



Georgia Conference of Home Inspectors

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

Mr. Brian Hinton Property Inspection Report Pre-Purchase






Client(s): **Brian Hinton**
Property address: **2685 Ozella Place SW**
Atlanta, Georgia 30331
Inspection date: **Monday, July 21, 2014**

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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
	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: 065214
Time started: 09:45
Time finished: 12:00
Present during inspection: Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain)
Temperature during inspection: Warm
Inspection fee: 250.00
Payment method: Cash
Type of building: Single family
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 7+
Source for main building age: Realtor
Front of building faces: West
Main entrance faces: West
Occupied: No

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

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Concrete

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, with binoculars

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: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Not applicable, slab, manufactured or mobile home, Not determined (inaccessible or obscured)

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

1)  Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.


Rear siding members appear to have sections replaced and/or repainted.

Cost estimate: \$ 65.00


2)  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.

Cost estimate: \$ 65.00

3)  Some areas of the exterior paint or stain finish were incomplete and/or substandard (e.g. primed only, too few coats). Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Cost estimate: \$ 295.00

4)  Caulk was missing in some areas. For example, around windows. 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>

Cost estimate: \$ 95.00

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: Not determined (components inaccessible or obscured)

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

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

Main disconnect rating (amps): 200, Not determined

System ground: Concrete encased electrode, Not determined, not readily apparent

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: Not determined (inaccessible or obscured, or panels not opened)

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: Not determined

Smoke alarms installed: Yes, but not tested

5)  One or more ground fault circuit interrupter (GFCI) receptacles (outlets) at the garage. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

GARAGE GFCI IS WIRED TO THE AUTOMATIC GARAGE DOOR OPENER. THERE MAY BE OCCASIONS WHEN THE OPENER MAY NOT ACTIVATE DUE TO A TRIPPED GFCI RECEPTACLE.

Cost estimate: \$ 250.00

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 utility room

Condition of supply lines: Appeared serviceable

Supply pipe material: Not determined (inaccessible or obscured)

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: Not determined (inaccessible, obscured, or water service off)

Vent pipe material: Not determined (inaccessible or obscured)

6)  The inspector did not determine the location of the main water shut-off valve, or verify that a readily accessible shut-off valve in the building exists. Recommend consulting with the property owner to determine if a main shut-off valve exists, locating it yourself, or that a qualified plumber find it if necessary. If no readily accessible main shut-off valve is found in the building, then recommend that a qualified plumber install one so the water supply can be quickly turned off in the event of an emergency, such as when a supply pipe bursts.

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: Electricity


Estimated age: 7+

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Utility room

Hot water temperature tested: No

7)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near 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.

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): Heat pump


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: Electric
Estimated age of forced air furnace: 7+
Location of forced air furnace: Attic
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At end of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Type: Heat pump

8)  The last service date of the forced air electric furnace appeared to be more than 2 years 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 2 years ago, a qualified HVAC contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

9)  The last service date of the forced air heating/cooling system 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 service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.


10)  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 10-1
 AIR CONDITIONER CONDENSER/COMPRESSOR UNITS SHOULD BE RAISED A MINIMUM OF 3" INCHES ABOVE GROUND AND RESTING LEVEL FOR OPTIMUM OPERATION.



Photo 10-2
 DOWNSPOUT EXTENSION AND SPLASH BLOCK NEED TO BE INSTALLED PROPERLY...TO PREVENT WATER FROM 'POOLING' UP AGAINST FOUNDATION.

11) Air Conditioning compressor/condenser units should be raised a minimum of 3" above ground to prevent debris and from entering the housing.

Cost estimate: \$ 50.00



Photo 11-1
CLOGGED CONDENSATE LINES CAN RESULT IN
MOISTURE RETENTION IN THE ATTIC.

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

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

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: Full 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 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: Yes

240 volt receptacle for laundry equipment present: Yes

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

Condition of windows and skylights: Appeared serviceable

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: Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable

12)  One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



13)  One or more exterior doors were difficult to open or close. Recommend that a qualified person repair as necessary.



Photo 13-1

VIEW FROM REAR OZELLA PLACE. SEVERAL SIDING MEMBERS HAVE IMPACT DAMAGE AND AREAS WHERE REPAIRS HAVE BEEN RECENTLY

MADE. CAULK AND SEAL ALL JOINTS IN EXTERIOR SIDING.

- 14)  Carpeting in one or more areas was significantly stained or soiled. Recommend having carpeting professionally cleaned as necessary.

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



Photo X-1
FRONT VIEW OZELLA PLACE



Photo X-2



Photo X-3

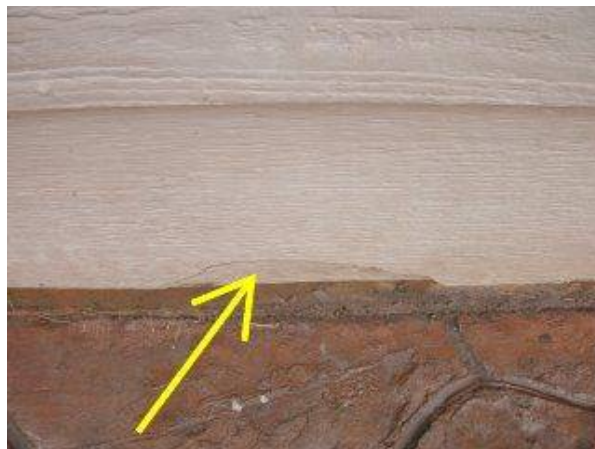


Photo X-4

IMPACT DAMAGE AS VIEWED FROM REAR SIDING.

IMPACT DAMAGE TO SIDING MEMBER AT REAR YARD.



Photo X-5
WINDOW EXTERIOR TRIM ARE PULLING AWAY FROM MITRE JOINTS. CAULK AND SEAL WITH WEATHER-RESISTANT TYPE.



Photo X-6
SEAL ALL EXTERIOR SIDING JOINTS.



Photo X-7
POTENTIAL SAFETY HAZARD. NAILS ARE PROTRUDING AT ENTRANCE TO ATTIC STAIRS....INVITING INJURIES. EXERCISE CAUTION WHEN ENTERING AT THIS LOCATION. REPAIR AS SOON AS PRACTICABLE.



Photo X-8
SIDE VIEW FROM OZELLA PLACE.



Photo X-9
FRONT VIEW FROM OZELLA PLACE.



Photo X-11
GAPS IN EXTERIOR SIDING NEED CAULK AND SEALED WITH WEATHER-RESISTANT TYPE CAULK.

Photo X-10
PAINT IS PEELING ON EXTERIOR WOOD TRIM.



Photo X-12
DOORS SHOULD NOT REQUIRE THE USE OF A TOOL, SPECIAL KNOWLEDGE OR KEY TO GAIN EXIT IN AN EMERGENCY.



Photo X-13
GARAGE DOOR OPENER IS BEING FED BY A GFCI (GROUND FAULT CIRCUIT INTERRUPTER) TYPE RECEPTACLE. THESE OUTLETS ARE PRONE TO 'PHANTOM TRIPPING' AUTOMATIC DOOR OPENER MAY NOT ACTIVATE OCCASIONALLY...PARTICULARLY DURING INCLEMENT WEATHER.



Photo X-14
THERE ARE SEVERAL EXTERIOR SIDING MEMBERS WHICH HAVE BEEN REPLACED AND RE-PAINTED AT SEVERAL LOCATIONS.



Photo X-15
AIR CONDITIONING REFRIGERANT LINE
INSULATION IS PULLING AWAY FROM PIPES.



Photo X-16
GAPS OBSERVED IN HARDWOOD JOINTS IN
FAMILY ROOM.



Photo X-17
MINOR CRACKS IN CONCRETE WALKWAY. THESE
ARE COMMON AND DO NOT APPEAR TO BE
SERIOUS.



Photo X-18
SIDING TRIM PAINT IS PEELING AND EXPOSING
WOOD TO WEATHER.



Photo X-19
CAULK AND SEAL ALL EXTERIOR SIDING JOINTS
AND WINDOW TRIM TO PREVENT MOISTURE
INTRUSION.



Photo X-20
THE DOOR THAT SEPARATES THE LIVING SPACE
FROM THE GARAGE IS REQUIRED TO BE 'FIRE-
RATED'. THIS DOOR DOES NOT APPEAR TO BE OF
FIRE RATED MATERIAL.



Photo X-21
GAPS BETWEEN TRIM JOINTS EXPOSE WOOD MEMBERS TO WEATHER. CAULK AND SEAL ALL EXTERIOR SIDING AND TRIM JOINTS.



Photo X-22
DOWNSPOUT EXTENSIONS NEED TO BE RE-INSTALLED FOR PROPER DRAINAGE AWAY FROM FOUNDATION.

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