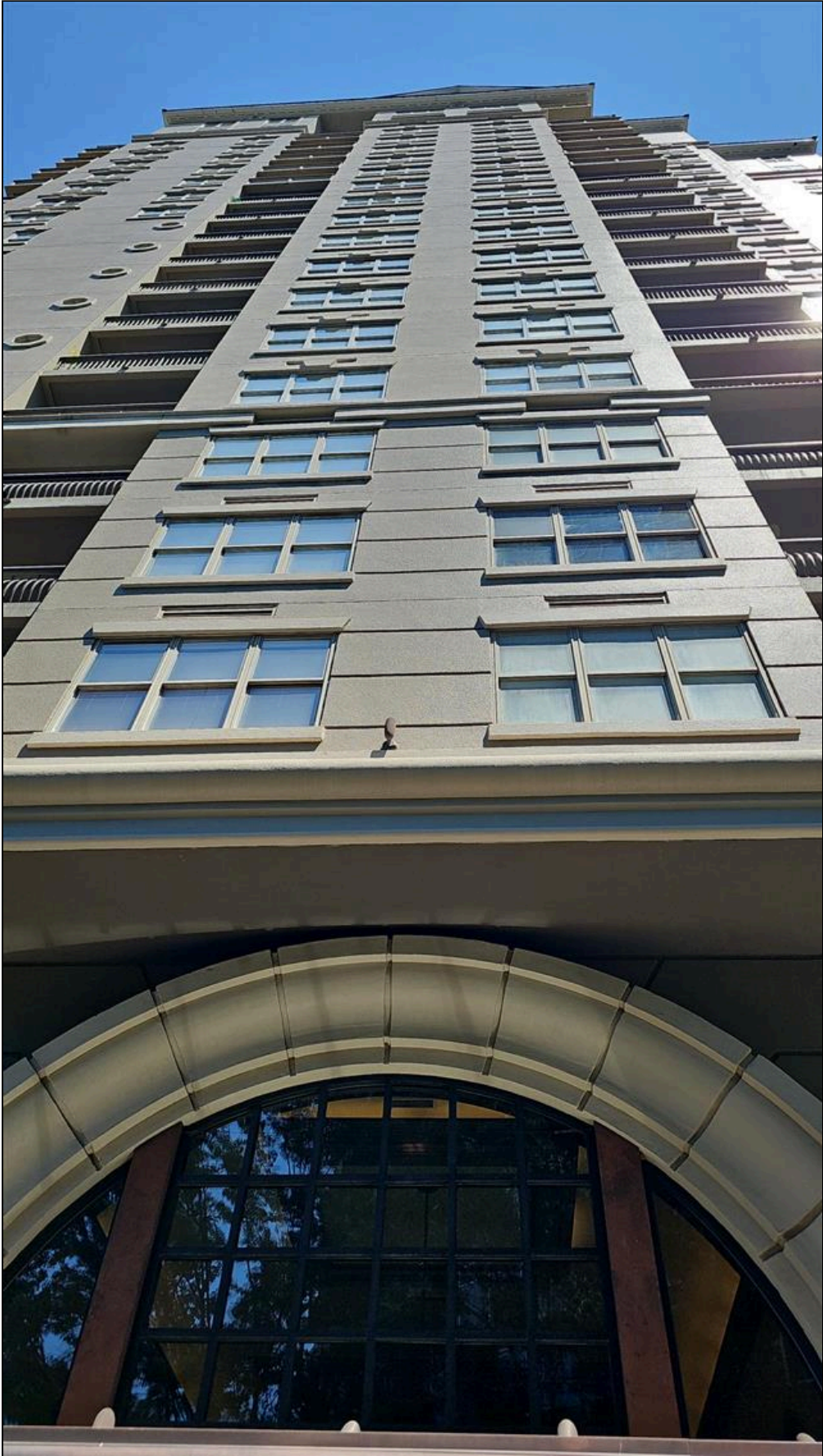


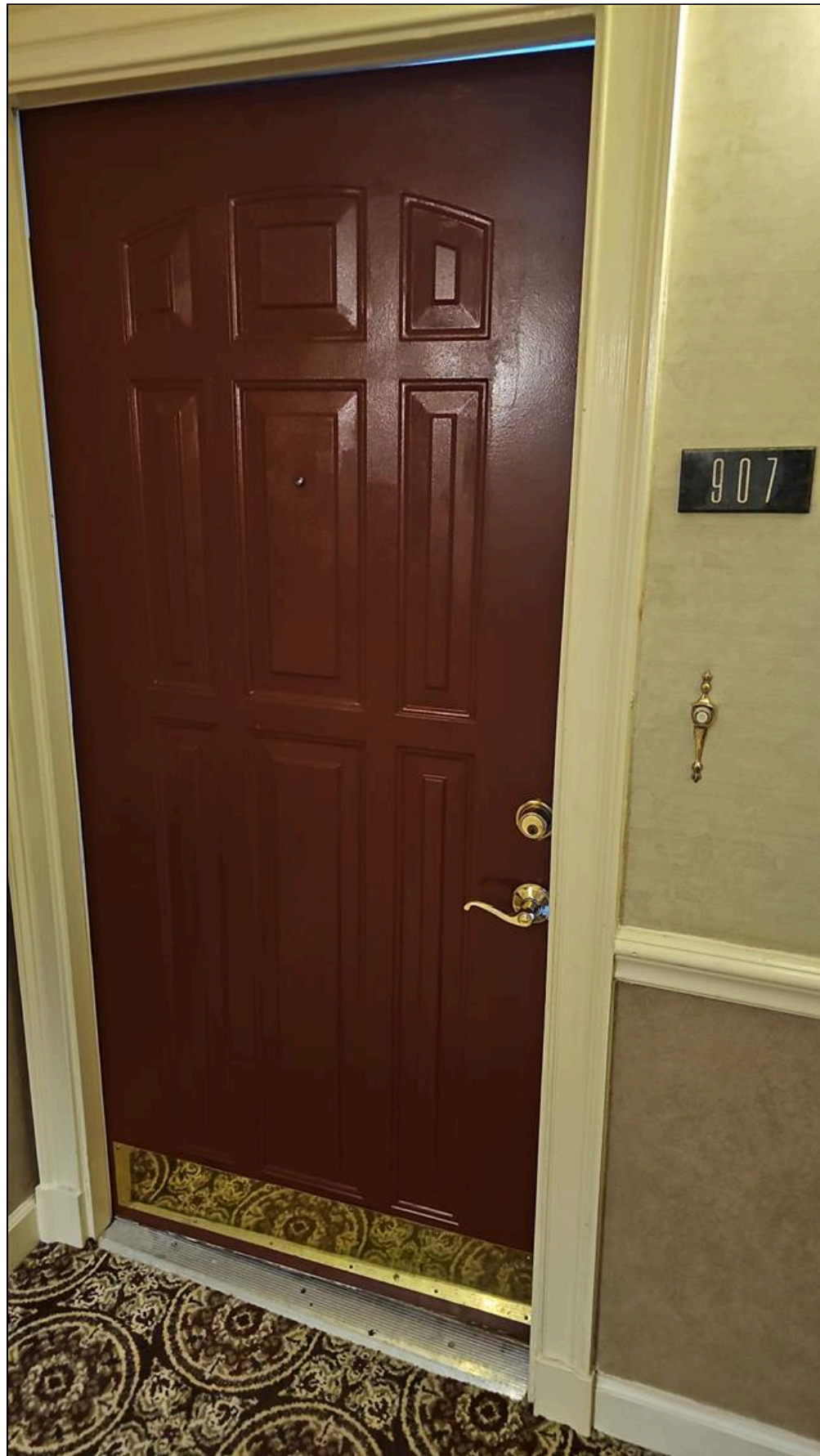
Inspection Report

Property Address:

8765 Main St

GA





Marion Hodges Home Inspection Services

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	5
Intro Page.....	6
1 Built-In Kitchen Appliances.....	7
2 Plumbing Systems.....	10
3 Plumbing Components	11
4 Electrical Systems	15
5 Heating and Air Conditioning	18
6 Interiors.....	22
7 Insulation And Ventilation	26
General Summary	27
Back Page	31

General Info

Property Address

8765 Main St
GA

Date of Inspection

Invalid DateTime

Report ID**Customer(s)****Time of Inspection**

01:30 PM

Real Estate Agent

Inspection Details

Standards of Practice:

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

In Attendance:

Inspector, Customer, Customer's Agent

Type of building:

Condominium

Approximate year built:

1997

Temperature:

80 to 85 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?:

N/A

Comment Key & Definitions

Comment Key or Definitions

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

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

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

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

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

1. Built-In Kitchen Appliances

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



Styles & Materials

Range Manufacturer:

Samsung

Microwave Manufacturer:

Samsung

Dishwasher Manufacturer:

Whirlpool

Refrigerator Manufacturer:

LG

Items

1.0 Range

Comments: Inspected, Repair or Replace

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



1.1 Microwave Oven

Comments: Inspected

1.2 Dishwasher

Comments: Not Inspected, Repair or Replace

- 🏠 The dishwasher drains through the disposal. The dishwasher was not tested due to the jammed disposal which could be clogged. After the disposal is put in working order the dishwasher should be tested.

1.3 Refrigerator

Comments: Inspected, Repair or Replace

- 🏠 (1) The ice maker and water dispenser were not operational. The seller or a qualified contractor needs to put ice maker and water dispenser in working order.



Marion Hodges Home Inspection Services

- 🏠 (2) Either have seller identify age of refrigerator or call LG.



1.4 Garbage Disposal

Comments: Inspected, Repair or Replace

- 🏠 The disposal is jammed. A licensed plumbing contractor needs to put the disposal in working order or replace if needed.

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

2. Plumbing Systems

Items

2.0 Kitchen Sink Fixture(s)

Comments: Inspected

2.1 Kitchen Sink Water Supply Lines

Comments: Inspected

2.2 Kitchen Sink Drain Stop and Drain Assembly

Comments: Inspected

2.3 Lavatory Fixtures

Comments: Inspected

2.4 Lavatory Water Supply Lines

Comments: Inspected

2.5 Lavatory Drain Stop And Drain Assembly


Comments: Inspected

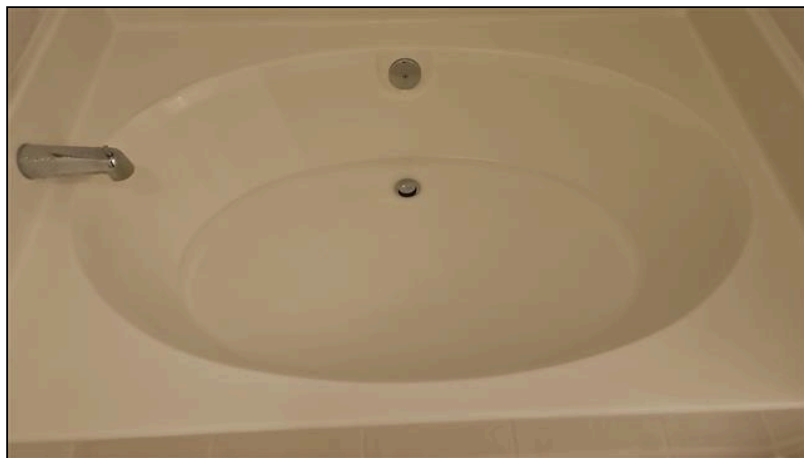
2.6 Toilets

Comments: Inspected

2.7 Tubs and Showers

Comments: Inspected, Repair or Replace

 The tub is slow draining. A licensed plumbing contractor needs to inspect further and repair. Location(s): hall bath



2.8 Washing Machine Connections

Comments: Inspected

3. Plumbing Components

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

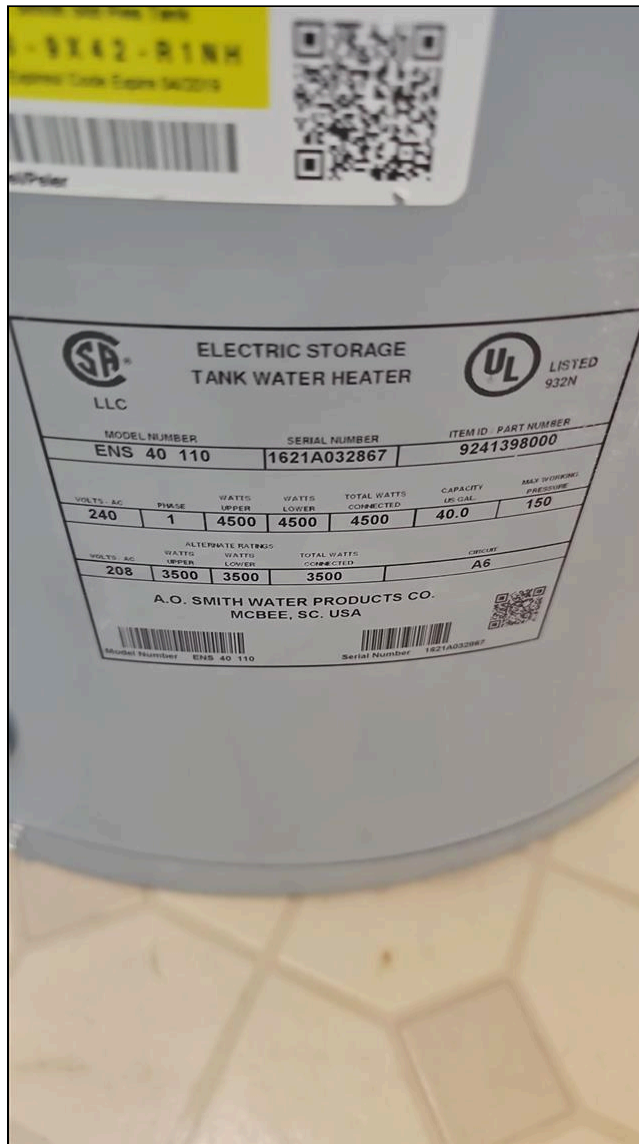
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping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



Water Heater Delivering Heated Water



Water Heater



Styles & Materials

Manufacturer: Approximate Year Manufactured:

A.O. Smith Average life expectancy of a water heater is approximately 10-12 years
 Approximate life expectancy of a tankless water heater is approximately 17 to 20 years
 2016

Capacity:

40 Gallon

Energy Source:

Electric

Water Distribution (inside home):

CPVC

Service Line From Street

(where visible):

Copper

Waste Lines: Main Water Cutoff Location:

PVC Water heater closet

Items

3.0 Water Heater

Comments: Inspected, Repair or Replace

- 🏠 Sulphur/rotten egg smell from the water was observed. This is generally due to water staying in a water heater for a long period of time and creating hydrogen sulfide gas. A licensed plumbing contractor needs to inspect further and repair.

3.1 Thermal Expansion Tank Or Device

Comments: Not Present

- 🏠 There is not a thermal expansion tank or a thermal expansion device installed on the cold water line. Water heater manufacturers require a thermal expansion tank or thermal expansion device as part of a water heater installation. Some hi-rise condominiums have thermal expansion devices built into the buildings cold water system. A licensed plumbing contractor needs to add a thermal expansion tank or a thermal expansion device if the building is not covered with an expansion system.



3.2 Temperature and Pressure Regulator Valve

Comments: Inspected

3.3 Drain, Waste, and Vent Systems

Comments: Inspected

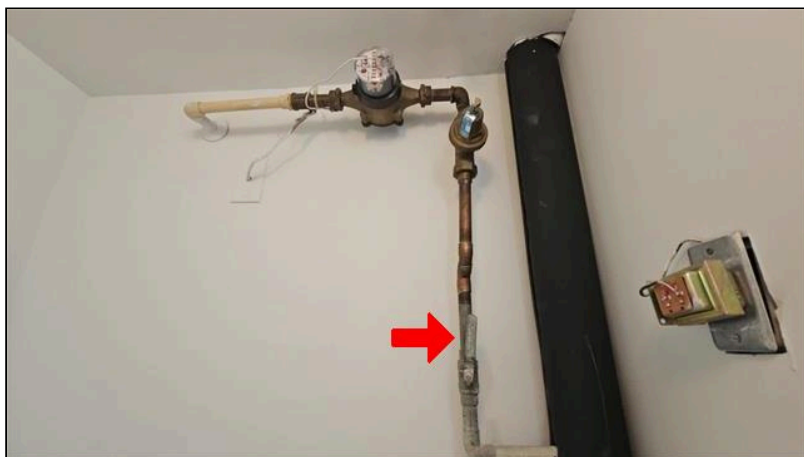
3.4 Water Supply and Distribution Systems

Comments: Inspected

3.5 Location Of Main Water Shut Off Valve

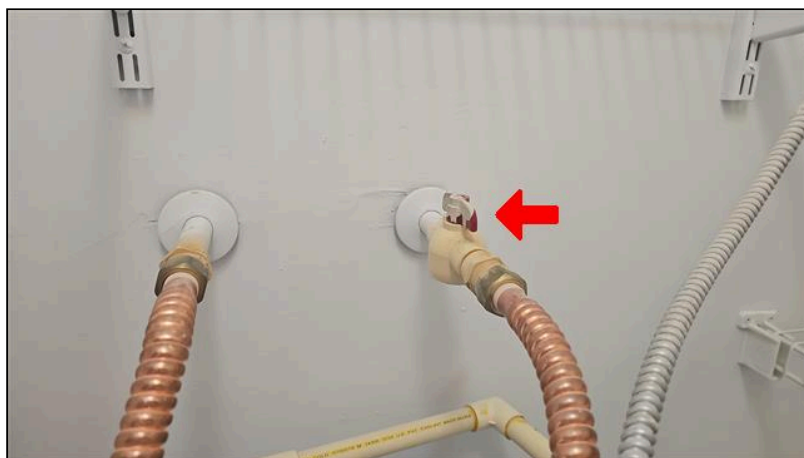
Comments: Inspected

(1) Location of main water shut off (See Photo). This is for your information.



Marion Hodges Home Inspection Services

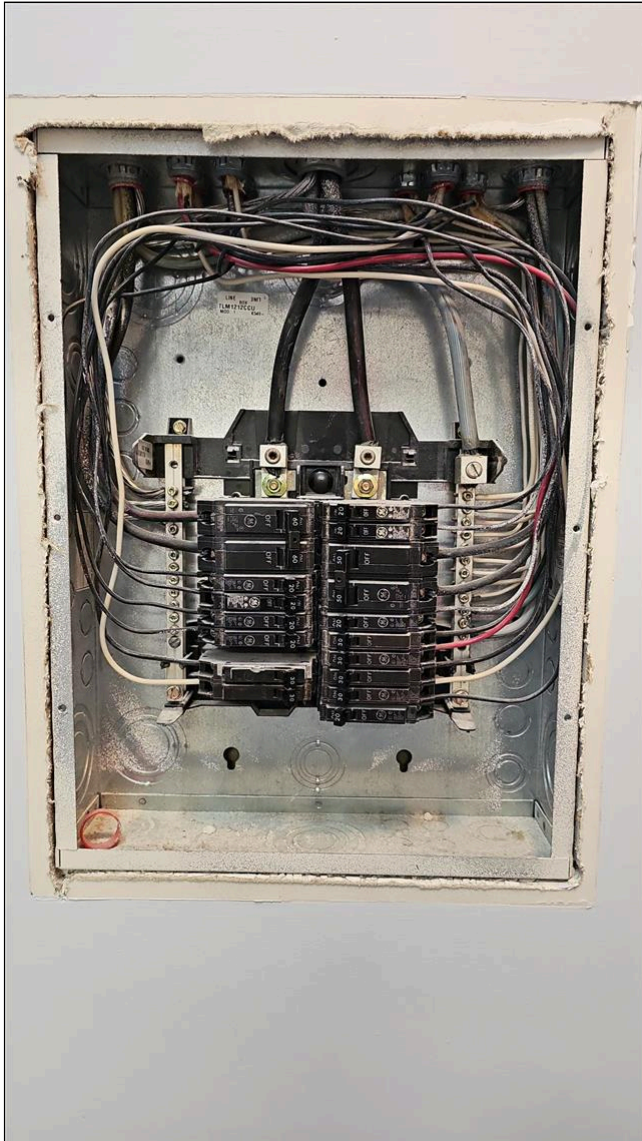
(2) Location of main water cut off to water heater (See Photo).



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.



Distribution Panel



Labeled Panel Front

Styles & Materials

Location of Distribution Panel: Laundry **Location Of Main Service Disconnect:** Meter Base **Electrical Service Conductors:**

Laundry

Meter Base

120/240

Underground

Service Conductor at Panel:

Overcurrent Protection:

Branch Wire 15 and 20 AMP Circuits:

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125 AMP wire feeding the panel Circuit breakers

Copper

Wiring Methods:

Non Metallic Sheathed Cable

Items

4.0 Connected Devices (Not every receptacle is tested)

Comments: Inspected

FYI, Switched receptacles for lamps. Location(s): living room

4.1 Connected Devices (light switches)

Comments: Inspected

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

Comments: Inspected

4.3 Connected Fixtures (interior light fixtures)

Comments: Inspected

4.4 Connected Fixtures (exterior light fixtures)

Comments: Inspected, Repair or Replace

🏠 The broken bulb needs to be replaced in the exterior light fixture at the primary bedroom balcony door.



4.5 Connected Fixtures (ceiling fans)

Comments: Inspected

4.6 GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace


🏠 Not all of the receptacles in the kitchen that serve the countertops are GFCI protected. A licensed electrician needs to put all kitchen countertop receptacles on a GFCI protected circuit.



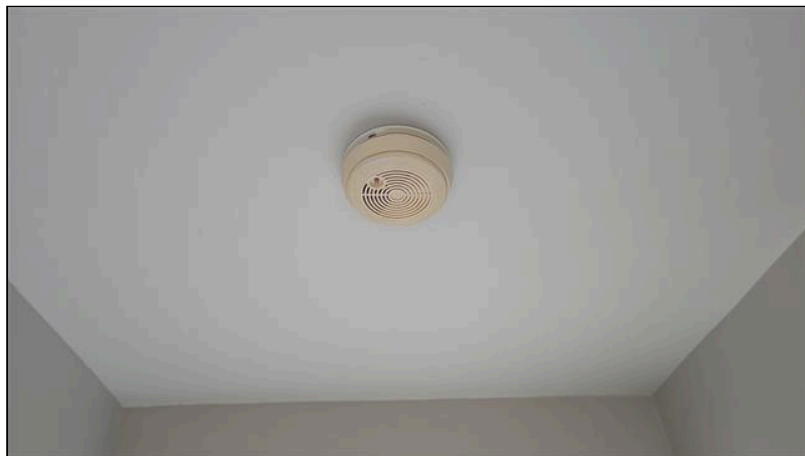
Marion Hodges Home Inspection Services

4.7 Smoke Detectors

Comments: Inspected, Repair or Replace

-  The installed smoke detector is older and needs to be replaced. To bring smoke detectors up to current code, there should be one smoke detector in each bedroom and one smoke detector in the hall outside of the bedrooms. A licensed electrician needs to install smoke detectors as needed.

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



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

Comments: Inspected

4.9 Distribution Panel Box And Disconnect Boxes

Comments: Inspected

4.10 Service Entrance Conductors

Comments: Inspected

4.11 Electrical Service Grounding

Comments: Inspected

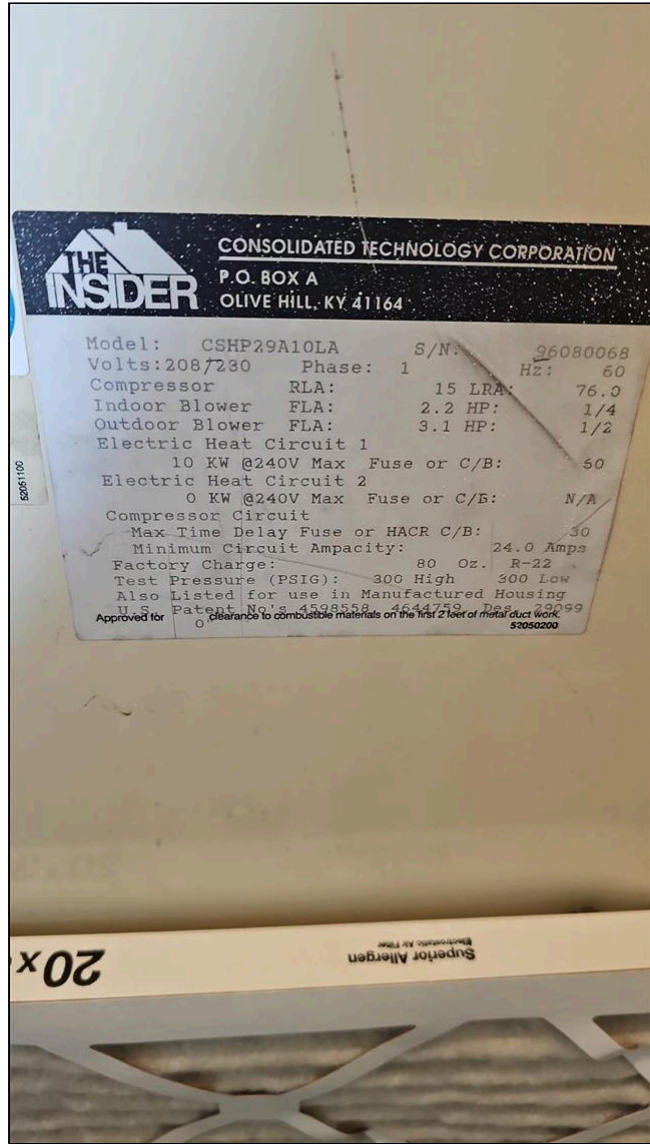
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator 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.



Packaged HVAC System





Styles & Materials

Heat System Manufacturer:

Consolidated Technologies Corporation

Approximate Year Heating Equipment Manufactured:

Average life expectancy of a furnace is approximately 20 years
Furnaces should be serviced every fall
1996

Number of Heat Systems:

One

Heating Energy Source:

Electric
Electric strip heat

Heat Type:

Heat pump

Ductwork:

Insulated sheet metal

Filter Type:

Disposable

Filter Size:

18x24
20x30

Location of main fuel shut off:

N/A No gas appliances or equipment

Condensing Unit

Manufacturer:

Consolidated Technologies Corporation

Cooling Energy Source:

Electric

Items

5.0 Heating Equipment

Comments: Inspected, Repair or Replace



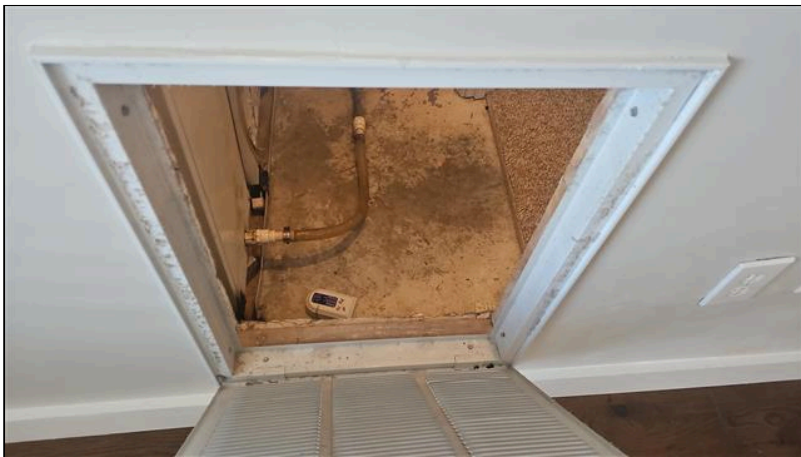
The heating system was operational. The 1996 equipment is beyond life expectancy. A licensed heating and air contractor needs to do a thorough inspection and cleaning of the equipment based on manufacturers specs. Future replacement of the equipment should be anticipated. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

5.1 Location Of Filters

Comments: Inspected


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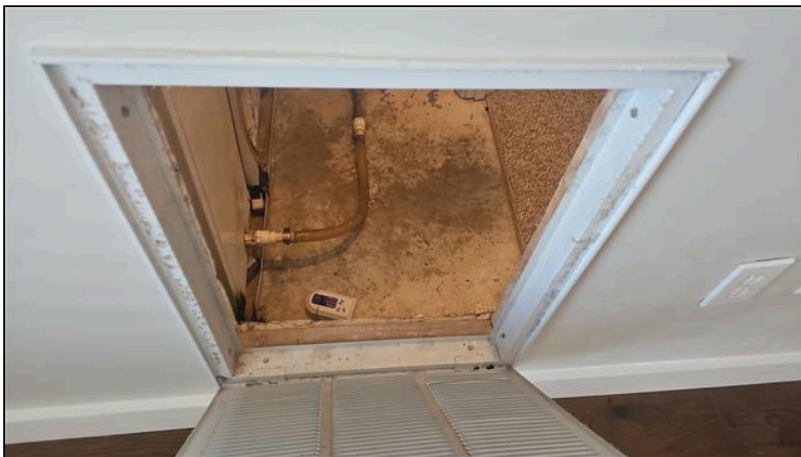
Location of return air filters (see photo). Filters should be changed every 60 to 90 days. Recommend that the filters be changed once you take possession of the house.



5.2 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

 The filter is not installed in the return vent in the living room.



5.3 Cooling And Air Handler Equipment

Comments: Inspected, Repair or Replace

 The 1996 air conditioning was operational. The supply air temperature was 52 degrees and the return air temperature was 69 degrees. The 1996 equipment is beyond life expectancy. A licensed heating and air contractor needs to do a thorough inspection and cleaning of the equipment based on manufacturers specs. Future replacement of the equipment should be anticipated. The inspector makes no warranties

Marion Hodges Home Inspection Services

or guarantees as to how long the air conditioning equipment will last.

5.4 Condensation Drain Lines And Overflow Pan

Comments: Inspected

5.5 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

🏠 The door binds on frame when closing. Door hinges need to be tightened. Location(s): hall bath

6.1 Windows

Comments: Inspected, Repair or Replace

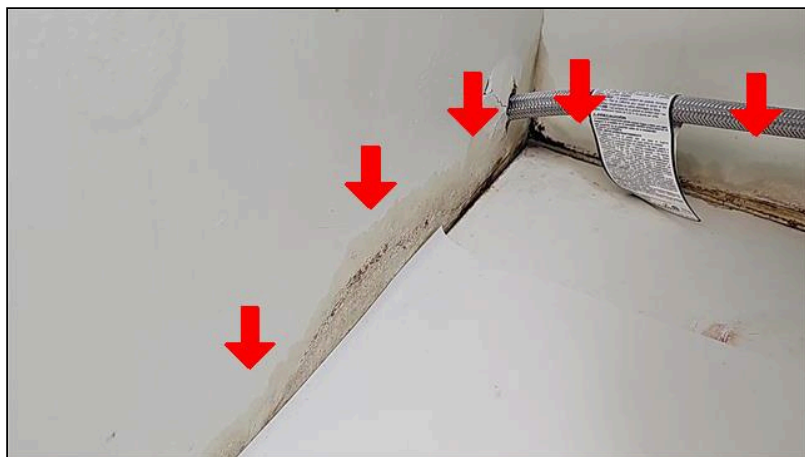
🏠 Tension spring are disconnected. A qualified contractor needs to put the window in working order. Location(s): living room The contractor that repairs the living room window needs to check the windows in the sitting room and secondary bedroom. These windows were not tested because inspector would not be able to close top sash if sash drops. Inspector had to close living room window from balcony.



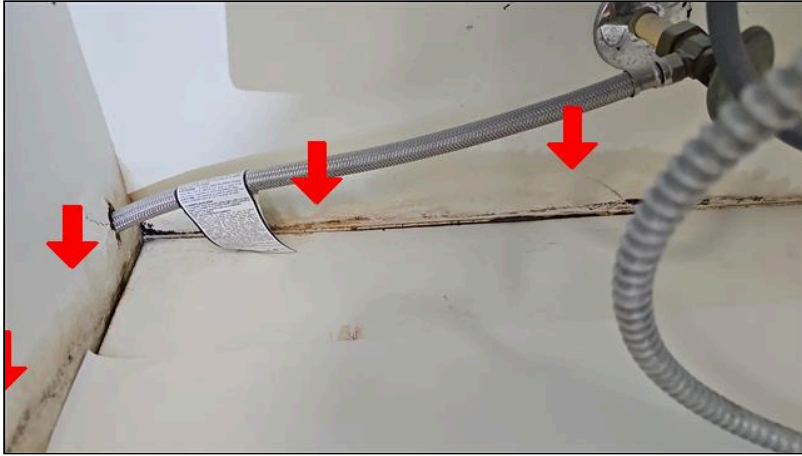
6.2 Counters And A Representative Number Of Cabinets

Comments: Inspected, Repair or Replace

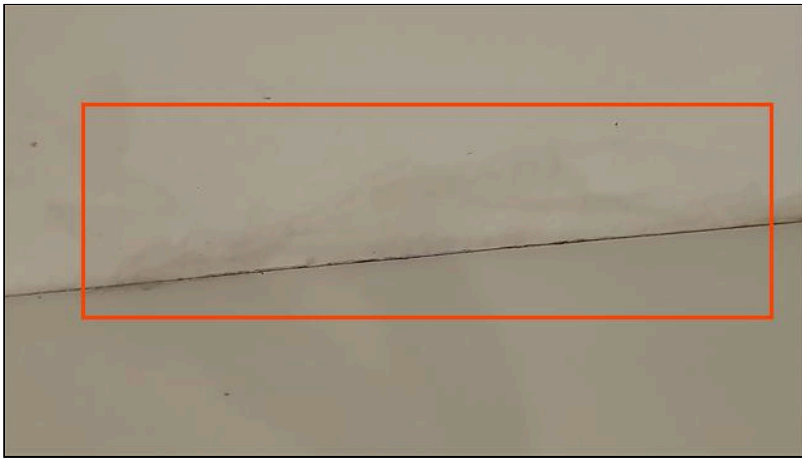
🏠 A mold like substance was observed in sink cabinet. A qualified mold contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples. Location(s): kitchen There are water stains in primary bath base cabinets. The company that test the mold like substance in kitchen cabinet needs to evaluate primary bath cabinet stains.



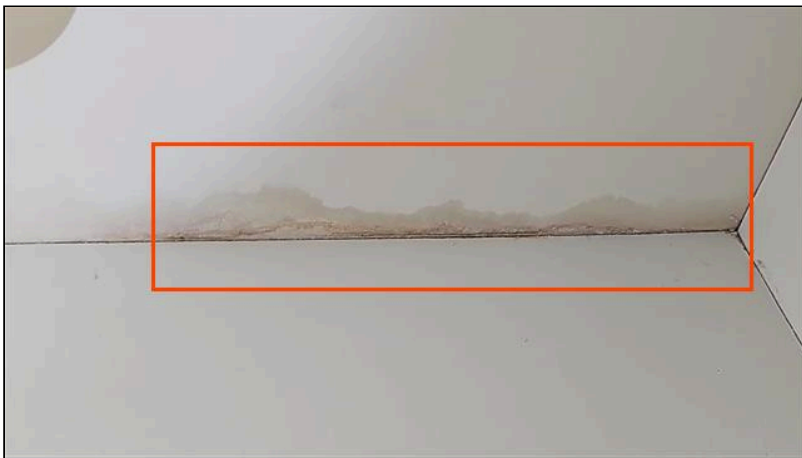
Kitchen



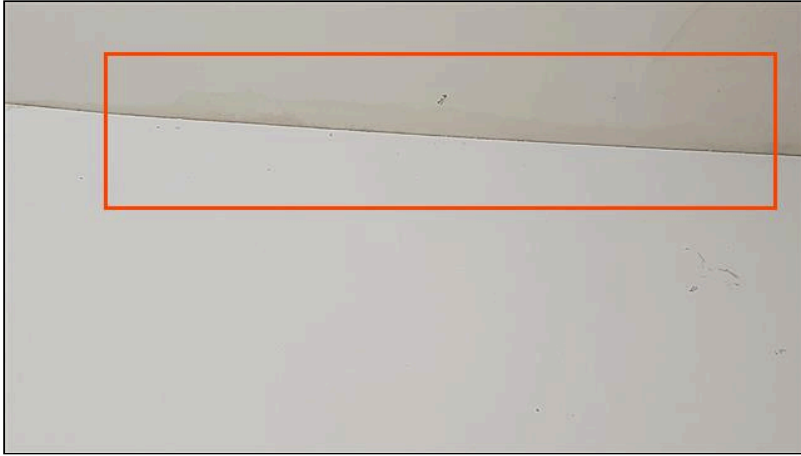
Kitchen



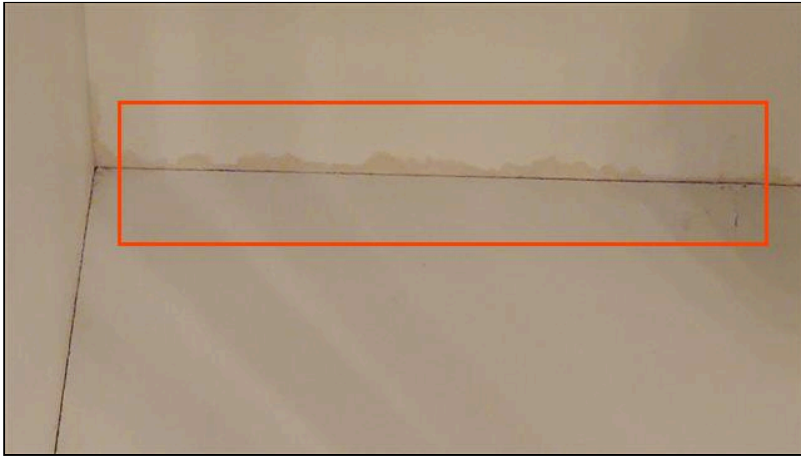
Primary bath



Primary bath



Hall bath



Hall bath

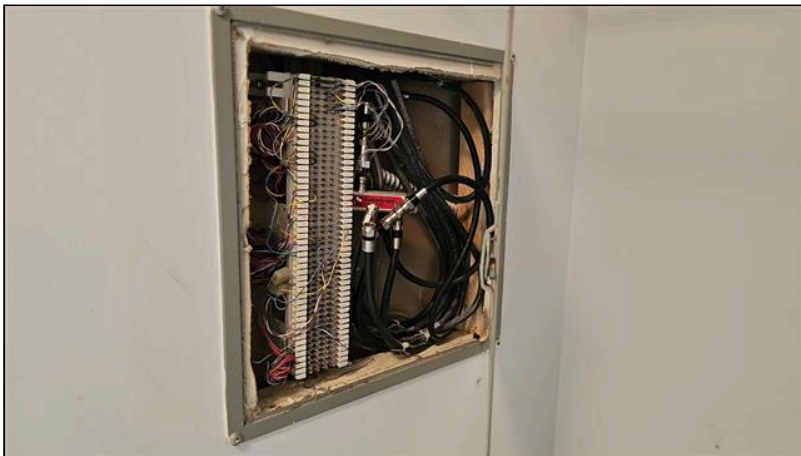
6.3 Bathroom Caulking and Tile

Comments: Inspected

6.4 Ceilings, Walls, And Floors

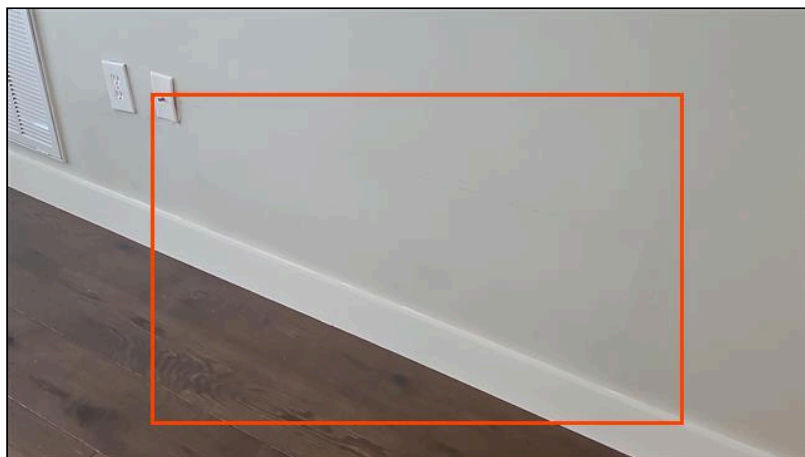
Comments: Inspected, Repair or Replace

(1) FYI, Low voltage access panel in laundry



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- 🏠 (2) The drywall repair in the living room to the right of the return vent needs to be professionally finished and painted so that you don't see the repair. A qualified contractor needs to repair.



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. 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.

Styles & Materials

Bathroom Ventilation:

Fan

Dryer Power Source:

220 Electric

Propane connection

3 Prong dryer plug needed with dryer


Items

7.0 Bathroom Venting Systems

Comments: Inspected

7.1 Laundry Venting System

Comments: Inspected, Repair or Replace

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



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.

General Summary

Marion Hodges Home Inspection Services

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

Customer


Address
8765 Main St
GA

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

1. Built-In Kitchen Appliances


1.0 Range

Inspected, Repair or Replace

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



1.2 Dishwasher

Not Inspected, Repair or Replace

-  The dishwasher drains through the disposal. The dishwasher was not tested due to the jammed disposal which could be clogged. After the disposal is put in working order the dishwasher should be tested.


1.3 Refrigerator

Inspected, Repair or Replace

-  (1) The ice maker and water dispenser were not operational. The seller or a qualified contractor needs to put ice maker and water dispenser in working order.
-  (2) Either have seller identify age of refrigerator or call LG.

1.4 Garbage Disposal


Inspected, Repair or Replace

-  The disposal is jammed. A licensed plumbing contractor needs to put the disposal in working order or replace if needed.

2. Plumbing Systems

2.7 Tubs and Showers


Inspected, Repair or Replace

-  The tub is slow draining. A licensed plumbing contractor needs to inspect further and repair.
Location(s): hall bath

3. Plumbing Components


3.0 Water Heater

Inspected, Repair or Replace

-  Sulphur/rotten egg smell from the water was observed. This is generally due to water staying in a water heater for a long period of time and creating hydrogen sulfide gas. A licensed plumbing contractor needs to inspect further and repair.

3.1 Thermal Expansion Tank Or Device


Not Present

-  There is not a thermal expansion tank or a thermal expansion device installed on the cold water line. Water heater manufacturers require a thermal expansion tank or thermal expansion device as part of a water heater installation. Some hi-rise condominiums have thermal expansion devices built into the buildings cold water system. A licensed plumbing contractor needs to add a thermal expansion tank or a thermal expansion device if the building is not covered with an expansion system.

4. Electrical Systems


4.4 Connected Fixtures (exterior light fixtures)

Inspected, Repair or Replace

-  The broken bulb needs to be replaced in the exterior light fixture at the primary bedroom balcony door.

4.6 GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

-  Not all of the receptacles in the kitchen that serve the countertops are GFCI protected. A licensed electrician needs to put all kitchen countertop receptacles on a GFCI protected circuit.

4.7 Smoke Detectors

Inspected, Repair or Replace


-  The installed smoke detector is older and needs to be replaced. To bring smoke detectors up to current code, there should be one smoke detector in each bedroom and one smoke detector in the hall outside of the bedrooms. A licensed electrician needs to install smoke detectors as needed.

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

5. Heating and Air Conditioning

5.0 Heating Equipment


Inspected, Repair or Replace

-  The heating system was operational. The 1996 equipment is beyond life expectancy. A licensed heating and air contractor needs to do a thorough inspection and cleaning of the equipment based on manufacturers specs. Future replacement of the equipment should be anticipated. The inspector makes no warranties or guarantees as to how long the air conditioning equipment will last.

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

Inspected, Repair or Replace

 The filter is not installed in the return vent in the living room.

5.3 Cooling And Air Handler Equipment


Inspected, Repair or Replace

 The 1996 air conditioning was operational. The supply air temperature was 52 degrees and the return air temperature was 69 degrees. The 1996 equipment is beyond life expectancy. A licensed heating and air contractor needs to do a thorough inspection and cleaning of the equipment based on manufacturers specs. Future replacement of the equipment should be anticipated. 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

 The door binds on frame when closing. Door hinges need to be tightened. Location(s): hall bath


6.1 Windows

Inspected, Repair or Replace

 Tension spring are disconnected. A qualified contractor needs to put the window in working order. Location(s): living room The contractor that repairs the living room window needs to check the windows in the sitting room and secondary bedroom. These windows were not tested because inspector would not be able to close top sash if sash drops. Inspector had to close living room window from balcony.


6.2 Counters And A Representative Number Of Cabinets

Inspected, Repair or Replace

 A mold like substance was observed in sink cabinet. A qualified mold contractor needs to evaluate further and provide a remediation plan if necessary. Pictures shown are examples. Location(s): kitchen There are water stains in primary bath base cabinets. The company that test the mold like substance in kitchen cabinet needs to evaluate primary bath cabinet stains.

6.4 Ceilings, Walls, And Floors


Inspected, Repair or Replace

 (2) The drywall repair in the living room to the right of the return vent needs to be professionally finished and painted so that you don't see the repair. A qualified contractor needs to repair.

7. Insulation And Ventilation

7.1 Laundry Venting System

Inspected, Repair or Replace

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

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

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

