



Georgia Conference of Home Inspectors

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

Atkins Pre-Closing Property Inspection Report








Client(s): **Tryan E. Atkins**
Property address: **2019 Jebbs Court**
Kennesaw, Georgia 30144
Inspection date: **Saturday, November 21, 2015**

This report published on Saturday, November 21, 2015 9:30:55 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:


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

General Information

Report number: 15112

Time started: 2:15
Time finished: 4:30 PM
Present during inspection: Property owner
Client present for discussion at end of inspection: No
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Cool
Inspection fee: 175.00
Payment method: Check
Type of building: Single family, Townhouse
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 32 Years
Source for main building age: Property owner
Front of building faces: East
Main entrance faces: East
Occupied: No

1)   Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
<http://www.reporthost.com/?EPA>
<http://www.reporthost.com/?CPSC>
<http://www.reporthost.com/?CDC>

2)  The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

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, Required repair, replacement and/or evaluation (see comments below)

Driveway material: Poured in place concrete

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

- 3) **i** Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.



Photo 3-1

Leaves and twigs have accumulated on the back patio. This could indicate improperly sloping of the concrete patio.



Photo 3-2

Minor cracks and spalling observed from street level in the driveway.

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, from a ladder

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Wood fiber

Apparent foundation type: Concrete slab on grade

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

- 4) **🔨** Some sections of siding and/or trim were deteriorated. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 4-1

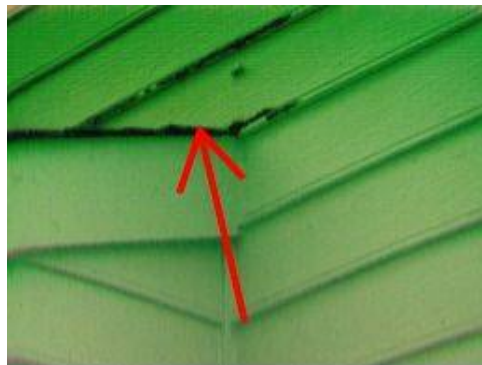



Photo 4-2




Photo 4-3

Masonite wood fiber siding swells and blisters when exposed to moisture. Wood siding members should not be installed closer than 6" from the surface of the ground.

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- 5)  Flashing at one or more locations was deteriorated and/or substandard. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

Flashing sub-standard where the two roofs adjoin the next door unit.

- 6)  This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

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

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

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: Viewed from eaves on ladder, Viewed from ground, Viewed from windows

Condition of roof surface material: Near, at or beyond service life

Roof surface material: Asphalt or fiberglass composition shingles


Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service

life

Condition of gutters, downspouts and extensions: Appeared serviceable

7)  The roof surface was significantly deteriorated and appeared to be at or beyond its service life. It needs replacing now. This is a conducive condition for wood-destroying organisms. Consult with a qualified contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.


8)  Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair per standard building practices. See photos




Photo 8-1

Flashing where the two units roofs meet has substandard flashing where they adjoin. Recommend a qualified roofing contractor make a further evaluation of the entire roof. This roof surface has exceeded its normally expected useful service life and replacement of the current layer of shingles is recommended.



Photo 8-2

Evidence of recent or past roof leak repairs as shown above with different color shingles. This means the age of the shingles does not match the entire covering. Homeowner reports this as a previous repair to the roof leaking into the utility room.

9)  Some composition shingles were loose. 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.



10)  One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 10-1

11)  Moss was growing on the out-building roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<http://www.reporhost.com/?MOSS>

12) There was evidence of past water leaks into the roof decking, at the roof surface in the outside storage area. As evidenced by newly replaced shingles that do not match the color of the entire roof surface. This appears to be a partial and/or temporary repair.

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: Not inspected because no access was found

Condition of roof structure: Not determined (inaccessible or obscured)

Roof structure type: Not determined (inaccessible or obscured)

Ceiling structure: Not determined (inaccessible or obscured)

Roof ventilation type: Open soffit vents

13)  No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. Such access points may be obscured by stored items or furnishings, but various home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

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: 100

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Not determined (components inaccessible or obscured)

Main disconnect rating (amps): 100

System ground: Cold water supply pipes

Condition of main service panel: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Utility room, Mechanical room

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable




Solid strand aluminum branch circuit wiring present: Not determined (inaccessible or obscured, or panels not opened)

Ground fault circuit interrupter (GFCI) protection present: Yes, All installed GFCI's were inoperable.



Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

14)    One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip and/or wouldn't trip with a test



instrument at the kitchen, bathroom(s) and/or exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

15)   One or more electric receptacles (outlets) at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

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

16)   One or more slots where circuit breakers are normally installed were open in panel(s) #A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

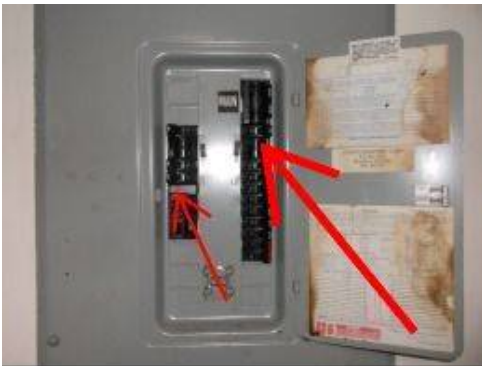




Photo 16-1


The main electrical panel is not properly labeled, as required by the National Electrical Code. There is also "knock out" cover missing from the panel which exposes live parts.

17)   One or more "plug-in" type carbon monoxide alarms were found. Because such CO alarms can be easily removed, recommend that the client verify that CO alarms haven't been removed upon taking occupancy. If removed, then recommend installing new 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. Note that some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. For more information, visit:


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

**Photo 17-1**

Carbon-monoxide detector is not properly mounted. It is hanging on screws and is easily shaken loose and falling.

18)  The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

None of the circuit breakers were properly or legibly labeled. Recommend further evaluation by a licensed electrician. Also there was a space between breakers, and open spaces between breakers must be filled with a cover to prevent accidental contact.

19)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

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

Location of main water shut-off: In mechanical room

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Not determined (inaccessible, obscured, or water service off)

Drain pipe material: Not determined (inaccessible or obscured)



Condition of waste lines: Not determined (inaccessible, obscured, or water service off)

Waste pipe material: Not determined (inaccessible or obscured)

Vent pipe condition: Appeared serviceable

Vent pipe material: Galvanized steel

Location of main fuel shut-off valve: By furnace

20)   Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:

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

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



- 21)  Rear hose bib was not fitted with anti-siphon devices. Recommend that a qualified plumber install on one or more hose bibs for convenience, and per standard building practices (e.g. frost-free with anti-siphon device). Install anti-siphon devices to front and rear hose bibs.



Photo 21-1

A small portion of the exterior hose bib is exposed to cold weather which could result in freezing pipes.

- 22)  One or more water shut-off valves were not labeled, and their function is unknown. Recommend consulting with the property owner to determine valves' functions, that you verify this yourself, or if necessary that a qualified plumber evaluate. Recommend labeling valves as necessary.

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: 5 Years

Capacity (in gallons): 50


Temperature-pressure relief valve installed: Yes

Location of water heater: Mechanical room

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 119

Condition of burners: Appeared serviceable

- 23)  The draft hood for the water heater flue was loose. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should permanently secure the draft hood with appropriate fasteners per standard building practices.

**Photo 23-1**

The flue pipe for the natural gas water heater is not securely attached to the top of the water heater. The capture hood should be attached to the water heater with metal screws.

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, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 1992

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Near, at or beyond service life

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 32 Years

Location of forced air furnace: Closet

Forced air system capacity in BTUs or kilowatts: 60,000

Condition of furnace filters: Appeared serviceable

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

Condition of forced air ducts and registers: Appeared serviceable, Recommend cleaning ducts

Condition of burners: Appeared serviceable

Type of combustion air supply: Intake duct, No dedicated source visible, uses room air

Condition of venting system: Appeared serviceable




Condition of cooling system and/or heat pump: Near, at or beyond service life

Cooling system and/or heat pump fuel type: Electric

Location: Back yard exterior



Type: Split system



Condition of controls: Appeared serviceable

24)    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.

25)   Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.


26)   The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond and/or 1983 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.


Manufactured 1983. 32 Years old. The A/C has far exceeded its normally expected useful service life. The compressor and fins were covered with rust.



Photo 26-1

The air conditioning compressor/condenser unit is not properly mounted 3" above the ground to keep dirt and debris from collecting inside the housing. The unit is too close to the siding which does not allow proper clearances for free flow of air around the unit. This unit is approx. 32 years old. It has far exceeded its normally expected useful service life and replacement is recommended. The fins and the compressor are rusted completely.

27)  Permanent structures were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearances around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend making repairs or modifications as necessary to maintain these clearances, by a qualified contractor if necessary.

28)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond and/or 1983 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.

Installed forced air furnace appeared to be manufactured in 1983. It is currently approx. 32 years old.

29) 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: Ceramic and masonry

Condition of chimneys and flues: Not determined

Wood-burning chimney type: Metal

Gas-fired flue type: Not determined (obscured or inaccessible)

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

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Required repair, replacement and/or evaluation (see comments below), Near, at or beyond service life, Inoperable and door is cracked.



30)  The microwave oven was inoperable. Recommend that a qualified person evaluate and repair or replace as necessary.



Photo 30-1


Built in Microwave oven is inoperable. The bottom of the unit is cracked in the center and the power has been disconnected.

31)  The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Recommend that a qualified contractor repair per standard building practices.

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 #C: Half bath
Condition of counters: Appeared serviceable
Condition of cabinets: 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
Condition of ventilation systems: Appeared serviceable
Bathroom and laundry ventilation type: Spot exhaust fans
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

32)  The bathtub at location(s) #A was worn, blemished or deteriorated.

Upstairs bathroom tub has discolored blemishes and stains.

33) 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 33-1

Laundry room should be equipped with a drip pan underneath the washer, so that accidental overflows do not damage the drywall and ceiling below.

34) Laundry room electrical dryer receptacle is of the old 'three-prong' type. Newer models of dryers are equipped with 'four-prong'

**Photo 34-1**

The three-prong receptacle in the laundry room is the old three-prong type. Newer units have been converted to four prongs. You may want to alert future tenants that the older receptacles will have to be modified or replaced. This should be accomplished by a licensed electrician.

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: Wood, Fiberglass or vinyl

Condition of windows and skylights: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Type(s) of windows: Metal

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

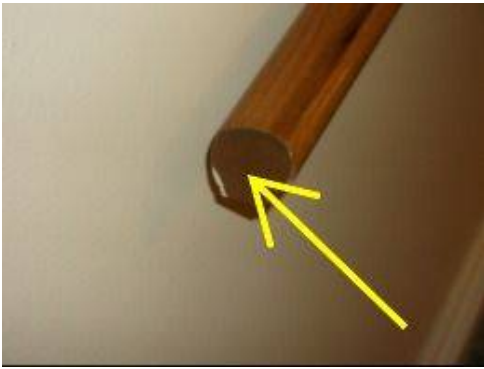
Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable


Flooring type or covering: Carpet, Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below), Handrails missing from stairwell

35) + 🛠️ One or more handrails had no "returns" installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

**Photo 35-1**


The ends of handrails should have 'returns' at both ends which prevents occupants from catching their sleeves on the ends and causing potential falls.

36)  Condensation or staining was visible between multi-pane glass in one or more . This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

**Photo 36-1**

The double pane seal on the upstairs front bedroom has broken and condensation is building up inside the double panes. These windows have lost their insulation rating.

37)  Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.

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 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



Photo X-1



Photo X-2

There is evidence of a drywall repair behind the upstairs bathroom toilet bowl. Inquire of the current owner if a recent repair or leak has been repaired.



Photo X-3

Caulk and seal around all exterior siding penetrations.



Photo X-4

The supply duct in the rear upstairs bedroom is filled with dust laden debris and needs a thorough cleaning.



Photo X-5
The ends of stairwell handrails should have 'returns' at either end to prevent sleeves from getting caught on the ends and causing falls.



Photo X-6
No returns installed on the upstairs handrails. Open ends of stair handrails could cause sleeves to be caught on the ends and cause potential falls.



Photo X-7
The furnace air handler grill is dust and grease laden and needs a thorough cleaning.



Photo X-8
Pneumatic door closer is missing from the storm door.



Photo X-9
Outbuildings are excluded from this inspection, however, it should be monitored such that small children do not become entrapped. Also the space underneath is an excellent harbor for rats and snakes. You want to consider installing skirting around the wooden support foundation.



Photo X-10
Gutter is improperly sloped, and water standing inside the gutter is 'wicking' into the wood trim and fascia, causing moisture damage.

Your default report footer here...



Georgia Conference of Home Inspectors

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








Summary

Client(s): **Tryan E. Atkins**
Property address: **2019 Jebbs Court**
Kennesaw, Georgia 30144
Inspection date: **Saturday, November 21, 2015**



This report published on Saturday, November 21, 2015 9:30:55 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:

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

General Information


1   - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of

evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

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

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

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

2  - The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

Grounds


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



Photo 3-1

Leaves and twigs have accumulated on the back patio. This could indicate improperly sloping of the concrete patio.



Photo 3-2

Minor cracks and spalling observed from street level in the driveway.

Exterior and Foundation


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



Photo 4-1

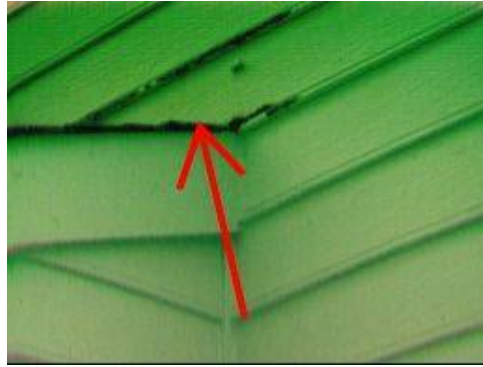



Photo 4-2




Photo 4-3

Masonite wood fiber siding swells and blisters when exposed to moisture. Wood siding members should not be installed closer than 6" from the surface of the ground.

- 5  - Flashing at one or more locations was deteriorated and/or substandard. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

Flashing sub-standard where the two roofs adjoin the next door unit.

- 6  - This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.



Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<http://www.reporthost.com/?PERMPLUS>
<http://www.reporthost.com/?COMPSDNG>

Roof

- 7   - The roof surface was significantly deteriorated and appeared to be at or beyond its service life. It needs replacing now. This is a conducive condition for wood-destroying organisms. Consult with a qualified contractor to determine replacement options. Note

that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.


8  - Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair per standard building practices. See photos




Photo 8-1

Flashing where the two units roofs meet has substandard flashing where they adjoin. Recommend a qualified roofing contractor make a further evaluation of the entire roof. This roof surface has exceeded its normally expected useful service life and replacement of the current layer of shingles is recommended.



Photo 8-2

Evidence of recent or past roof leak repairs as shown above with different color shingles. This means the age of the shingles does not match the entire covering. Homeowner reports this as a previous repair to the roof leaking into the utility room.

9  - Some composition shingles were loose. 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.



10  - One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.




Photo 10-1



11  - Moss was growing on the out-building roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:



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

Attic and Roof Structure

13  - No accessible attic spaces were found or inspected at this property. The inspector attempts to locate attic access points and evaluate attic spaces where possible. Such access points may be obscured by stored items or furnishings, but various home inspection standards of practice do not require inspectors to move stored items, furnishings or personal belongings. If such access points are found in the future and/or made accessible, a qualified person should fully evaluate those attic spaces and roof structures.

Electric



14   - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip and/or wouldn't trip with a test instrument at the kitchen, bathroom(s) and/or exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

15   - One or more electric receptacles (outlets) at the kitchen had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

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

16   - One or more slots where circuit breakers are normally installed were open in panel(s) #A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

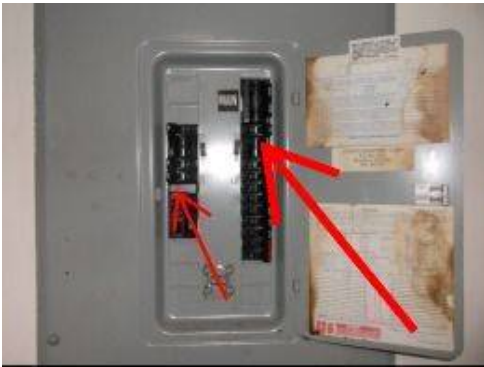




Photo 16-1

The main electrical panel is not properly labeled, as required by the National Electrical Code. There is also "knock out" cover missing from the panel which exposes live parts.

17   - One or more "plug-in" type carbon monoxide alarms were found. Because such CO alarms can be easily removed, recommend that the client verify that CO alarms haven't been removed upon taking occupancy. If removed, then recommend installing new 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. Note that some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. For more information, visit:

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

**Photo 17-1**

Carbon-monoxide detector is not properly mounted. It is hanging on screws and is easily shaken loose and falling.

18 🔧 🔍 - The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

None of the circuit breakers were properly or legibly labeled. Recommend further evaluation by a licensed electrician. Also there was a space between breakers, and open spaces between breakers must be filled with a cover to prevent accidental contact.

19 🔍 - The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

Plumbing / Fuel Systems

20 + ⓘ - Copper water supply pipes were installed. Copper pipes installed prior to the late 1980s may be joined with solder that contains lead, which is a known health hazard especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained approximately 50% lead. The client should be aware of this, especially if children will be using this water supply system. Note that the inspector does not test for toxic materials such as lead. The client should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions include:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than 6 hours
- Install appropriate filters at points of use
- Use only cold water for cooking and drinking, as hot water dissolves lead more quickly than cold water
- Use bottled or distilled water
- Treat well water to make it less corrosive
- Have a qualified plumber replace supply pipes and/or plumbing components as necessary

For more information visit:

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

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

21 🔧 - Rear hose bib was not fitted with anti-siphon devices. Recommend that a qualified plumber install on one or more hose bibs for convenience, and per standard building practices (e.g. frost-free with anti-siphon device). Install anti-siphon devices to front and rear hose bibs.



Photo 21-1

A small portion of the exterior hose bib is exposed to cold weather which could result in freezing pipes.

- 22** 🔍 - One or more water shut-off valves were not labeled, and their function is unknown. Recommend consulting with the property owner to determine valves' functions, that you verify this yourself, or if necessary that a qualified plumber evaluate. Recommend labeling valves as necessary.

Water Heater

- 23** + 🛠️ - The draft hood for the water heater flue was loose. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should permanently secure the draft hood with appropriate fasteners per standard building practices.




Photo 23-1

The flue pipe for the natural gas water heater is not securely attached to the top of the water heater. The capture hood should be attached to the water heater with metal screws.

Heating, Ventilation and Air Condition (HVAC)

- 24** + 🔍 - 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.
- 25** + 🔍 - Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat

exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.


26  - The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond and/or 1983 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.


Manufactured 1983. 32 Years old. The A/C has far exceeded its normally expected useful service life. The compressor and fins were covered with rust.



Photo 26-1

The air conditioning compressor/condenser unit is not properly mounted 3" above the ground to keep dirt and debris from collecting inside the housing. The unit is too close to the siding which does not allow proper clearances for free flow of air around the unit. This unit is approx. 32 years old. It has far exceeded its normally expected useful service life and replacement is recommended. The fins and the compressor are rusted completely.

27  - Permanent structures were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearances around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend making repairs or modifications as necessary to maintain these clearances, by a qualified contractor if necessary.

28  - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be beyond and/or 1983 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.


Installed forced air furnace appeared to be manufactured in 1983. It is currently approx. 32 years old.

Kitchen


30  - The microwave oven was inoperable. Recommend that a qualified person evaluate and repair or replace as necessary.

**Photo 30-1**

Built in Microwave oven is inoperable. The bottom of the unit is cracked in the center and the power has been disconnected.


- 31  - The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Recommend that a qualified contractor repair per standard building practices.

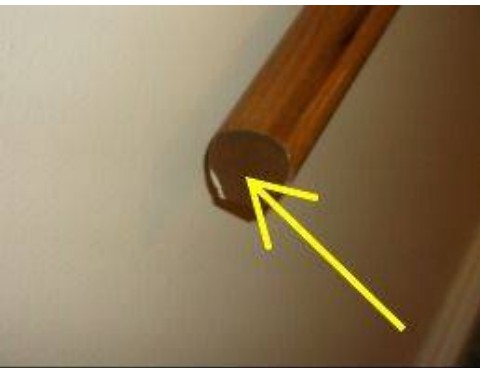
Bathrooms, Laundry and Sinks

- 32  - The bathtub at location(s) #A was worn, blemished or deteriorated.


Upstairs bathroom tub has discolored blemishes and stains.

Interior, Doors and Windows

- 35  - One or more handrails had no "returns" installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.

**Photo 35-1**

The ends of handrails should have 'returns' at both ends which prevents occupants from catching their sleeves on the ends and causing potential falls.


- 36  - Condensation or staining was visible between multi-pane glass in one or more . This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.



Photo 36-1

The double pane seal on the upstairs front bedroom has broken and condensation is building up inside the double panes. These windows have lost their insulation rating.

37  - Carpeting in one or more areas was loose. Recommend that a qualified contractor repair as necessary. For example, by stretching or replacing carpeting.