath tub drain when whirlpool tub in primary bath was draining. This could be from lack of plumbing use and dried out trap. A licensed plumbing contractor should evaluate.



2.8 Whirlpool Tub

Comments: Inspected, Repair or Replace

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



(2) FYI, Whirlpool tub in basement bath was operational.



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(3) FYI, Access to primary bath whirlpool circulation pump and GFCI reset for the whirlpool circulation pump. The pump and piping should be checked periodically for leaks. The GFCI should be tested periodically to verify the GFCI will trip and turn the circulation pump off.



(4) The whirlpool tub in the primary bath is slow to fill. A licensed plumbing contractor needs to evaluate further. The tub probably took at least 15 minutes to fill.

(5) FYI, Whirlpool tub in the primary bath was operational.



2.9 Washing Machine Connections

Comments: Inspected

2.10 Laundry Sink

Comments: Inspected

2.11 Wet Bar Sink Fixture

Comments: Inspected

2.12 Wet Bar Sink Water Supply Lines

Comments: Inspected

3. Plumbing Components

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

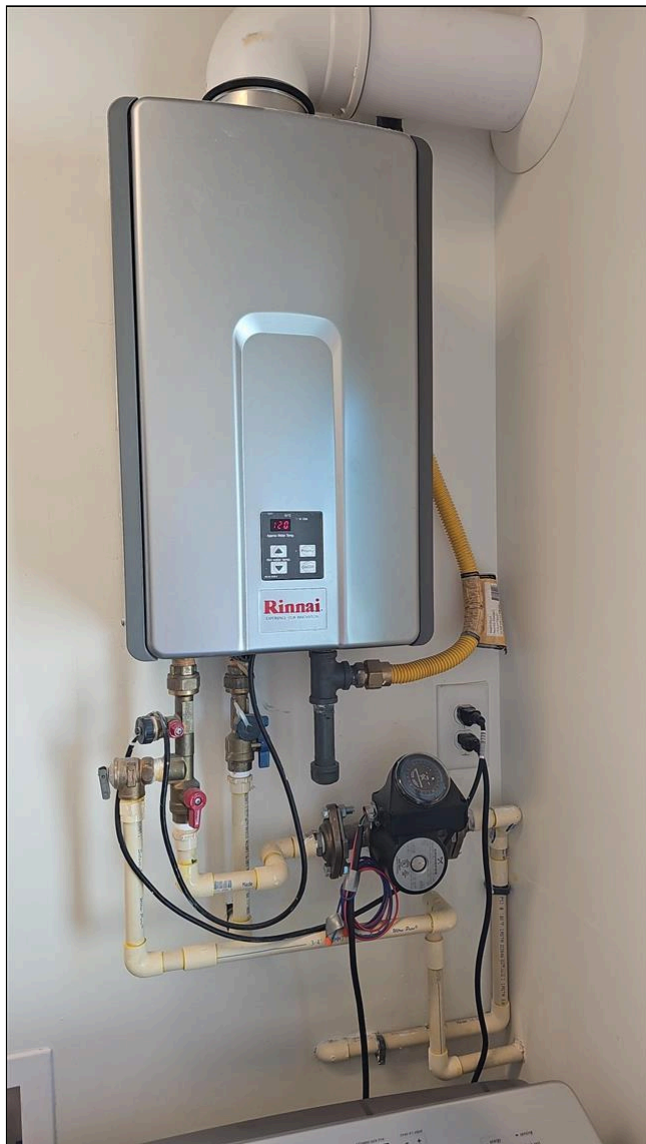
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water Heater Delivering Heated Water



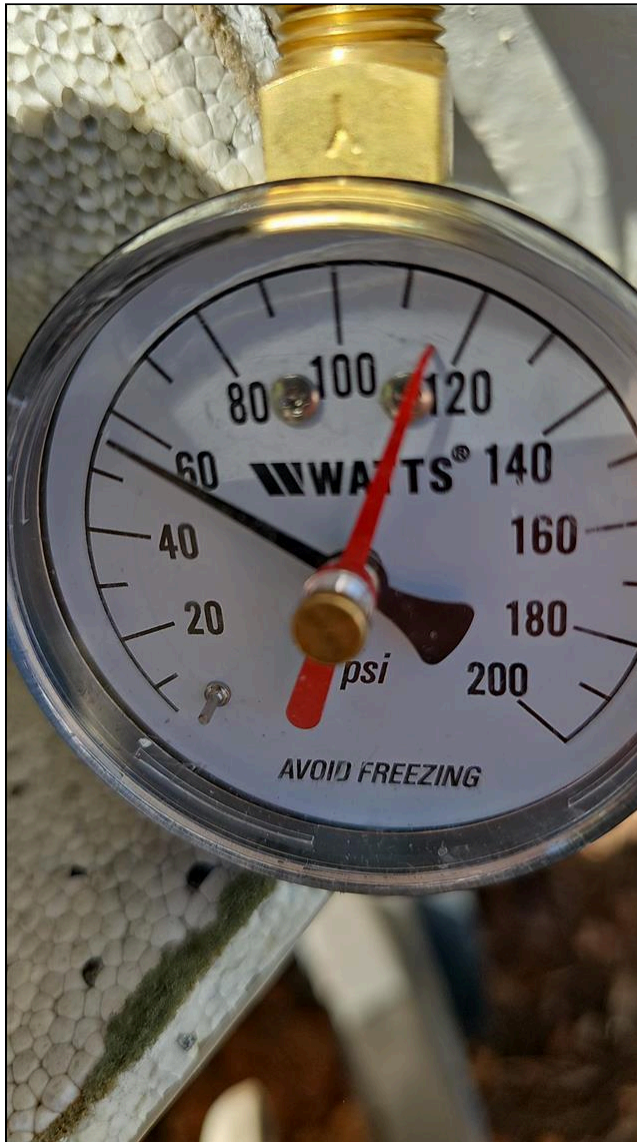
Water Heater and Thermal Expansion Tank



Tankless Water Heater



Tankless Water Heater Delivering Heated Water



Water Pressure

Styles & Materials

Manufacturer: Approximate Year Manufactured:

A.O. Smith Average life expectancy of a water heater is approximately 10-12 years
Rinnai
2019
Approximate life expectancy of a tankless water heater is approximately 17 to 20 years

Capacity:

50 Gallon

Energy

Source:

Electric

Water Distribution (inside home):

CPVC

Service Line From Street

(where visible):

PEX

Waste Lines:

PVC

Main Water Cutoff Location:

Basement

Approximate Water Pressure:

Water pressure is acceptable
56 to 60 PSI

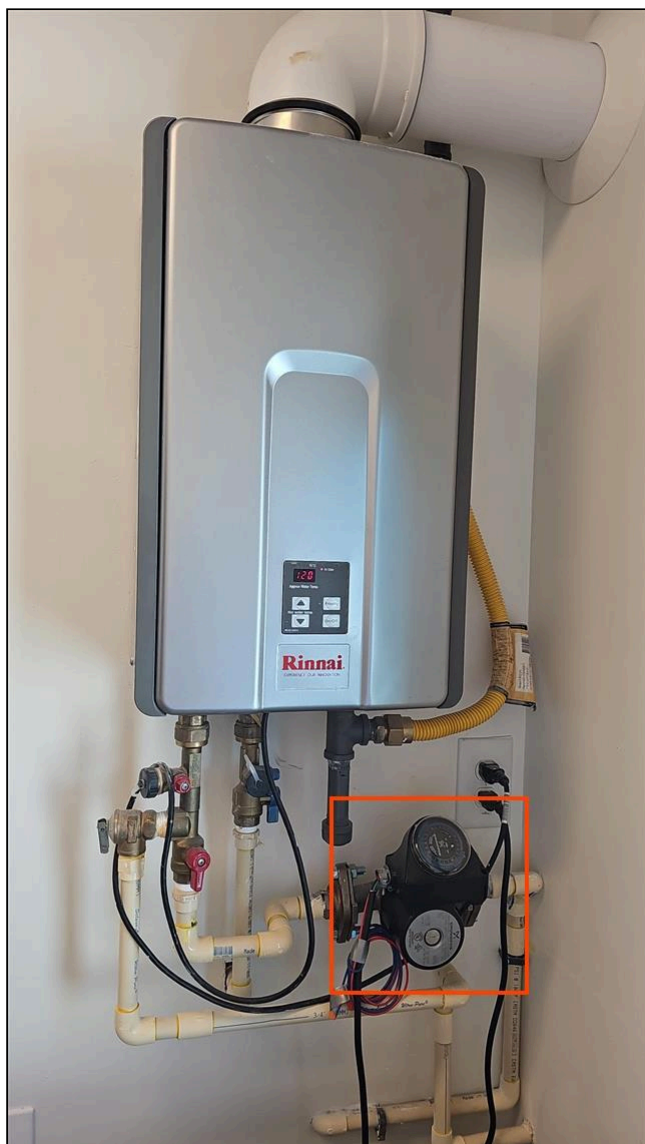
Items

3.0 Water Heater

Comments: Inspected

FYI, A hot water re-circulating pump is connected to the tankless hot water supply lines to provide hot

water at fixtures faster.



3.1 Thermal Expansion Tank Or Device

Comments: Inspected

3.2 Temperature and Pressure Regulator Valve

Comments: Inspected

3.3 Vent Pipe

Comments: Inspected

3.4 Drain, Waste, and Vent Systems

Comments: Inspected

3.5 Water Supply and Distribution Systems

Comments: Inspected

3.6 Exterior Faucets

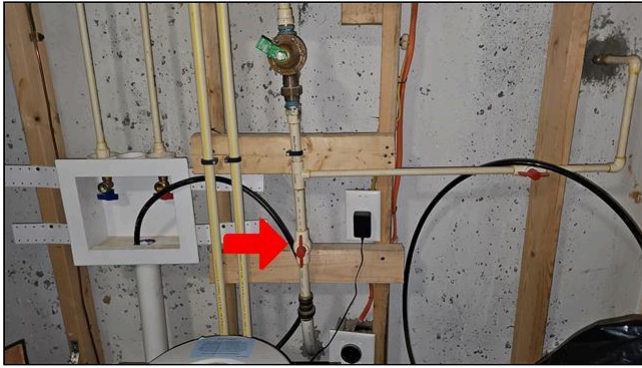
Comments: Inspected

3.7 Location Of Main Water Shut Off Valve

Comments: Inspected

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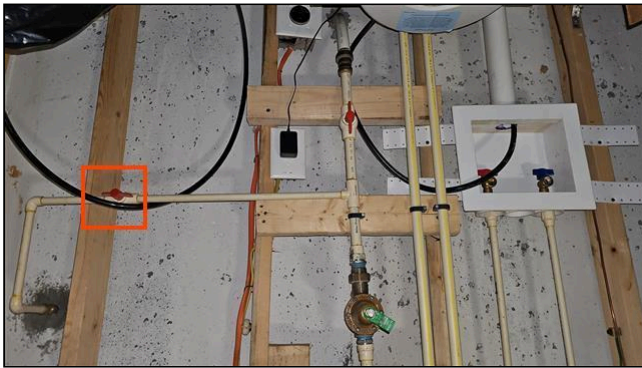
Location of main water cut off (See Photo).



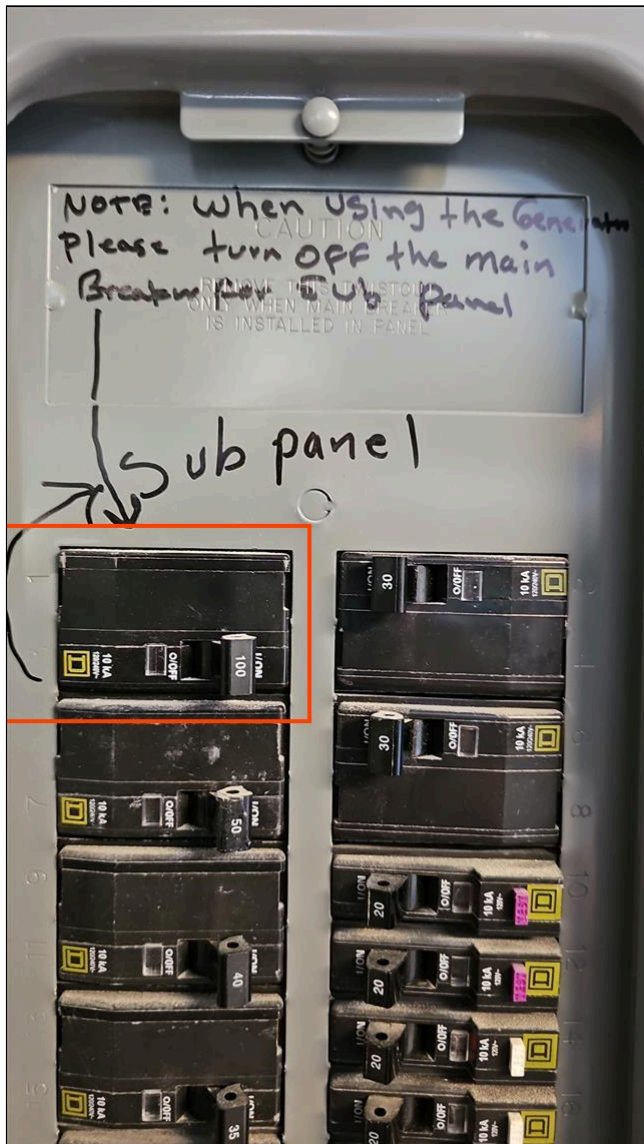
3.8 Location Exterior Hose Bibb Shut Off Valves

Comments: Inspected

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



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.



Sub Panel Disconnect Breaker



Main 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	

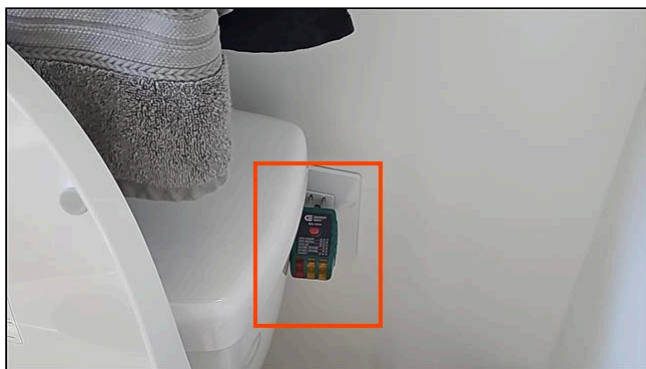
Items

4.0 Connected Devices (Not every receptacle is tested)

Comments: Inspected, Repair or Replace

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- 🏠 The receptacle behind the toilet in the shared bath might not be accessible with a smaller plug. Relocate receptacle if needed.



4.1 Connected Devices (light switches)

Comments: Inspected

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

Comments: Inspected, Repair or Replace

- 🏠 Wire splice in the basement closet under porch needs to be in a junction box with cover plate and wire nuts added as needed. A licensed electrician needs to repair. A licensed electrician needs to repair.



4.3 Connected Fixtures (interior light fixtures)

Comments: Inspected, Repair or Replace

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

4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected, Repair or Replace

- 🏠 Exterior light fixture did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): under front porch at garage door



4.5 Connected Fixtures (ceiling fans)

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Comments: Inspected

4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

4.7 Smoke Detectors


Comments: Inspected

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

 Missing screws need to be installed on the sub panel front to secure panel cover to panel box. Only blunt end screws should be used. 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



Air handler

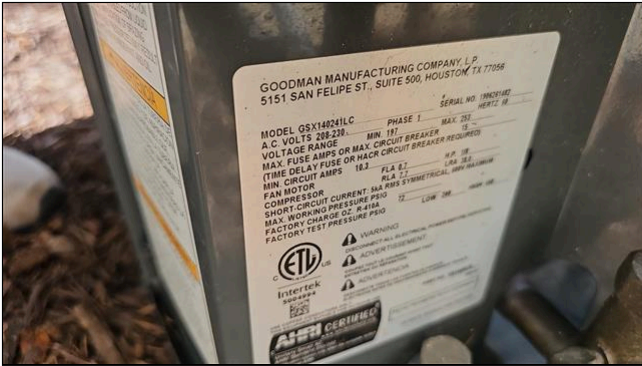
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Air handler



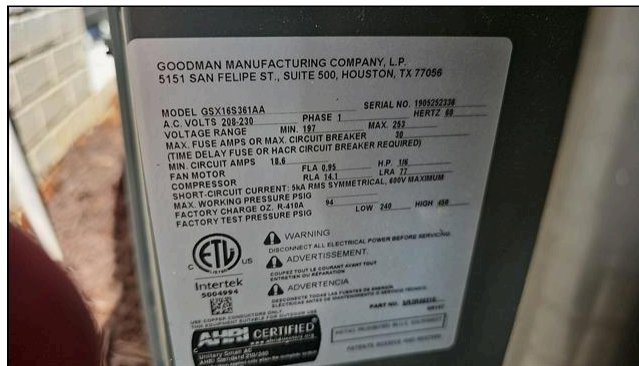
Condensing Units



Condensing Unit Serial Plate



Condensing Unit Serial Pla



Condensing Unit Serial Pla

Styles & Materials

Heat System

Manufacturer:

Goodman

Approximate Year Heating Equipment Manufactured:

Average life expectancy of a furnace is approximately 20 years
Furnaces should be serviced every fall
2019

Number of Heat

Systems:

Three

Heating Energy Source: Heat Type:

Natural gas

Forced air

Ductwork:

Insulated flex pipe

Filter Type:

Disposable

Filter Size:

16x25

20x25

Location of main fuel shut off:

At gas meter

Left side of house

Condensing Unit

Manufacturer:

Goodman

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
2019

Number of Condensing

Units:

Three

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Cooling Energy Source: Cooling Equipment Type:

Electric
Split system

Condensing unit(s)


Condensing Unit Size:

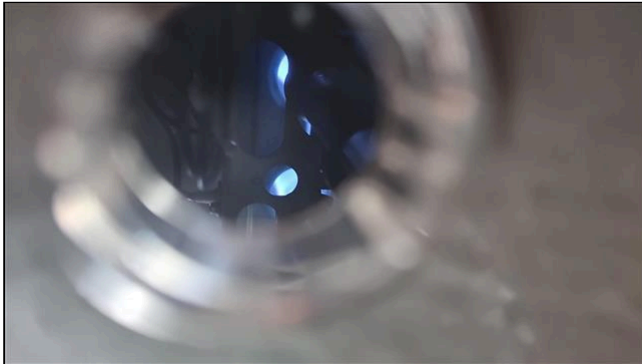
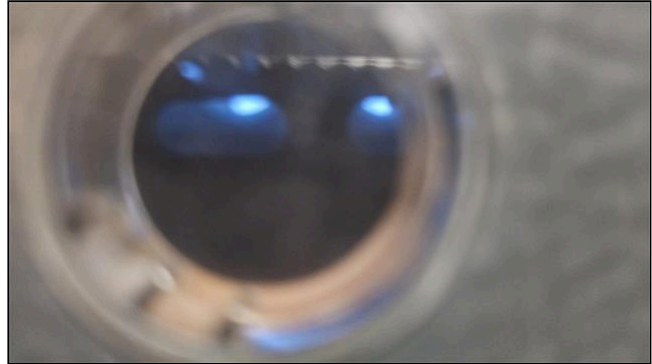
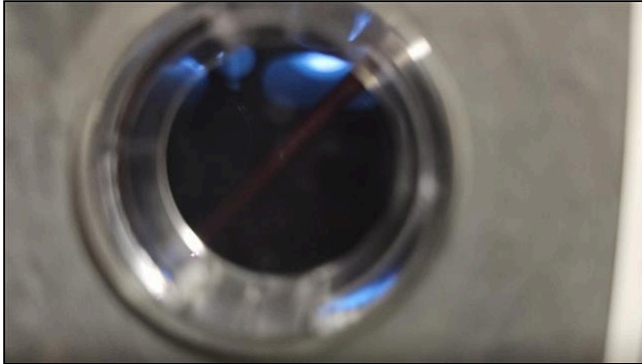
2 ton
3 ton
3 1/2 ton

Items

5.0 Heating Equipment

Comments: Inspected, Repair or Replace

 The furnaces were 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

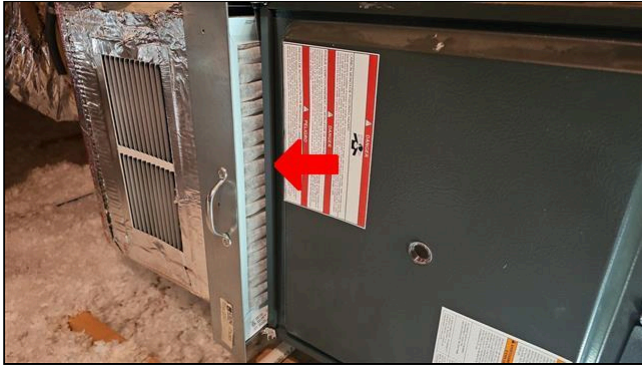
Comments: Inspected

5.3 Location Of Filters

Comments: Inspected


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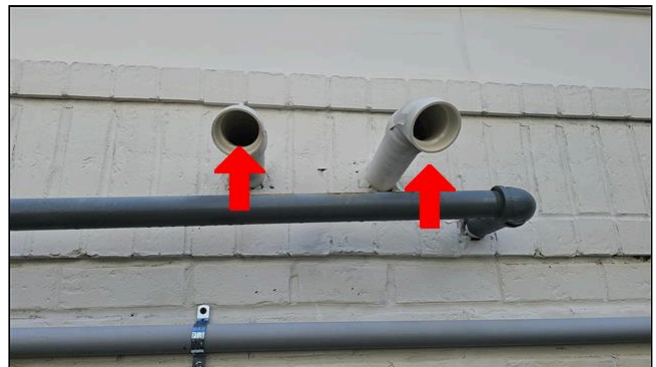
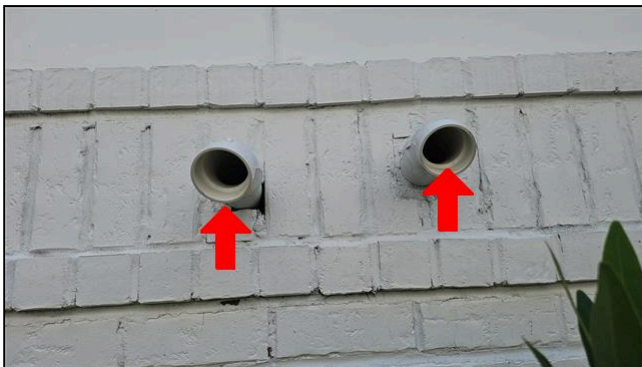
Location of return air filters (see photo). Filters should be changed every 60 to 90 days. Recommend that the filters be changed once you take possession of the house.



5.4 Furnace Vent Pipe

Comments: Inspected, Repair or Replace

 The end of the furnace vents on the side of the house need to be screened to keep wildlife out. A licensed heating and air contractor needs to repair.



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

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- Why is there a return vent built to the return air plenum in the attic. The return would seem to cause attic air to be recirculated through the house. A licensed heating and air contractor needs to evaluate and advise.



5.6 Cooling And Air Handler Equipment

Comments: Inspected, Repair or Replace

- (1) The main level air conditioning was operational. The supply air temperature was 47 degrees and the return air temperature was 64 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.
- (2) The basement air conditioning was operational. The supply air temperature was 57 degrees and the return air temperature was 74 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.
- (3) The upstairs air conditioning was operational. The supply air temperature was 53 degrees and the return air temperature was 67 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

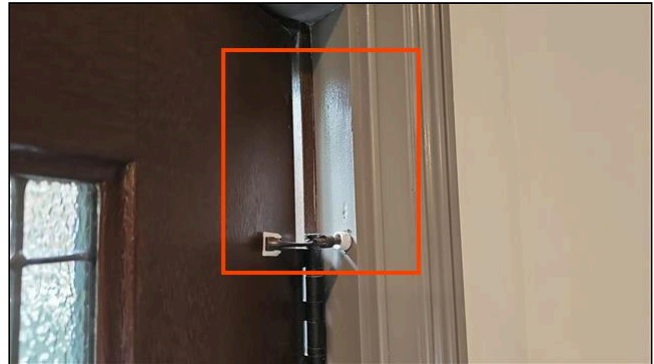
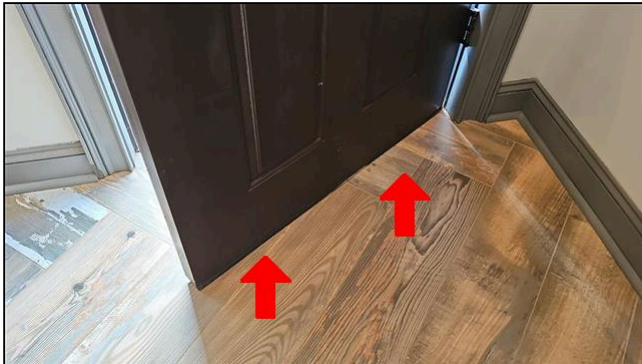
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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) The basement door binds on the floor and the jamb near the upper hinge is not tight due to the binding on floor. A qualified contractor needs to put the door in working order.



- 🏠 (2) 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



- 🏠 (3) Door needs strike plate adjustment or hinges tightened to latch the door lock. Location(s): basement bath

- 🏠 (4) The door in the laundry needs a magnetic catch on the bottom of the door to keep the door open. The door closes on its own. A qualified contractor needs to repair.



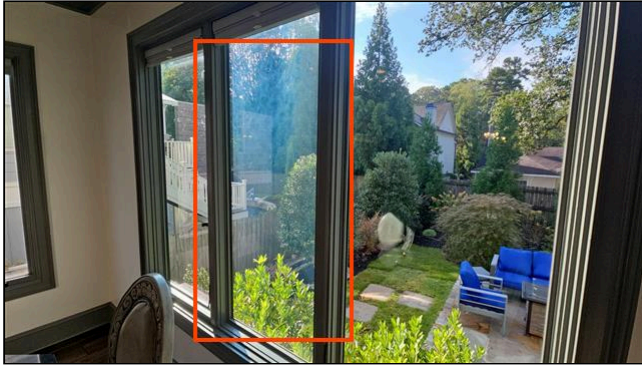
- 🏠 (5) Door binds/rub on the door frame. Location(s): shared bath

6.1 Windows

Comments: Inspected, Repair or Replace

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- Insulation seal has failed on window. A qualified contractor needs to replace failed glass. Location(s): breakfast area



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

6.5 Ceilings, Walls, And Floors

Comments: Inspected, Repair or Replace

- The flooring by the toilet in the powder bath appears to have past water damage by the toilet. No leaked were observed at the time of the inspection.



6.6 Attic Access

Comments: Inspected

6.7 Potential Plumbing Leaks

Comments: Repair or Replace

- Water stains/repair observed. Check with seller about knowledge of past leak and any repairs. Repairs made as needed. Location(s): pantry under shared bath toilet. The toilet has been replaced.



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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage

The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Garage door operator remote control transmitters; Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Garage Door and Operator Operational

Styles & Materials

Garage Door Material:

- Insulated
- Light inserts
- Metal

Garage Doors:

1 automatic door

Items

7.0 Garage Door Operator

Comments: Inspected

7.1 Garage Door

Comments: Inspected

7.2 Garage Floor

Comments: Inspected


Shrinkage cracks were noted in the garage slab. Shrinkage cracks are usually a result of the curing process of concrete, expansion, and contraction.




7.3 Garage Walls And Ceiling

Comments: Inspected, Repair or Replace

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-  (1) The access panel in the garage ceiling was not accessible. The seller needs to disclose what is in the access panels.



-  (2) The holes in the sheetrock in the garage need to be repaired. The holes compromise the fire separation between the house and garage. A qualified contractor needs to repair holes and paint to match existing.



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.



Insulation View

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

Soffit vents

Basement Wall Insulation:

R-19 Batts

Floor System Insulation:

R-19

Items

8.0 Bathroom Venting Systems

Comments: Inspected

8.1 Laundry Venting System

Comments: Inspected

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

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

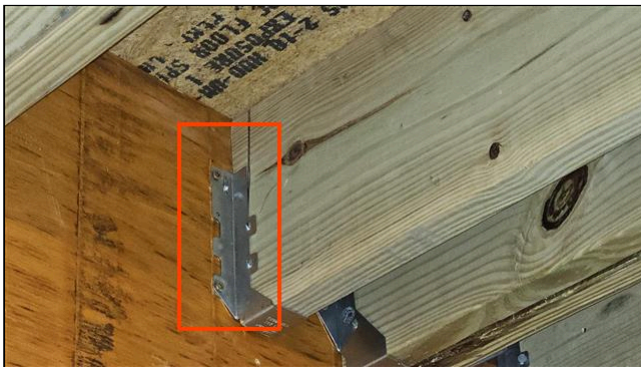
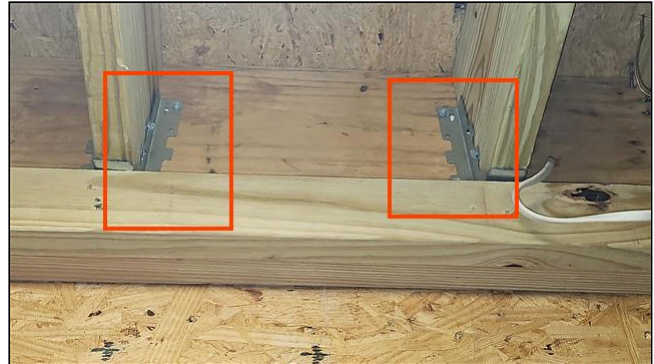
9.0 Hand Rails, Pickets, Decking

Comments: Inspected

9.1 Deck Or Porch Floor Joist System

Comments: Inspected, Repair or Replace

- 🏠 The joist hangers supporting the front porch joist in closet are not nailed at all eyelet holes. The joist hangers provide vertical support at point of attachment to the ledger board. Manufacture specs require all eyelet holes to be nailed. Pictures are examples. A qualified contractor needs to nail off all joist hangers.



9.2 Deck Flashing And Attachment To Home

Comments: Inspected

9.3 Deck And Porch Stairs

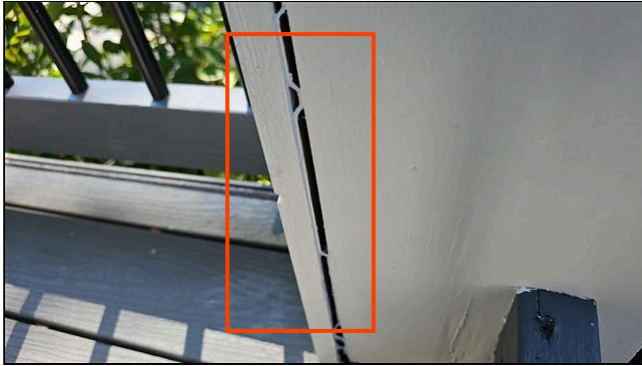
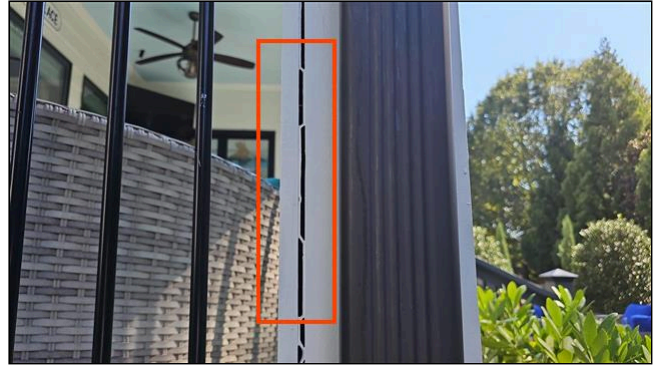
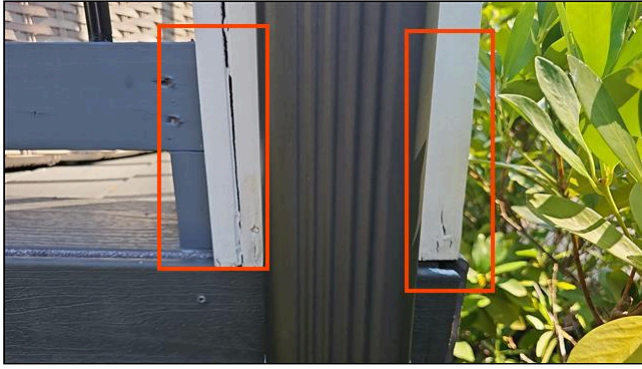
Comments: Inspected

9.4 Structural Support Columns Of Decks And Porches

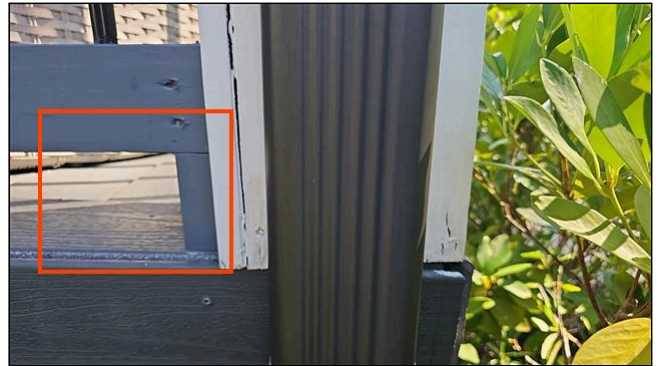
Comments: Inspected, Repair or Replace

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- 🏠 (1) . The column on the back porch needs to be caulked and painted. Any rotten wood on column needs to be replaced. A qualified contractor needs to repair.



- (2) The back porch slopes toward the right corner. The deck appears to have been built that way. The margin under the guardrail is wider at the post.



10. Structural Components

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



Roof Structure



Roof Structure



Roof Structure



Roof Structure



Roof Structure



Roof Structure

Styles & Materials

Attic info:

- Pull down stairs
- Light in attic
- Storage

Method used to observe attic:

- From landing platform in attic
- Inaccessible

Roof Structure:

- Stick-built
- 2 X 6 Rafters
- Lateral bracing
- OSB board roof decking

Roof-Type:

Foundation:

Columns or Piers:

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Hip

Basement

Supporting walls

Poured concrete walls

Floor Structure:

Engineered floor joists

Wall Structure:

2x6 Wood studs

2x4 Wood studs

Items

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

Comments: Inspected

10.1 Walls (Structural)

Comments: Inspected

10.2 Columns Or Piers

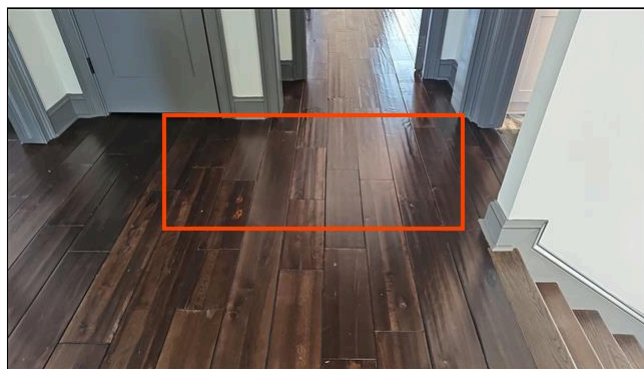
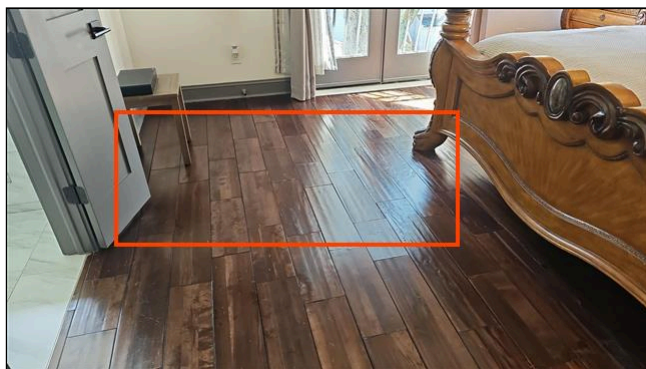
Comments: Inspected

10.3 Floors (Structural)

Comments: Inspected, Repair or Replace



FYI, The floor in upstairs hall and primary bedroom are slightly humped. Did not appear to be an issue.



10.4 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.

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

11.2 Patio Floors

Comments: Inspected

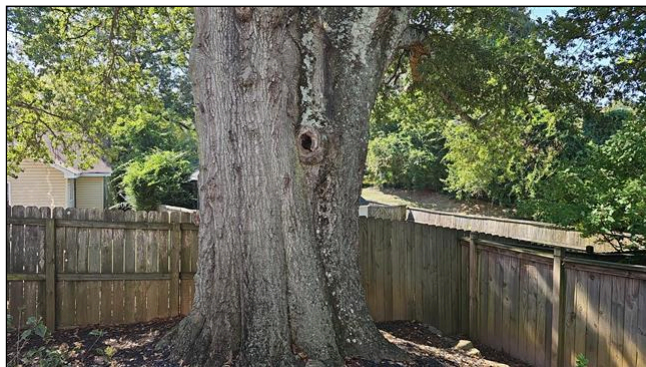
11.3 Grading and Drainage

Comments: Inspected

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


Comments: Inspected, Repair or Replace

 Recommend having an arborist evaluate the big oak tree in the back yard.



11.5 Lawn Sprinkler System

Comments: Not Inspected

 The lawn sprinkler system was not tested. Testing the system is outside the ASHI standards of inspections. A qualified contractor needs to leak check and test the system. Repairs made if needed.



11.6 Hot Tub

Comments: Not Inspected

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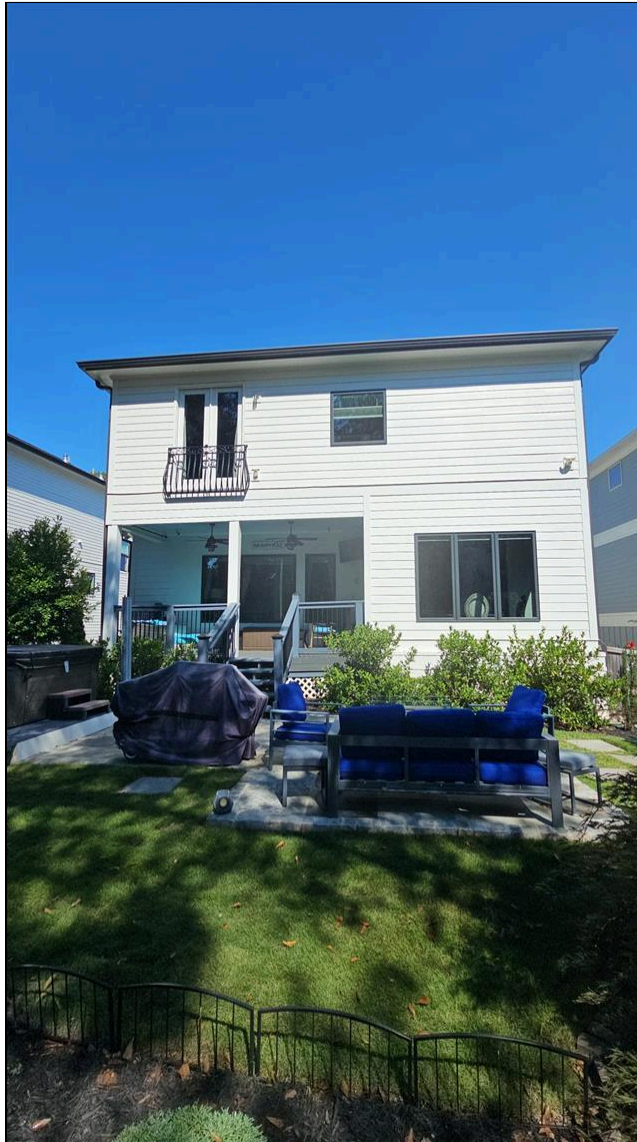
Per seller disclosure, the hot tub is being removed. The hot tub was operational .



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.



Rear Elevation

Styles & Materials

Exterior Wall Cladding:

Brick
Concrete fiber based siding

Soffit and Eaves:

Wood

Windows:

Thermal insulated windows
Single hung

Items

12.0 Eaves, Soffits, And Fascias

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Comments: Inspected

12.1 Siding And Siding Related Trim

Comments: Inspected

12.2 Brick, Stone, Stucco, Or Rock

Comments: Inspected

12.3 Doors (Exterior)

Comments: Inspected

12.4 Windows

Comments: Inspected

12.5 Steps

Comments: Inspected

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.



Roof View



Roof View



Roof View



Roof View



Roof View



Roof View

Styles & Materials

Roof Covering: Asphalt Composition Shingles Metal roof	Viewed roof covering from: Ground Drone	Approximate age of roof: Approximate life expectancy of dimensional shingles is 22 to 25 years 5 years
Chimney type: None	Fireplace type: Factory built Gas logs direct vent	Number of fireplaces: One

Items

13.0 Roof Coverings

Comments: Inspected

13.1 Flashing

Comments: Inspected

13.2 Roof Penetrations


Comments: Inspected

13.3 Gutter Drainage Systems

Comments: Inspected

13.4 Chimney and Fireplace

Comments: Inspected, Repair or Replace

-  The pilot light was off at fireplace. The inspector does not turn on appliances that are not in working order. The seller should demonstrate normal operation of the fireplace.




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

14. Pest, Termite, and Wildlife

Items

14.0 Pest, Termite, and Wildlife Concerns

Comments: Not Inspected

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

General Summary

Marion Hodges Home Inspection Services

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

Customer


Address
8910 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 Refrigerator


Inspected, Repair or Replace

-  The ice maker was not operational. The seller or a qualified contractor needs to put ice maker in working order.

2. Plumbing Systems


2.3 Lavatory Fixtures

Inspected, Repair or Replace

-  The sink bowl is cracked. At the time of the inspection, the sink bowl was not leaking. Location(s): basement bath




2.5 Lavatory Drain Stop And Drain Assembly

Inspected, Repair or Replace


-  The sink drain stopper does not hold water. A licensed plumbing contractor needs to repair. Location(s): shared bath (left and right sinks)

2.7 Tubs and Showers

Inspected, Repair or Replace

-  (1) The shower door binds on the door opening. A qualified contractor needs to adjust door. Location(s): powder bath
-  (2) The shower door seal is torn. Water could leak out door. A qualified contractor needs to replace seal. Location(s): primary bath
-  (3) The steam shower generator is leaking. Water in the pan. The steam shower was not tested. The generator needs to be replaced and steam shower tested for operation. A licensed plumbing contractor needs to repair.


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-  (4) I could hear water flowing at private bath tub drain when whirlpool tub in primary bath was draining. This could be from lack of plumbing use and dried out trap. A licensed plumbing contractor should evaluate.

4. Electrical Systems


4.0 Connected Devices (Not every receptacle is tested)

Inspected, Repair or Replace

-  The receptacle behind the toilet in the shared bath might not be accessible with a smaller plug. Relocate receptacle if needed.


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

Inspected, Repair or Replace

-  Wire splice in the basement closet under porch needs to be in a junction box with cover plate and wire nuts added as needed. A licensed electrician needs to repair. A licensed electrician needs to repair.


4.3 Connected Fixtures (interior light fixtures)

Inspected, Repair or Replace

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


4.4 Connected Fixtures (exterior light fixtures)

Inspected, Repair or Replace

-  Exterior light fixture did not turn on. Replace bulb and verify operation of light fixture. In the event the light fixture does not work, a licensed electrician needs to repair. Location(s): under front porch at garage door

4.9 Distribution Panel Box And Disconnect Boxes


Inspected, Repair or Replace

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

5. Heating and Air Conditioning


5.0 Heating Equipment

Inspected, Repair or Replace

-  The furnaces were 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 end of the furnace vents on the side of the house need to be screened to keep wildlife out. A licensed heating and air contractor needs to repair.

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

-  Why is there a return vent built to the return air plenum in the attic. The return would seem to cause attic air to be recirculated through the house. A licensed heating and air contractor needs to evaluate and advise.

5.6 Cooling And Air Handler Equipment

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Inspected, Repair or Replace

-  (1) The main level air conditioning was operational. The supply air temperature was 47 degrees and the return air temperature was 64 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.
-  (2) The basement air conditioning was operational. The supply air temperature was 57 degrees and the return air temperature was 74 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.
-  (3) The upstairs air conditioning was operational. The supply air temperature was 53 degrees and the return air temperature was 67 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.

6. Interiors


6.0 Doors and Door Locks

Inspected, Repair or Replace

-  (1) The basement door binds on the floor and the jamb near the upper hinge is not tight due to the binding on floor. A qualified contractor needs to put the door in working order.
-  (2) 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
-  (3) Door needs strike plate adjustment or hinges tightened to latch the door lock. Location(s): basement bath
-  (4) The door in the laundry needs a magnetic catch on the bottom of the door to keep the door open. The door closes on its own. A qualified contractor needs to repair.
-  (5) Door binds/rub on the door frame. Location(s): shared bath

6.1 Windows

Inspected, Repair or Replace

-  Insulation seal has failed on window. A qualified contractor needs to replace failed glass. Location(s): breakfast area


6.5 Ceilings, Walls, And Floors

Inspected, Repair or Replace

-  The flooring by the toilet in the powder bath appears to have past water damage by the toilet. No leaked were observed at the time of the inspection.

6.7 Potential Plumbing Leaks



Repair or Replace

-  Water stains/repair observed. Check with seller about knowledge of past leak and any repairs. Repairs made as needed. Location(s): pantry under shared bath toilet. The toilet has been replaced.

7. Garage

7.3 Garage Walls And Ceiling


Inspected, Repair or Replace

-  (1) The access panel in the garage ceiling was not accessible. The seller needs to disclose what is in the access panels.
-  (2) The holes in the sheetrock in the garage need to be repaired. The holes compromise the fire separation between the house and garage. A qualified contractor needs to repair holes and paint to match existing.

9. Decks And Porches


9.1 Deck Or Porch Floor Joist System

Inspected, Repair or Replace

-  The joist hangers supporting the front porch joist in closet are not nailed at all eyelet holes. The joist hangers provide vertical support at point of attachment to the ledger board. Manufacture specs require all eyelet holes to be nailed. Pictures are examples. A qualified contractor needs to nail off all joist hangers.

9.4 Structural Support Columns Of Decks And Porches


Inspected, Repair or Replace

-  (1) . The column on the back porch needs to be caulked and painted. Any rotten wood on column needs to be replaced. A qualified contractor needs to repair.

10. Structural Components

10.3 Floors (Structural)

Inspected, Repair or Replace

-  FYI, The floor in upstairs hall and primary bedroom are slightly humped. Did not appear to be an issue.

11. Grounds


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

Inspected, Repair or Replace

-  Recommend having an arborist evaluate the big oak tree in the back yard.

11.5 Lawn Sprinkler System


Not Inspected

-  The lawn sprinkler system was not tested. Testing the system is outside the ASHI standards of inspections. A qualified contractor needs to leak check and test the system. Repairs made if needed.

13. Roofing, Gutters, Fireplace

13.4 Chimney and Fireplace


Inspected, Repair or Replace

-  The pilot light was off at fireplace. The inspector does not turn on appliances that are not in working order. The seller should demonstrate normal operation of the fireplace.

14. Pest, Termite, and Wildlife

14.0 Pest, Termite, and Wildlife Concerns

Not Inspected

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

Marion Hodges Home Inspection Services

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**

