

Inspection Report

Property Address:

6731

GA



Marion Hodges Home Inspection Services

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

Table of Contents

Cover Page.....	1
Table of Contents	2
Intro Page.....	3
1 Built-In Kitchen Appliances.....	4
2 Plumbing Systems.....	8
3 Plumbing Components	10
4 Electrical Systems	17
5 Heating and Air Conditioning	20
6 Interiors.....	26
7 Garage	29
8 Insulation And Ventilation	32
9 Decks And Porches.....	34
10 Structural Components	37
11 Grounds	42
12 Exterior	43
13 Roofing, Gutters, Fireplace.....	58
General Summary	63
Back Page	68

Marion Hodges Home Inspection Services

General Info

Property Address

6731
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, Customer

Type of building:

Single Family (2 story)

Approximate year built:

2024

Temperature:

65 to 70 degrees

Weather:

Clear

Was water on at time of inspection?:

Yes

Was electricity on at time of inspection?:

Yes

Was gas on at time of inspection?:

Yes

Comment Key & Definitions

Comment Key or Definitions

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

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

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

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

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

1. Built-In Kitchen Appliances

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



Microwave



Microwave Temperature



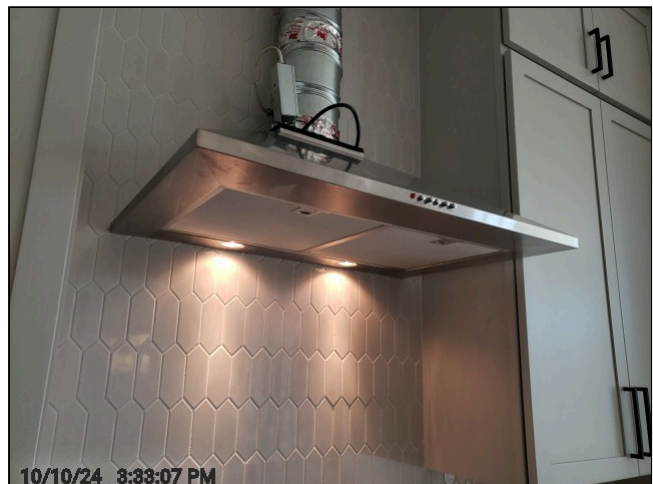
Disposal



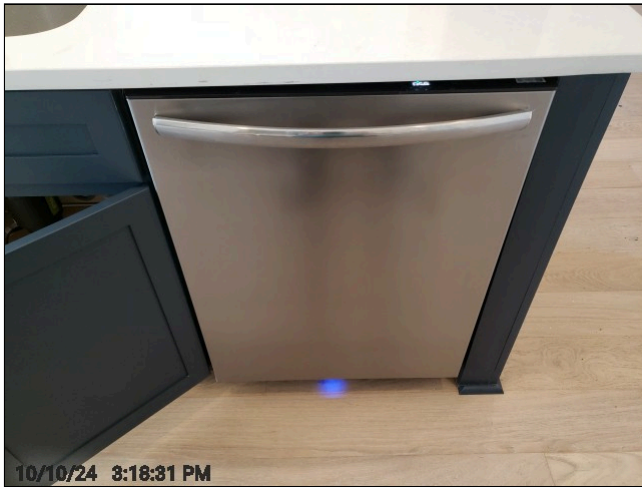
Range



Oven Temperature



Exhaust Vent



Dishwasher



Completed Wash Cycle

Styles & Materials

Range Manufacturer:

Frigidaire

Microwave Manufacturer:

Sharp


Dishwasher Manufacturer:

Frigidaire

Items

1.0 Range

Comments: Inspected, Repair or Replace

-  The range does not fit the anti-tip bracket. The range binds on the gas pipe. Per builder, the gas pipe needs to be lowered. A licensed heating and air contractor needs to lower gas pipe so range can fit the anti-tip bracket.



1.1 Exhaust Vent

Comments: Inspected, Repair or Replace

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- 🏠 (1) Cover is needed on the kitchen exhaust vent. A qualified contractor needs to install cover.



- 🏠 (2) The kitchen exhaust vent makes a rattling sound. A qualified contractor needs to repair.

- 🏠 (3) Sheetrock needs to be repaired at kitchen exhaust vent pipe. A qualified contractor needs to repair.



1.2 Microwave Oven

Comments: Inspected

1.3 Dishwasher

Comments: Inspected, Repair or Replace

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- 🏠 The dishwasher waste line moves in the sink cabinet. The dishwasher waste line should rise and be securely fastened to the upper side of the counter before connecting to the sink drain or disposal. This will prevent backflow into the dishwasher. A licensed plumbing contractor needs to repair.



1.4 Refrigerator

Comments: Not Present

1.5 Garbage Disposal

Comments: Inspected, Repair or Replace

- 🏠 There is an obstruction in the disposal. The obstruction needs to be removed.

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

2. Plumbing Systems

Items

2.0 Kitchen Sink Fixture(s)

Comments: Inspected

2.1 Kitchen Sink Water Supply Lines

Comments: Inspected

2.2 Kitchen Sink Drain Stop and Drain Assembly

Comments: Inspected

2.3 Lavatory Fixtures

Comments: Inspected

2.4 Lavatory Water Supply Lines

Comments: Inspected

2.5 Lavatory Drain Stop And Drain Assembly

Comments: Inspected, Repair or Replace

🏠 The sink drain stopper does not hold water. A licensed plumbing contractor needs to repair. Location(s): powder bath, front bath

2.6 Toilets

Comments: Inspected

2.7 Tubs and Showers

Comments: Inspected, Repair or Replace

🏠 The tub wand leaks at connection when water turned on to tub wand. A licensed plumbing contractor needs to repair. Location(s): primary bath

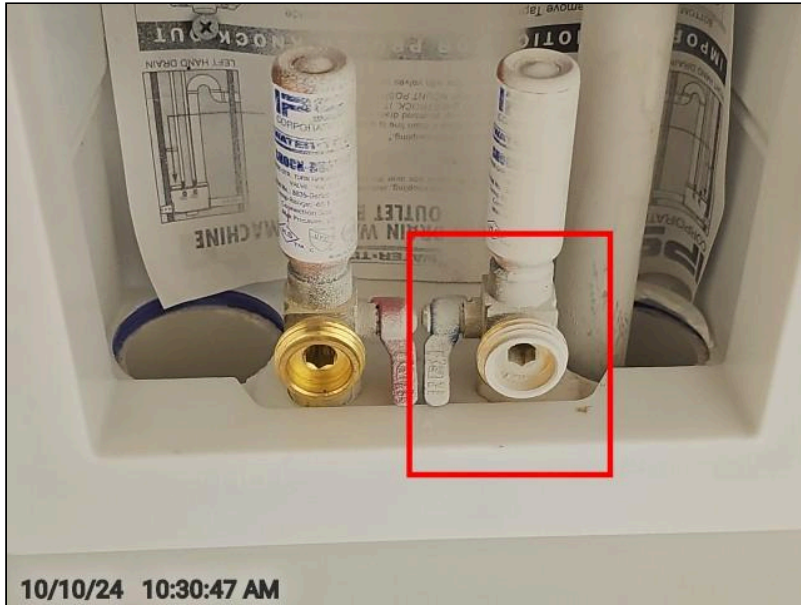


2.8 Washing Machine Connections

Comments: Inspected, Repair or Replace

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- 🏠 The threads on washer valves need to be cleaned. All plumbing connections should be clean. A licensed plumbing contractor needs to repair.



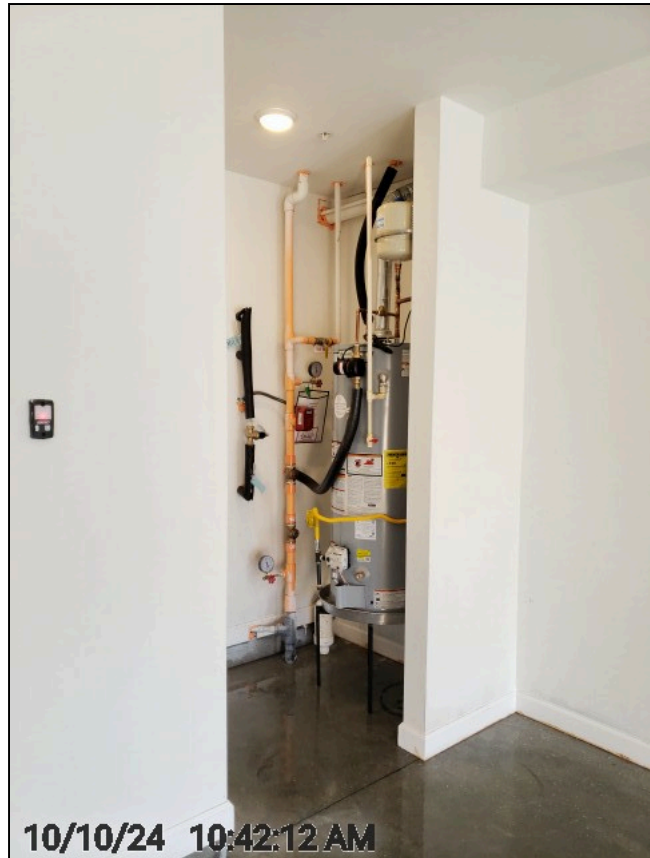
3. Plumbing Components

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.

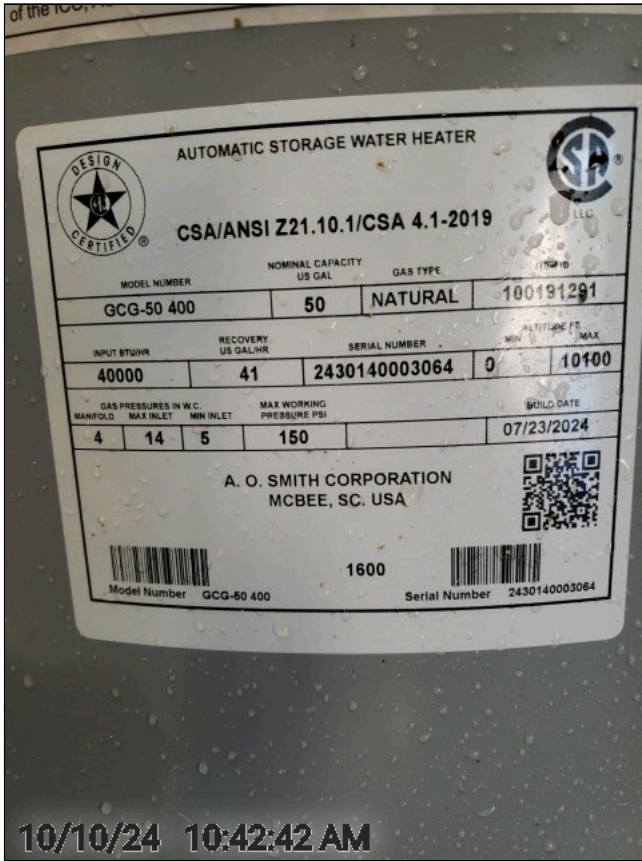
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping 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 Pressure



Water Heater and Thermal Expansion Tank



Water Heater Serial Plate



Water Heater Delivering Heated Water

Styles & Materials

Manufacturer: Approximate Year Manufactured:

A.O. Smith Average life expectancy of a water heater is approximately 10-12 years
2024

Capacity:

50 Gallon

Energy Source: Water Distribution (inside home):

Natural gas

PEX

Service Line From Street (where visible):

PEX

Waste Lines: Main Water Cutoff Location:

PVC

Garage

Approximate Water Pressure:

Water pressure is acceptable
40 to 45 PSI

Items

3.0 Water Heater

Comments: Inspected

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FYI, A hot water re-circulating pump is connected to the 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, Repair or Replace

🏠 Water heater vent pipe needs to have a one inch clearance from combustable materials. This is a safety issue. A qualified contractor needs provide a one inch clearance from insulation.



3.4 Drain, Waste, and Vent Systems

Comments: Inspected

3.5 Water Supply and Distribution Systems

Comments: Inspected

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The fire sprinkler equipment is not inspected by the home inspector. Check with the builder to see when HOA does an annual inspection.



3.6 Exterior Faucets

Comments: Inspected

3.7 Location Of Main Water Shut Off Valve

Comments: Inspected

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



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



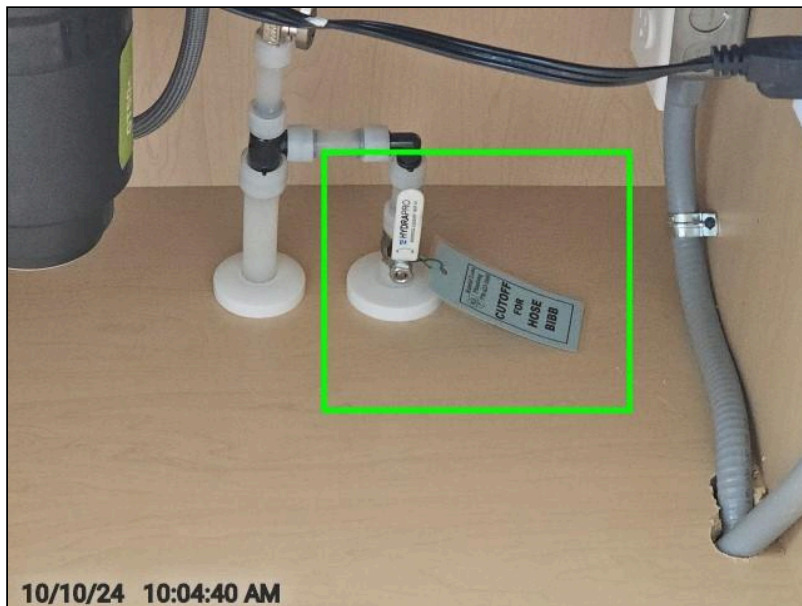
3.8 Location Exterior Hose Bibb Shut Off Valves

Comments: Inspected

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



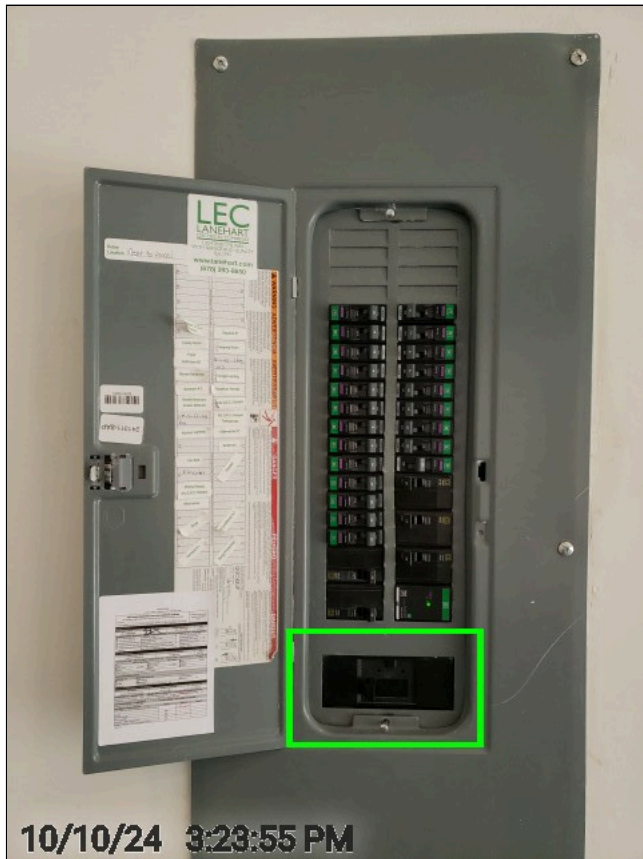


In Kitchen Sink Cabinet

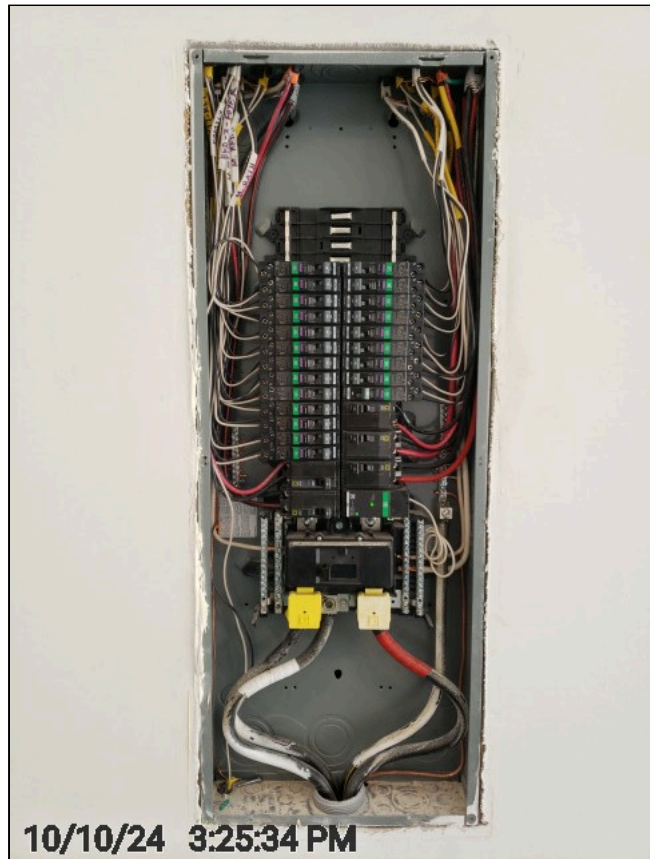
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go undetected. Concealed plumbing leaks that have not saturated the sheetrock cannot be detected during a home inspection. When the water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

4. Electrical Systems

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



10/10/24 3:23:55 PM
Main Service Disconnect Breaker and Labeled Panel



10/10/24 3:25:34 PM
Distribution Panel

Styles & Materials

Location of Distribution Panel: Garage	Location Of Main Service Disconnect: Distribution Panel	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

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4.1 Connected Devices (light switches)

Comments: Inspected

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

Comments: Inspected

4.3 Connected Fixtures (interior light fixtures)

Comments: Inspected

4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected

4.5 Connected Fixtures (ceiling fans)

Comments: Inspected

4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

4.7 Smoke Detectors

Comments: Inspected

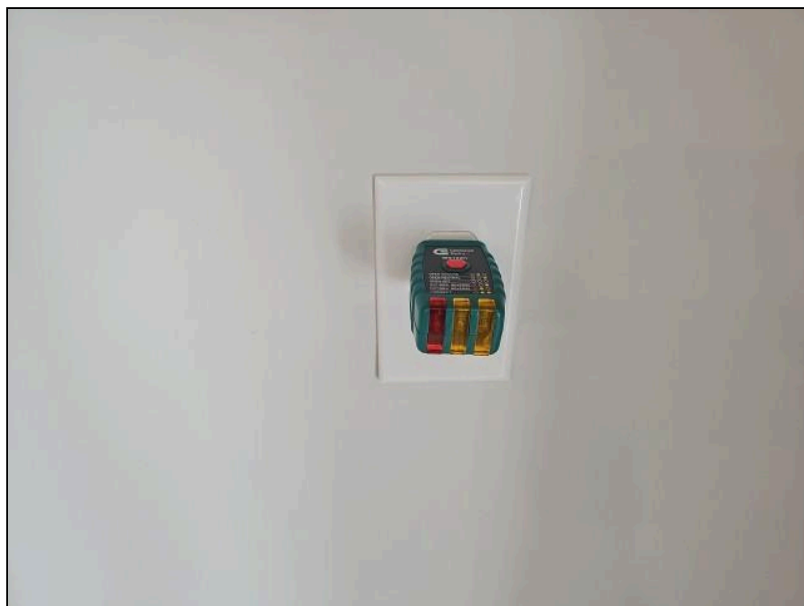
4.8 Connected Devices And Fixtures (disposals, water heaters, bath fans, whirlpool motors, and attic fans)

Comments: Inspected

4.9 Distribution Panel Box And Disconnect Boxes

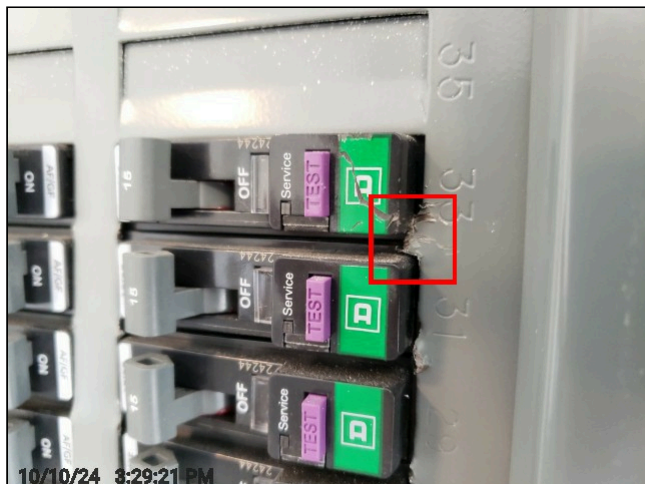
Comments: Inspected, Repair or Replace

(1) The refrigerator is on a GFCI protected circuit per National Electrical Code. The home inspector assumes no responsibility for any food lost due to loss of power.



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- 🏠 (2) Electrical panel cover knockouts are not completely knocked out at breakers. When the inspector removed the panel cover, the edges at the knockouts pulled on the breakers. The knockout edges need to be filed or trimmed. 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



Heat Pump Condensing Unit

Styles & Materials

<p>Heat System Manufacturer: Carrier</p> <p>Heating Energy Source: Electric Heat Type: Heat pump</p> <p>Filter Type: Disposable Filter Size: 20x20x4</p> <p>Condensing Unit Manufacturer: Carrier</p> <p>Cooling Energy Source: Central electric system Zoned system</p>	<p>Approximate Year Heating Equipment Manufactured: Average life expectancy of a furnace is approximately 20 years Furnaces should be serviced every fall 2024</p> <p>Approximate Year Condensing Units Manufactured: Average life expectancy of air conditioning equipment is approximately 10 to 15 years Service the air conditioning system every spring 2024</p> <p>Cooling Equipment Type: Condensing unit(s) Heat pump forced air (also provides warm air)</p>	<p>Number of Heat Systems: One</p> <p>Ductwork: Insulated flex pipe</p> <p>Location of main fuel shut off: At gas meter Rear of house</p> <p>Number of Condensing Units: One</p> <p>Condensing Unit Size: 4 ton</p>
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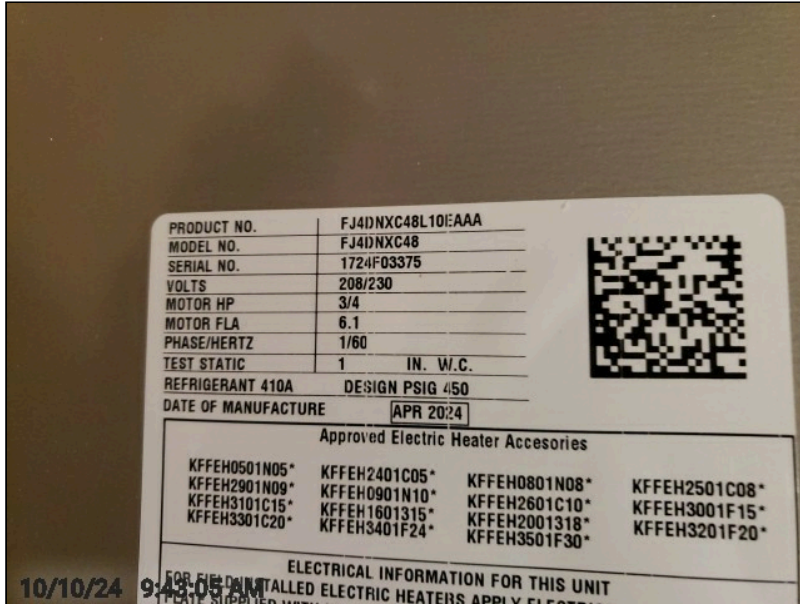
Items

5.0 Heating Equipment

Comments: Inspected, Not Inspected, Repair or Replace

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🏠 The heat pump was not tested. The outside air temperature has been greater than 65 degrees. Operating the heat pump condensing unit when the outside air temperature has been greater than 65 degrees can damage the equipment. The builder needs to warrant normal operation of the equipment.



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

Comments: Inspected

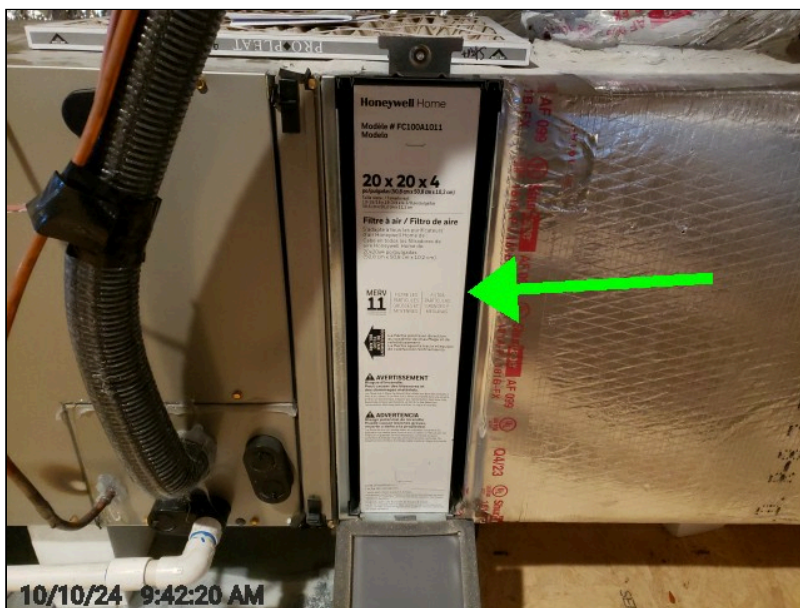
5.2 Gas Shut Off Valves

Comments: Inspected

5.3 Location Of Filters

Comments: Inspected

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.



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

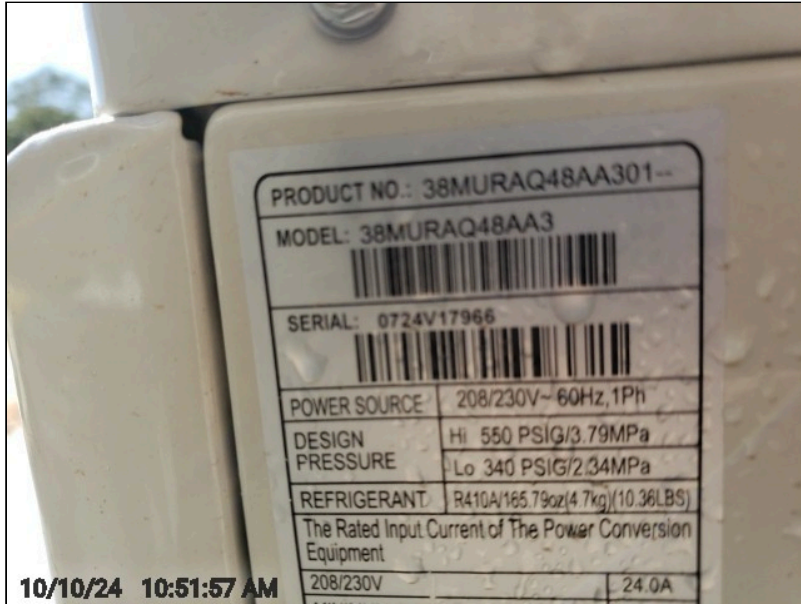
Comments: Inspected

5.5 Cooling And Air Handler Equipment

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Comments: Inspected, Repair or Replace

(1) Condensing unit serial plate for your records.



(2) The condensing unit needs to be anchored to the pad. A qualified contractor needs to repair.





(3) The main level air conditioning appeared to be in acceptable condition. The supply air temperature was 54 degrees and the return air temperature was 68 degrees. This indicates the range in temperature drop is normal. The inspector makes no warranties or guarantees as to how long the air conditioning equipment and components will last.

(4) The upstairs air conditioning appeared to be in acceptable condition. The supply air temperature was 56 degrees and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal. The inspector makes no warranties or guarantees as to how long the air conditioning equipment and components will last.

5.6 Condensation Drain Lines And Overflow Pan

Comments: Inspected, Repair or Replace

- 📌 (1) Water is in the condensation overflow pan in the attic. A licensed heating and air contractor needs to evaluate further and make repairs as needed.





- 🏠 (2) The condensation drain line does not have a gravitational flow to the exterior in the attic. The drain line lays flat without slope in pipe. The pipe should have a 1% slope to prevent backup. A licensed heating and air contractor needs to repair.



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(3) FYI, The picture shown is the location of the auxiliary condensation drain line from the air conditioning system. The drain line is installed in a conspicuous place so that you can be alerted if water is dripping from the pipe. If there is water draining from the pipe, the A/C should be serviced ASAP by a licensed HVAC contractor. The primary drain could be blocked which can cause an overflow.



5.7 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

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



6.1 Windows

Comments: Inspected


6.2 Steps, Stairways, Balconies, And Railings

Comments: Inspected


6.3 Counters And A Representative Number Of Cabinets

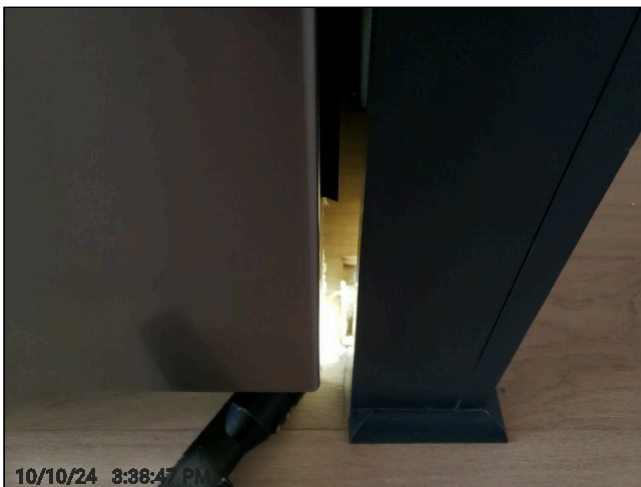
Comments: Inspected, Repair or Replace

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-  (1) Cabinet drawer needs adjusting. A qualified contractor needs to adjust the drawers. Location(s): kitchen



-  (2) Kitchen cabinet end wall by the dishwasher is not plumb. There is a gap between the dishwasher and cabinet. A qualified contractor needs to repair.



6.4 Bathroom Caulking and Tile

Comments: Inspected

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6.5 Ceilings, Walls, And Floors

Comments: Inspected

6.6 Attic Access

Comments: Inspected

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

7. Garage

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



Garage Door and Operator Operational

Styles & Materials

Garage Door Material:

- Insulated
- Light inserts
- Metal

Garage Doors:

2 automatic doors

Items

7.0 Garage Door Operator

Comments: Inspected

7.1 Garage Door

Comments: Inspected

7.2 Garage Floor

Comments: Inspected

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

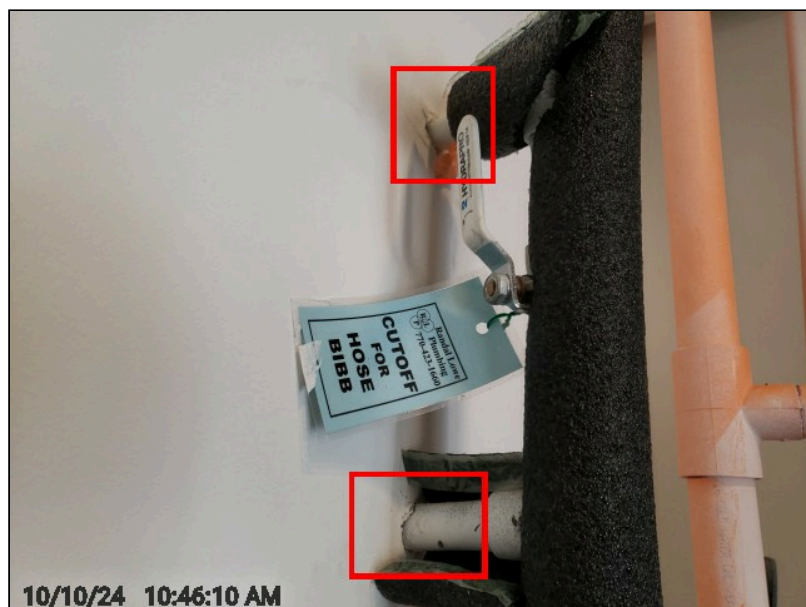


7.3 Garage Walls And Ceiling

Comments: Inspected, Repair or Replace

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- 🏠 Holes in the wall behind the water heater compromise the fire separation between the house and garage. All holes need to be sealed with fire rated foam or fire rated caulk.



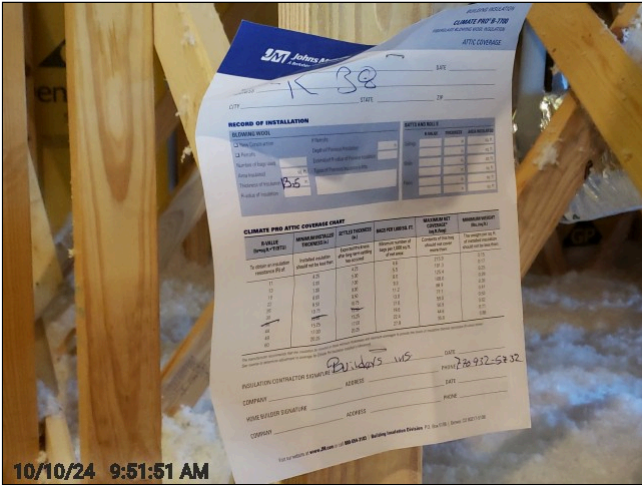
7.4 Occupant Door From Garage To Inside Home

Comments: Inspected

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

8. Insulation And Ventilation

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



Attic Insulation Rating



Attic Insulation

Styles & Materials

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric
4 prong dryer plug needed with dryer

Attic Insulation:

Loose fill
R-38

Attic Ventilation:

Continuous ridge vent
Soffit vents

Items

8.0 Bathroom Venting Systems

Comments: Inspected


8.1 Laundry Venting System

Comments: Inspected, Repair or Replace

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



 (2) The termination of the dryer duct on the exterior of house is screened. The screen will catch lint and clog the duct pipe. The end of a dryer duct should not be screened but should have a backdraft damper that closes when the dryer is not in use. A back draft damper needs to be added if one is not installed, the screen removed, and the dryer duct pipe cleaned out all the way to the dryer as needed. A qualified contractor needs to repair.



8.2 Insulation In Attic

Comments: Inspected

8.3 Ventilation Of Attic

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

- 🏠 (1) The flashing at the top of the right side wall on main level deck is lower than the top of the siding. The flashing above does not extend out past the wall below. Water will not drain out and could drain into concealed wall space. Water was observed in garage next door on the other side of the wall. Flashing needs to be at top of wall, turned down, and drain water down the front of the wall, Builder needs to evaluate further and repair.





- 🏠 (2) The flashing at the top of the left side wall on main level deck extends out about equal distance as the roll lock brick on top of the wall. The roll lock brick are sloped water will run off. The joint between brick and band needs to be caulked to prevent any leaks into the wall. Builder needs to evaluate and repair.





9.2 Deck Flashing And Attachment To Home

Comments: Inspected

9.3 Structural Support Columns Of Decks And Porches

Comments: Inspected

10. Structural Components

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



Roof Structure

Styles & Materials

Attic info:

Pull down stairs
Light in attic
Minimal storage

Method used to observe attic:

From landing platform in attic

Roof Structure:

Engineered wood trusses
Lateral bracing
OSB board roof decking

Roof-Type:

Gable

Foundation:

Basement
Poured concrete walls

Columns or Piers:

Supporting walls

Floor Structure:

Concealed

Wall Structure:

2x6 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

10.4 Roof Structure And Attic

Comments: Inspected, Repair or Replace

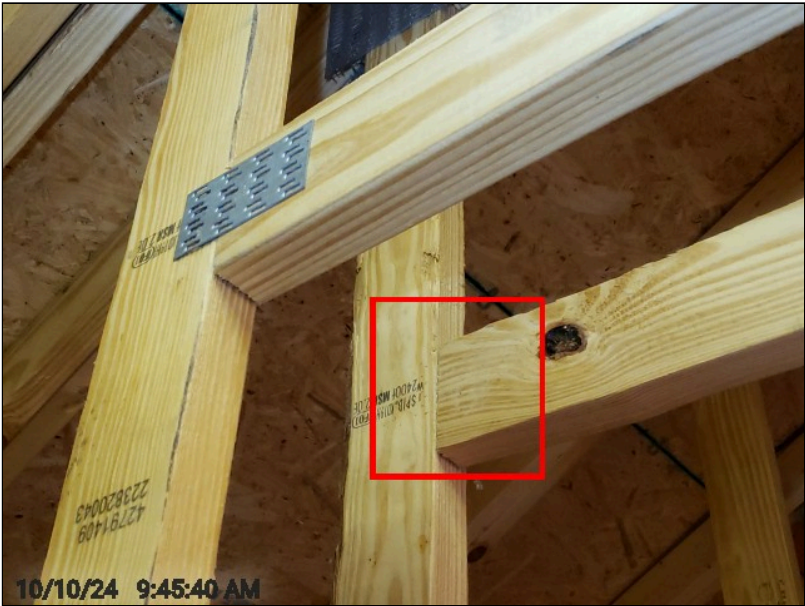



(1) Broken/loose and/or missing gusset connection on truss(es) were observed in the attic. Gusset connections are part of the structural components of a truss. A licensed structural engineer needs to

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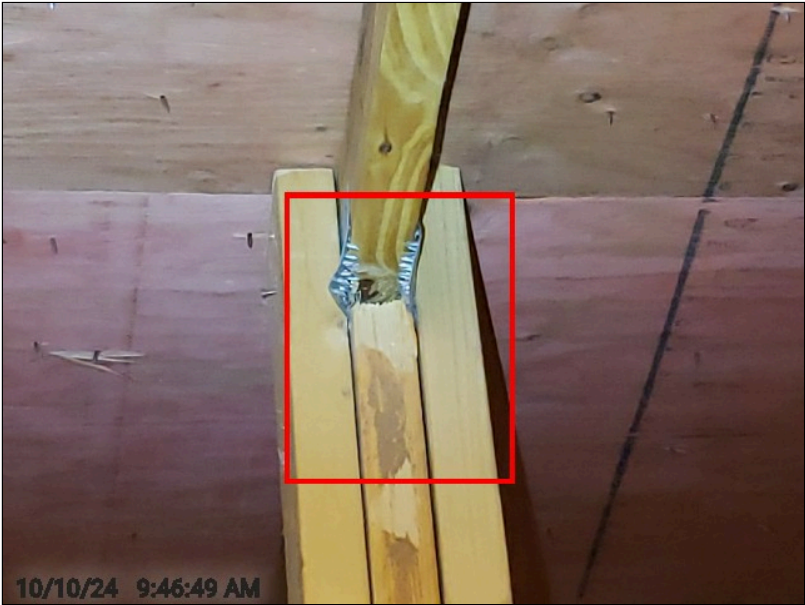
inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.





 (2) Roof truss component has been altered/cut. Trusses are structural components. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.







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



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

11. Grounds

The home inspector shall observe: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

11.0 Driveways

Comments: Inspected

11.1 Walkways

Comments: Inspected

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

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.



Front Elevation



Rear Elevation

Styles & Materials

Exterior Wall Cladding:

Brick
Concrete fiber based siding

Soffit and Eaves:

Wood

Windows:

Thermal insulated windows

Items

12.0 Eaves, Soffits, And Fascias

Comments: Inspected

12.1 Siding And Siding Related Trim

Comments: Inspected, Repair or Replace

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🏠 (1) Trim needs to be caulked. A qualified needs to repair. Location(s): front of the house

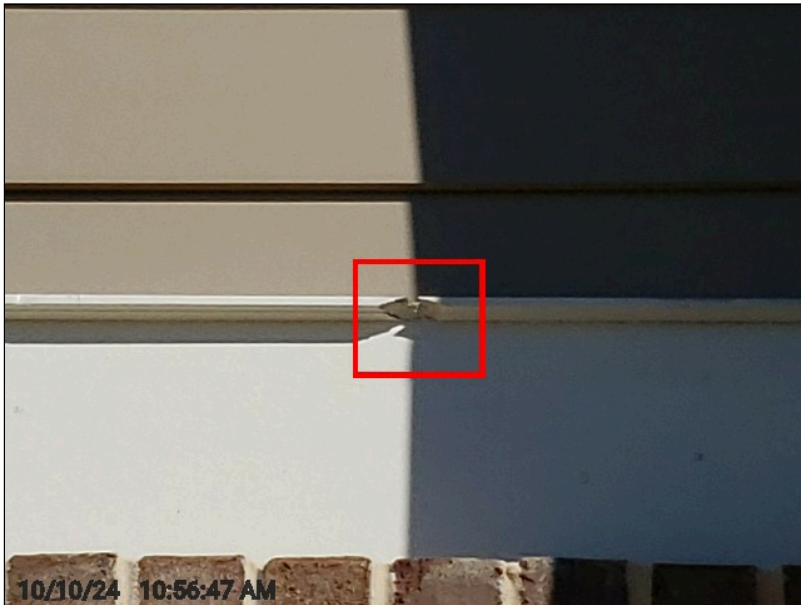






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- 🏠 (2) Trim is damaged. A qualified contractor needs to replace trim. Location(s): back of the house



- 🏠 (3) Corner boards need to be caulked and painted. A qualified contractor needs to repair. Location(s): back of the house

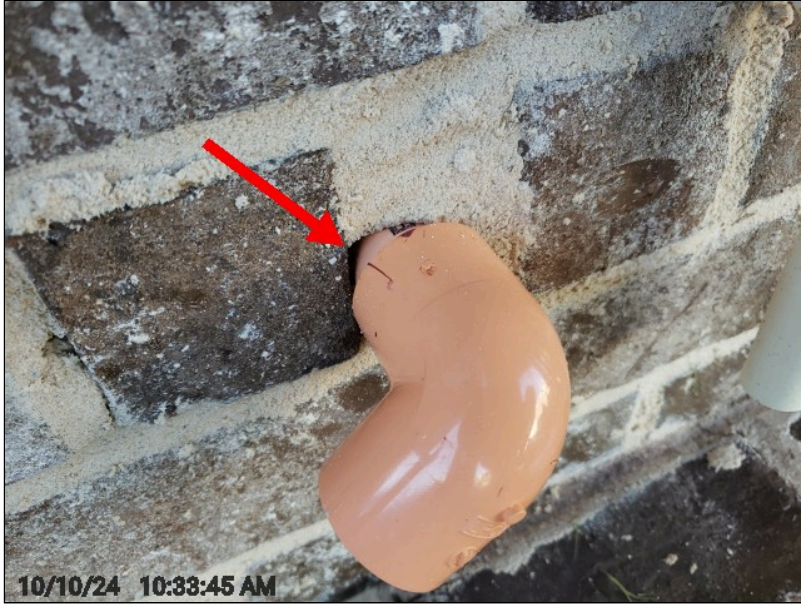


12.2 Brick, Stone, Stucco, Or Rock

Comments: Inspected, Repair or Replace

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- 🏠 All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: drain on front of the house, front light fixture, back light fixture





12.3 Doors (Exterior)

Comments: Inspected, Repair or Replace

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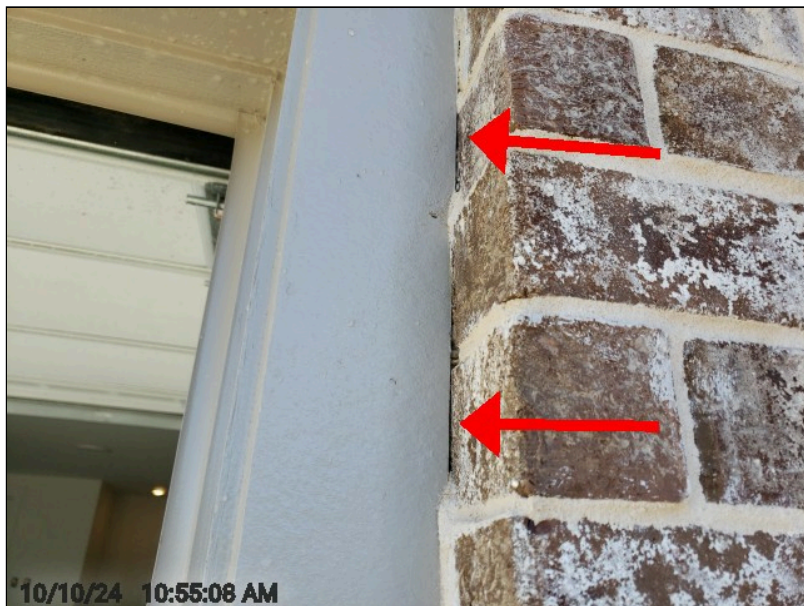
- 🏠 (1) Door trim needs to be caulked. A qualified contractor needs to caulk trim to prevent air intrusion or moisture penetration. Location(s): front door, garage door casings












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



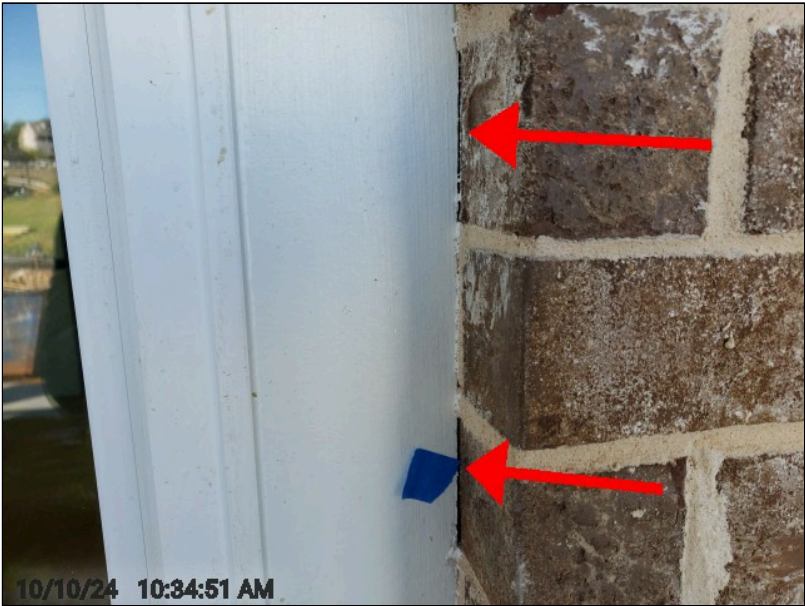
12.4 Windows

Comments: Inspected, Repair or Replace

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- 🏠 Windows need to be caulked. A qualified contractor needs to caulk windows to prevent air intrusion or moisture penetration. Location(s): front of house







12.5 Steps

Comments: Inspected

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

13. Roofing, Gutters, Fireplace

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



Styles & Materials

Roof Covering:

Asphalt Composition Shingles

Viewed roof covering from:

Ground
Drone

Approximate age of roof:

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

Chimney type:

None

Fireplace type:

Factory built
Gas logs ventless

Number of fireplaces:

One

Items

13.0 Roof Coverings

Comments: Inspected, Repair or Replace

Marion Hodges Home Inspection Services

- 🏠 (1) There are cracked ridge shingles on the roof. Picture(s) are examples. A qualified roofer needs to repair or replace cracked shingles.



- 🏠 (2) Roofing nails are not sealed. A qualified roofer needs to seal all nails with a roofing sealant. Location(s): front of house on dormer



- 🏠 (3) Roof decking is visible on the front of the house. Shingles do not extend past the fascia. A qualified roofer needs to inspect further and repair.



13.1 Flashing

Comments: Inspected

13.2 Roof Penetrations

Comments: Inspected, Repair or Replace

- 🏠 (1) Nail heads on the vent flashings are not sealed. All exposed nail heads should be sealed with a

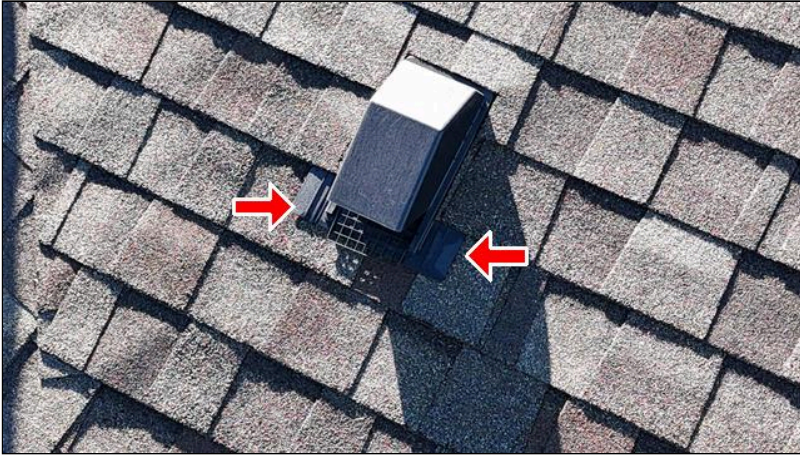
Marion Hodges Home Inspection Services

roofing sealant. A qualified roofer needs to repair. Location(s): plumbing boot



(2) Vent flashing is not secured to the roof. A qualified roofer needs to screw down or replace the flashing as needed. All screw heads need to be sealed with roofing sealant. Location(s): water heater vent flashing, dryer vent flashing

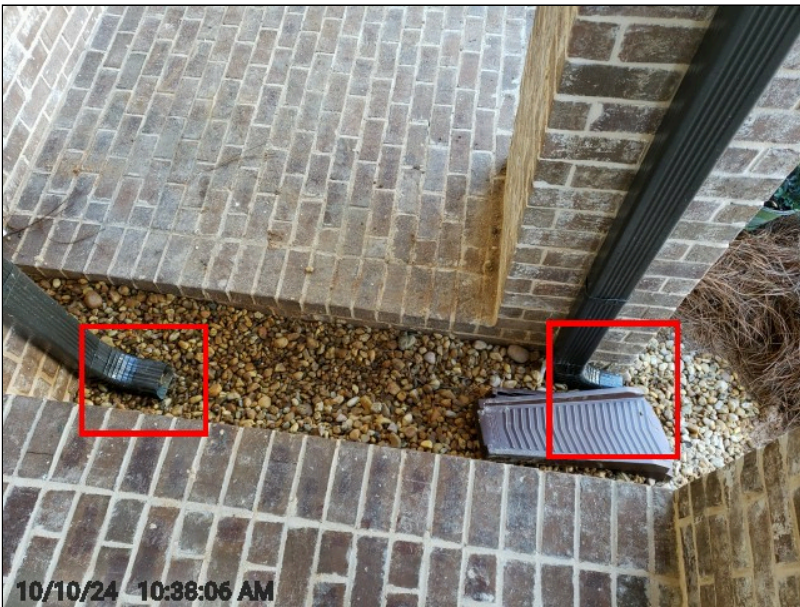




13.3 Gutter Drainage Systems

Comments: Inspected, Repair or Replace

- 🏠 (1) Add splash blocks or downspout extensions at all downspouts that do not drain onto a concrete surface.



- 🏠 (2) Standing water was observed in the gutter. The gutter does not flow to the downspout. Picture(s) are examples. A qualified contractor needs to re-slope gutter to have a flow to the downspout. Location(s): back of the house





13.4 Chimney and Fireplace

Comments: Inspected

The gas logs were operational at the time of the inspection.



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

General Summary

Marion Hodges Home Inspection Services

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

Customer


Address
6731
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 range does not fit the anti-tip bracket. The range binds on the gas pipe. Per builder, the gas pipe needs to be lowered. A licensed heating and air contractor needs to lower gas pipe so range can fit the anti-tip bracket.


1.1 Exhaust Vent

Inspected, Repair or Replace

-  (1) Cover is needed on the kitchen exhaust vent. A qualified contractor needs to install cover.
-  (2) The kitchen exhaust vent makes a rattling sound. A qualified contractor needs to repair.
-  (3) Sheetrock needs to be repaired at kitchen exhaust vent pipe. A qualified contractor needs to repair.

1.3 Dishwasher

Inspected, Repair or Replace

-  The dishwasher waste line moves in the sink cabinet. The dishwasher waste line should rise and be securely fastened to the upper side of the counter before connecting to the sink drain or disposal. This will prevent backflow into the dishwasher. A licensed plumbing contractor needs to repair.

1.5 Garbage Disposal


Inspected, Repair or Replace

-  There is an obstruction in the disposal. The obstruction needs to be removed.

2. Plumbing Systems


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): powder bath, front bath


2.7 Tubs and Showers

Inspected, Repair or Replace

-  The tub wand leaks at connection when water turned on to tub wand. A licensed plumbing contractor needs to repair. Location(s): primary bath

2.8 Washing Machine Connections


Inspected, Repair or Replace

-  The threads on washer valves need to be cleaned. All plumbing connections should be clean. A licensed plumbing contractor needs to repair.

3. Plumbing Components

3.3 Vent Pipe


Inspected, Repair or Replace

-  Water heater vent pipe needs to have a one inch clearance from combustible materials. This is a safety issue. A qualified contractor needs provide a one inch clearance from insulation.

4. Electrical Systems

4.9 Distribution Panel Box And Disconnect Boxes


Inspected, Repair or Replace

-  (2) Electrical panel cover knockouts are not completely knocked out at breakers. When the inspector removed the panel cover, the edges at the knockouts pulled on the breakers. The knockout edges need to be filed or trimmed. A licensed electrician needs to repair.

5. Heating and Air Conditioning

5.0 Heating Equipment

Inspected, Not Inspected, Repair or Replace

-  The heat pump was not tested. The outside air temperature has been greater than 65 degrees. Operating the heat pump condensing unit when the outside air temperature has been greater than 65 degrees can damage the equipment. The builder needs to warrant normal operation of the equipment.



5.5 Cooling And Air Handler Equipment

Inspected, Repair or Replace

-  (2) The condensing unit needs to be anchored to the pad. A qualified contractor needs to repair.

5.6 Condensation Drain Lines And Overflow Pan


Inspected, Repair or Replace

-  (1) Water is in the condensation overflow pan in the attic. A licensed heating and air contractor needs to evaluate further and make repairs as needed.
-  (2) The condensation drain line does not have a gravitational flow to the exterior in the attic. The drain line lays flat without slope in pipe. The pipe should have a 1% slope to prevent backup. A licensed heating and air contractor needs to repair.

6. Interiors



6.0 Doors and Door Locks

Inspected, Repair or Replace

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

6.3 Counters And A Representative Number Of Cabinets


Inspected, Repair or Replace

-  (1) Cabinet drawer needs adjusting. A qualified contractor needs to adjust the drawers. Location(s): kitchen
-  (2) Kitchen cabinet end wall by the dishwasher is not plumb. There is a gap between the dishwasher and cabinet. A qualified contractor needs to repair.

7. Garage

7.3 Garage Walls And Ceiling


Inspected, Repair or Replace

-  Holes in the wall behind the water heater compromise the fire separation between the house and garage. All holes need to be sealed with fire rated foam or fire rated caulk.

8. Insulation And Ventilation

8.1 Laundry Venting System



Inspected, Repair or Replace

-  (2) The termination of the dryer duct on the exterior of house is screened. The screen will catch lint and clog the duct pipe. The end of a dryer duct should not be screened but should have a backdraft damper that closes when the dryer is not in use. A back draft damper needs to be added if one is not installed, the screen removed, and the dryer duct pipe cleaned out all the way to the dryer as needed. A qualified contractor needs to repair.

9. Decks And Porches

9.1 Deck Or Porch Floor Joist System


Inspected, Repair or Replace

-  (1) The flashing at the top of the right side wall on main level deck is lower than the top of the siding. The flashing above does not extend out past the wall below. Water will not drain out and could drain into concealed wall space. Water was observed in garage next door on the other side of the wall. Flashing needs to be at top of wall, turned down, and drain water down the front of the wall, Builder needs to evaluate further and repair.
-  (2) The flashing at the top of the left side wall on main level deck extends out about equal distance as the roll lock brick on top of the wall. The roll lock brick are sloped water will run off. The joint between brick and band needs to be caulked to prevent any leaks into the wall. Builder needs to evaluate and repair.

10. Structural Components

10.4 Roof Structure And Attic

Inspected, Repair or Replace

-  (1) Broken/loose and/or missing gusset connection on truss(es) were observed in the attic. Gusset connections are part of the structural components of a truss. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the

Marion Hodges Home Inspection Services

completed repairs needs to be provided to the buyer for their records.



(2) Roof truss component has been altered/cut. Trusses are structural components. A licensed structural engineer needs to inspect further and design a repair plan. A qualified contractor needs to make repairs. A letter for the completed repairs needs to be provided to the buyer for their records.



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

12. Exterior

12.1 Siding And Siding Related Trim

Inspected, Repair or Replace



(1) Trim needs to be caulked. A qualified needs to repair. Location(s): front of the house



(2) Trim is damaged. A qualified contractor needs to replace trim. Location(s): back of the house



(3) Corner boards need to be caulked and painted. A qualified contractor needs to repair. Location(s): back of the house

12.2 Brick, Stone, Stucco, Or Rock

Inspected, Repair or Replace



All utility penetrations through the exterior wall should be caulked or filled with foam. The following utility penetrations should be caulked or filled with foam to limit air infiltration: drain on front of the house, front light fixture, back light fixture

12.3 Doors (Exterior)

Inspected, Repair or Replace



(1) Door trim needs to be caulked. A qualified contractor needs to caulk trim to prevent air intrusion or moisture penetration. Location(s): front door, garage door casings



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

12.4 Windows

Inspected, Repair or Replace



Windows need to be caulked. A qualified contractor needs to caulk windows to prevent air intrusion or moisture penetration. Location(s): front of house

13. Roofing, Gutters, Fireplace

13.0 Roof Coverings

Inspected, Repair or Replace



(1) There are cracked ridge shingles on the roof. Picture(s) are examples. A qualified roofer needs to repair or replace cracked shingles.



(2) Roofing nails are not sealed. A qualified roofer needs to seal all nails with a roofing sealant. Location(s): front of house on dormer



(3) Roof decking is visible on the front of the house. Shingles do not do extend past the fascia. A qualified roofer needs to inspect further and repair.

13.2 Roof Penetrations

Inspected, Repair or Replace





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



(2) Vent flashing is not secured to the roof. A qualified roofer needs to screw down or replace the flashing as needed. All screw heads need to be sealed with roofing sealant. Location(s): water heater vent flashing, dryer vent flashing

13.3 Gutter Drainage Systems

Inspected, Repair or Replace

-  (1) Add splash blocks or downspout extensions at all downspouts that do not drain onto a concrete surface.
-  (2) Standing water was observed in the gutter. The gutter does not flow to the downspout. Picture(s) are examples. A qualified contractor needs to re-slope gutter to have a flow to the downspout.
Location(s): back of the house

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

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

