



# Georgia Conference of Home Inspectors

2470 Windy Hill Rd SE Ste 300  
Marietta GA 30067-8621  
Inspector: Ronald Coker

## Pre-Closing Property Inspection Report

Client(s): **Ms. Andrea Devries**  
Property address: **2049 Hatteras Way NW**  
**Atlanta, Georgia 30318**  
Inspection date: **Thursday, December 10, 2015**









This report published on Friday, December 11, 2015 8:45:07 PM EST

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

## General Information

**Report number:** 15199

**Time started:** 12:05

**Time finished:** 2:15

**Present during inspection:** Client

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Cool

**Inspection fee:** 350.00

**Payment method:** Check, Cash

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1


**Age of main building:** 9 yrs

**Source for main building age:** Municipal records or property listing, Inspector's estimate

**Front of building faces:** East

**Main entrance faces:** East

**Occupied:** Yes

1)  Some areas and items at this property were obscured by . This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

2) Rear yard drainage may be of concern during heavy rains. Recommend further evaluation by a landscape specialist if it becomes necessary. There were several 'french' drains on the property. Downspouts empty into extensions, however there are no visible discharge pipes.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Level


**Condition of driveway:** Appeared serviceable

**Driveway material:** Poured in place concrete

**Condition of sidewalks and/or patios:** Appeared serviceable

**Sidewalk material:** Poured in place concrete

**Deck, porch and/or balcony material:** Concrete

3)  One or more drains in the yard or landscaped areas appeared to be clogged. Water may accumulate and become a nuisance, or may flow towards the building. Recommend that a qualified person clear drains as necessary.



**Photo 3-1**  
Yard drain is clogged with leaves and debris. Clean out drain to allow for proper drainage away from the foundation.




**Photo 3-2**  
Downspout extension embedded in the soil. No discharge pipe was located during the inspection.



**Photo 3-3**  
Street view. 2049 Hatteras Way NW



**Photo 3-4**  
Minor crack in driveway.

- 4)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Condition of wall exterior covering:** Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)

**Apparent wall structure:** Wood frame


**Wall covering:** Cement fiber

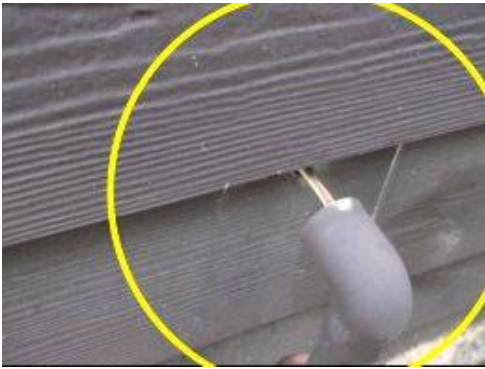
**Condition of foundation and footings:** Not determined

**Apparent foundation type:** Concrete slab on grade

**Foundation/stem wall material:** Not determined (inaccessible or obscured)

**Footing material (under foundation stem wall):** Not determined (inaccessible or obscured)

- 5)  Some sections of siding and/or trim were deteriorated, loose, split and/or warped. Recommend that a qualified person repair, replace or install siding or trim as necessary.



**Photo 5-1**



**Photo 5-2**

Siding butt joints have shrank and the spaces should be caulked and sealed periodically.



**Photo 5-3**

Siding butt joints need caulk and sealing with water resistant caulk. Fasteners need to be replaced.



**Photo 5-4**

Caulk and seal open siding butt joints.



**Photo 5-5**

Siding butt joints need caulk and sealing with weather resistant caulk.



**Photo 5-6**

Siding butt joints with spaces between the members. Caulk and seal.



**Photo 5-7**  
Siding member has pulled away from the substrate. It needs re-attached and repaired with the proper fasteners and sealed.



**Photo 5-8**



**Photo 5-9**  
Exterior window trim is pulling away from the siding. Repair and re-attach with proper fasteners, caulk and seal joints.



**Photo 5-10**  
Caulk and seal all exterior butt siding joints.



**Photo 5-11**  
Repair and seal all siding butt joints and re-attach loose siding members.



**Photo 5-12**  
Rear patio door is damaged by pets. Repair as necessary.



**Photo 5-13**  
Siding trim is moisture damaged and dry-rot. Replace trim wood and re-paint with premium quality paint.



**Photo 5-14**  
Seal all spaces between stone veneer and wood trim and framing.




**Photo 5-15**  
Front entrance porch ceiling appears to have mold spores forming. Recommend pressure washing with an anti-mold agent. This should be done periodically.....as the upper porch ceiling may not get adequate sunlight or ventilation to prevent moisture droplets from forming on the ceiling.



**Photo 5-16**  
Soffit shows signs of moisture intrusion due to water standing inside the gutters.

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6)  The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



**Photo 6-1**  
Mortar joints cracked at front porch support columns.





**Photo 6-2**  
Minor cracks in the mortar joints at the front support columns.



**Photo 6-3**

Front entrance walkway has been recently repaired at the corner. See photo.

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- 7)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.
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- 8)  Caulk was in some areas. For example, at siding butt joints. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>
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- 9) There are several 'french drains' observed at the downspouts which enter above ground, however, no discharge ends were found on the property. Inquire of the builder, if and where discharge pipes are located. Water flowing from the downspouts should be diverted away from the foundation.



**Photo 9-1**

French drain downspout empties into the ground. No discharge pipe was located during the inspection.

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## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Partially traversed, Viewed from eaves on ladder, Viewed from ground, Viewed from windows

**Condition of roof surface material:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Minor broken shingles


**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable, Hipped

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable, Limited evaluation due to little or no rainfall during and prior to the inspection

10)  Some composition shingles were cracked and/or broken. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



**Photo 10-1**

Several shingles above garage gutters are brittle and breaking off. Recommend further evaluation by a qualified roofing company for repair/replacement of broken shingles/



**Photo 10-2**

Several roofing shingles are brittle and broken. Repair and/or replace.



**Photo 10-3**

Water is standing inside the front gutters. The front gutters are improperly sloped.



**Photo 10-4**

Roofing shingle at front entrance above garage has broken off and needs replacement. Contact qualified roofing company.






**Photo 10-5**  
Metal chimney cap appears to be improperly installed from ground level. Further evaluation is recommended.





**Photo 10-6**  
Flashing visible from rear yard.

- 11)  One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This has caused debris such as leaves or needles to accumulate in them. Recommend that a qualified person repair as necessary. For example, by correcting the slope in gutters or installing additional downspouts and extensions.



**Photo 11-1**  
Front gutters are improperly sloped such that water is being retained inside the gutters. The standing water is 'wicking' into the soffit causing moisture intrusion.

- 12)  Significant amounts of water has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with their building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

- 13)  Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.

- 14) There was impact damage to the gutters at above front garage, most likely due to ladders being improperly leaned against gutters.

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Viewed from hatch(es), Partially traversed  
**Condition of roof structure:** Appeared serviceable  
**Roof structure type:** Trusses  
**Ceiling structure:** Trusses  
**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable  
**Ceiling insulation material:** Mineral wool loose fill  
**Approximate attic insulation R value (may vary in areas):** R-30  
**Vermiculite insulation present:** Not determined  
**Condition of roof ventilation:** Appeared serviceable  
**Roof ventilation type:** Box vents (roof jacks)

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## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Hollow core

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Appeared serviceable

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** None visible

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15) Oil stains on surface of concrete garage floor.



Photo 15-1



Photo 15-2

Oil stains on surface of concrete garage floor.



Photo 15-3

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 150

**Primary service overload protection type:** Circuit breakers

**Main disconnect rating (amps):** 150

**System ground:** Cold water supply pipes

**Condition of main service panel:** Appeared serviceable

**Location of main disconnect:** At main disconnect panel outside

**Condition of branch circuit wiring:** Serviceable


**Solid strand aluminum branch circuit wiring present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** Yes


**Arc fault circuit interrupter (AFCI) protection present:** Yes

**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** No, recommend install

16)  No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.reporthost.com/?COALRM>

17)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs at automatic garage door opener



**Photo 17-1**

Upstairs walk in closet missing diffuser globe.



**Photo 17-2**

Replace all smoke detectors. Smoke detectors should be replaced when they are approx. ten years old. Older units tend to malfunction over time.

**Photo 17-3**

Location of main electrical breaker.

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## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Water pressure (psi):** 40 psi

**Location of main water shut-off:** Garage

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable


**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

**Location of main fuel shut-off valve:** At gas meter

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**18)**  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

**Photo 18-1**

Water pressure measured at 40 psi. Recommend raising the pressure to a minimum 60 psi to insure all fixtures supply sufficient water. Hose bib is leaking and needs repair.

**Photo 18-2****Photo 18-3**

Escutcheon plates are not properly installed to prevent insects from entering by following the pipes from outside.

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## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 9+ yrs

**Capacity (in gallons):** 50

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Garage

**Condition of burners:** Not determined (inaccessible, obscured, or gas service off)


**Condition of venting system:** Appeared serviceable

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**19) +** The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 110 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

<http://www.reporthost.com/?SCALD>

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20)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at and/or 9+ yrs this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** unknown

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** 9+ yrs

**Location of forced air furnace:** Attic

**Condition of furnace filters:** Appeared serviceable, Required repair and/or evaluation (see comments below), Filter slot bent preventing removal

**Location for forced air filter(s):** At end of air handler

**Condition of forced air ducts and registers:** Appeared serviceable

**Type of combustion air supply:** Vent(s) to exterior

**Condition of venting system:** Appeared serviceable

**Condition of cooling system and/or heat pump:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)




**Cooling system and/or heat pump fuel type:** Electric

**Location:** Building Exterior

**Type:** Split system

**Condition of controls:** Appeared serviceable

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21)    The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP> Air conditioning compressor/condenser unit did not have the proper label attached, thus, the inspector was unable to fully evaluate the heat pump.




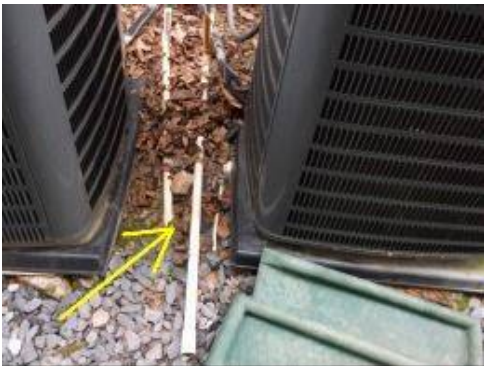
**Photo 21-1**

Both Air Conditioning compressor/condenser units are not resting level on an anti-vibration pad as required. Units should be raised a minimum of 3" above ground.



**Photo 21-2**

22)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near and/or 9+ yrs this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.






**Photo 22-1**

Condensate line for upstairs air handler is embedded in the ground and clogged with soil and debris. Repair as soon as practical, to prevent water from backing up into the handler.



**Photo 22-2**


Upstairs hallway HVAC return grille is dust laden and needs cleaning.

23)    Condensate line to compressor/condenser unit was lying on the ground obscured and clogged by dirt and pine needles. This can cause the the excess moisture to back up into the air handler.



**Photo 23-1**

Clogged Air Cond. condensate line.

- 24)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.




**Photo 24-1**

Air Conditioning refrigerant lines have insulation deteriorated. Replace as necessary.



**Photo 24-2**

Insulation deteriorated at A/C unit refrigerant line.

- 25)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

- 26) Air Conditioning compressor/condenser units should be raised a minimum of 3" above ground and resting on a non-vibration pad to prevent debris and from entering the housing, and resting level to prevent premature wear of fan bushings.




## **Fireplaces, Stoves, Chimneys and Flues**

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of wood-burning fireplaces, stoves:** Appeared serviceable

**Wood-burning fireplace type:** Masonry with metal liner

**Condition of chimneys and flues:** Appeared serviceable

- 27)    One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>





**Photo 27-1**

Fireplace is equipped with a gas starter and key. Inquire of current tenant the operation instructions.

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Caulk and seal joints at counter backsplash

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable


**Condition of range, cooktop or oven:** Appeared serviceable

**Range, cooktop or oven type:** Natural gas

**Type of ventilation:** Hood or built into microwave over range or cooktop

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** Appeared serviceable

28)  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



**Photo 28-1**

Kitchen island is equipped with Ground Fault Circuit Interrupter. It should be labeled 'GFCI Protected'.



**Photo 28-2**

The inspector was unable to fully inspect underneath the kitchen sinks due to storage of supplies.

**Photo 28-3**

Kitchen pantry area could not be fully inspected due to the storage of food and supplies.

**Photo 28-4****Photo 28-5**

The distance between the burner elements on the surface unit is approx. 8 inches from the bottom of the microwave and exhaust filters. Exercise due caution when using the surface unit burners. Kitchen fires often start from this area.

**Photo 28-6**

Kitchen counter-top has cracks in the caulking where the counter-top intersects with the back-splash.

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Full bath

**Location #B:** Full bath

**Location #D:** Half bath

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable, Required repair, replacement and/or evaluation (see comments below), Shower door binds and sticks

**Condition of ventilation systems:** Appeared serviceable

**Bathroom and laundry ventilation type:** Spot exhaust fans

**Gas supply for laundry equipment present:** Not determined

**240 volt receptacle for laundry equipment present:** Yes

**29)** Overflow drip-pan was not installed in the laundry room. Drip pans should be installed below automatic washers. If the washer overflows or leaks, the water fills the drip pan and is diverted to the outside via the discharge pipe. This prevents water from leaking into the drywall ceilings below and causing moisture damage.



**Photo 29-1**

Laundry room should be equipped with a drip pan prevent water from entering the floor spaces below in case of an overflow.



**Photo 29-2**

Caulk and seal around jacuzzi tub in master bathroom.



**Photo 29-3**

Master bathroom shower door is defective and binding and sticking in the frame, making it difficult to open and close. Repair as necessary.



**Photo 29-4**

Master bath shower needs thorough cleaning, sanitizing and deodorizing prior to use. The shower doors stick inside the frame and is difficult to open and close. Repair door and frame as necessary.



**Photo 29-5**

Master bathroom shower door is sticking and binding in the frame.



**Photo 29-6**

Ground Fault Circuit Interrupter. Bathroom receptacle.



**Photo 29-7**  
Caulk and seal joints at the bottom cabinet trim in the master bathroom.



**Photo 29-8**  
Seal spaces at the corners underneath bathroom cabinets.



**Photo 29-9**  
Carpet is torn at the seams at entrance to master bathroom. Repair as necessary.

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## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Metal

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Vinyl

**Condition of walls and ceilings:** Appeared serviceable


**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Wood or wood products, Laminate

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30)  One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.

Rear bedroom door has a small hole



**Photo 30-1**  
Impact damage to bedroom door in master bedroom.



**Photo 30-2**  
Laminate flooring in family room appears to have been repaired or a section replaced. Inquire of current owner or tenant if this is the case.



**Photo 30-3**



**Photo 30-4**

31) **i** Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.



**Photo 31-1**  
Exterior screens missing from several windows.



**Photo 31-2**



**Photo 31-3**

Exterior screens missing.

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## **Wood Destroying Organism Findings**

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of active wood decay fungi:** No

**Visible evidence of past wood-destroying insects:** No

**Visible evidence of past wood decay fungi:** No

**Visible evidence of damage by wood-destroying insects:** No

**Visible evidence of damage by wood decay fungi:** No

**Visible evidence of conditions conducive to wood-destroying organisms:** No

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# Georgia Conference of Home Inspectors

2470 Windy Hill Rd SE Ste 300  
Marietta GA 30067-8621  
Inspector: Ronald Coker









## Summary

Client(s): **Ms. Andrea Devries**  
Property address: **2049 Hatteras Way NW**  
**Atlanta, Georgia 30318**  
Inspection date: **Thursday, December 10, 2015**

This report published on Friday, December 11, 2015 8:45:07 PM EST


**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

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## General Information

1  - Some areas and items at this property were obscured by . This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the

inspection may be found.

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## Grounds

3  - One or more drains in the yard or landscaped areas appeared to be clogged. Water may accumulate and become a nuisance, or may flow towards the building. Recommend that a qualified person clear drains as necessary.



**Photo 3-1**  
Yard drain is clogged with leaves and debris. Clean out drain to allow for proper drainage away from the foundation.




**Photo 3-2**  
Downspout extension embedded in the soil. No discharge pipe was located during the inspection.



**Photo 3-3**  
Street view. 2049 Hatteras Way NW




**Photo 3-4**  
Minor crack in driveway.

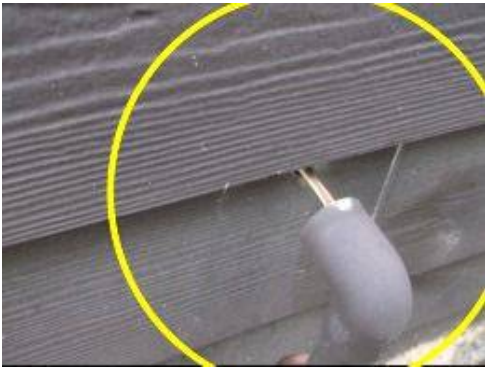
4  - Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

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## Exterior and Foundation

5  - Some sections of siding and/or trim were deteriorated, loose, split and/or warped. Recommend that a qualified person repair, replace or install siding or trim as necessary.





**Photo 5-1**



**Photo 5-2**

Siding butt joints have shrank and the spaces should be caulked and sealed periodically.



**Photo 5-3**

Siding butt joints need caulk and sealing with water resistant caulk. Fasteners need to be replaced.



**Photo 5-4**

Caulk and seal open siding butt joints.



**Photo 5-5**

Siding butt joints need caulk and sealing with weather resistant caulk.



**Photo 5-6**

Siding butt joints with spaces between the members. Caulk and seal.



**Photo 5-7**  
Siding member has pulled away from the substrate. It needs re-attached and repaired with the proper fasteners and sealed.



**Photo 5-8**



**Photo 5-9**  
Exterior window trim is pulling away from the siding. Repair and re-attach with proper fasteners, caulk and seal joints.



**Photo 5-10**  
Caulk and seal all exterior butt siding joints.



**Photo 5-11**  
Repair and seal all siding butt joints and re-attach loose siding members.



**Photo 5-12**  
Rear patio door is damaged by pets. Repair as necessary.



**Photo 5-13**  
Siding trim is moisture damaged and dry-rot. Replace trim wood and re-paint with premium quality paint.



**Photo 5-14**  
Seal all spaces between stone veneer and wood trim and framing.



**Photo 5-15**  
Front entrance porch ceiling appears to have mold spores forming. Recommend pressure washing with an anti-mold agent. This should be done periodically.....as the upper porch ceiling may not get adequate sunlight or ventilation to prevent moisture droplets from forming on the ceiling.



**Photo 5-16**  
Soffit shows signs of moisture intrusion due to water standing inside the gutters.

**6** 🛠️ - The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



**Photo 6-1**  
Mortar joints cracked at front porch support columns.





**Photo 6-2**  
Minor cracks in the mortar joints at the front support columns.



**Photo 6-3**


Front entrance walkway has been recently repaired at the corner. See photo.

7  - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

8  - Caulk was in some areas. For example, at siding butt joints. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

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## Roof

10  - Some composition shingles were cracked and/or broken. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.



**Photo 10-1**

Several shingles above garage gutters are brittle and breaking off. Recommend further evaluation by a qualified roofing company for repair/replacement of broken shingles/



**Photo 10-2**

Several roofing shingles are brittle and broken. Repair and/or replace.



**Photo 10-3**  
Water is standing inside the front gutters. The front gutters are improperly sloped.



**Photo 10-4**  
Roofing shingle at front entrance above garage has broken off and needs replacement. Contact qualified roofing company.



**Photo 10-5**  
Metal chimney cap appears to be improperly installed from ground level. Further evaluation is recommended.




**Photo 10-6**  
Flashing visible from rear yard.

**11** 🛠️ - One or more gutters had a substandard slope so that significant amounts of water accumulate in them rather than draining through the downspouts. This has caused debris such as leaves or needles to accumulate in them. Recommend that a qualified person repair as necessary. For example, by correcting the slope in gutters or installing additional downspouts and extensions.




**Photo 11-1**  
Front gutters are improperly sloped such that water is being retained inside the gutters. The standing water is 'wicking' into the soffit causing moisture intrusion.

**12** 🛠️ - Significant amounts of water has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with their building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.


**13**  - Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.

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## Electric

**16**  - No carbon monoxide alarms were visible. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.reporthost.com/?COALRM>

**17**  - One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs at automatic garage door opener



**Photo 17-1**

Upstairs walk in closet missing diffuser globe.



**Photo 17-2**

Replace all smoke detectors. Smoke detectors should be replaced when they are approx. ten years old. Older units tend to malfunction over time.




**Photo 17-3**

Location of main electrical breaker.

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## Plumbing / Fuel Systems

**18**  - Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a

qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.



**Photo 18-1**

Water pressure measured at 40 psi. Recommend raising the pressure to a minimum 60 psi to insure all fixtures supply sufficient water. Hose bib is leaking and needs repair.



**Photo 18-2**




**Photo 18-3**


Escutcheon plates are not properly installed to prevent insects from entering by following the pipes from outside.

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## Water Heater




**19**  - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 110 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

<http://www.reporthost.com/?SCALD>

**20**  - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near, at and/or 9+ yrs this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

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## Heating, Ventilation and Air Condition (HVAC)

**21**    - The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be

performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP> Air conditioning compressor/condenser unit did not have the proper label attached, thus, the inspector was unable to fully evaluate the heat pump.




**Photo 21-1**

Both Air Conditioning compressor/condenser units are not resting level on an anti-vibration pad as required. Units should be raised a minimum of 3" above ground.



**Photo 21-2**

**22**  - The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be near and/or 9+ yrs this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.




**Photo 22-1**

Condensate line for upstairs air handler is embedded in the ground and clogged with soil and debris. Repair as soon as practical, to prevent water from backing up into the handler.



**Photo 22-2**


Upstairs hallway HVAC return grille is dust laden and needs cleaning.

**23**  - Condensate line to compressor/condenser unit was lying on the ground obscured and clogged by dirt and pine needles. This can cause the the excess moisture to back up into the air handler.





**Photo 23-1**  
Clogged Air Cond. condensate line.


**24**  - Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



**Photo 24-1**  
Air Conditioning refrigerant lines have insulation deteriorated. Replace as necessary.





**Photo 24-2**  
Insulation deteriorated at A/C unit refrigerant line.

**25**  - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

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## **Fireplaces, Stoves, Chimneys and Flues**

**27**   - One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at: <http://www.reporhost.com/?CSIA>




**Photo 27-1**

Fireplace is equipped with a gas starter and key. Inquire of current tenant the operation instructions.

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## Kitchen

**28**  - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



**Photo 28-1**

Kitchen island is equipped with Ground Fault Circuit Interrupter. It should be labeled 'GFCI Protected'.



**Photo 28-2**

The inspector was unable to fully inspect underneath the kitchen sinks due to storage of supplies.



**Photo 28-3**

Kitchen pantry area could not be fully inspected due to the storage of food and supplies.



**Photo 28-4**




**Photo 28-5**  
The distance between the burner elements on the surface unit is approx. 18 inches from the bottom of the microwave and exhaust filters. Exercise due caution when using the surface unit burners. Kitchen fires often start from this area.



**Photo 28-6**  
Kitchen counter-top has cracks in the caulking where the counter-top intersects with the back-splash.

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## Interior, Doors and Windows

**30**  - One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.

Rear bedroom door has a small hole



**Photo 30-1**  
Impact damage to bedroom door in master bedroom.




**Photo 30-2**  
Laminate flooring in family room appears to have been repaired or a section replaced. Inquire of current owner or tenant if this is the case.



**Photo 30-3**



**Photo 30-4**

31  - Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.



**Photo 31-1**  
Exterior screens missing from several windows.



**Photo 31-2**



**Photo 31-3**  
Exterior screens missing.