



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): **Mr. Jesse Shepherd**
Property address: **4070 Dinmont Chase**
Atlanta, Georgia 30349
Inspection date: **Tuesday, August 25, 2015**

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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
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

Report number: 15101

Time started: 11:00

Time finished: 1:00

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Warm, Hot

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: 3 yrs

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

Front of building faces: South

Main entrance faces: South

Occupied: No

1)  The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

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 deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open


2)  Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.



Photo 2-1

Water is 'ponding' at the swale on the side yard where the air conditioning compressors are located. This area needs further evaluation by a landscaping specialist. Water should not stand for more than 48 hours in one spot after raining. This muddy area invites slips and falls, and standing water attracts mosquitoes.

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.

4) Front entrance concrete walkway has hairline cracks at several locations near the front entrance. These cracks appear to be minor and do not present a tripping hazard.



Photo 4-1



Photo 4-2

Minor hairline cracks observed at front entrance concrete porch.



Photo 4-3



Photo 4-4



Photo 4-5
Hairline cracks observed at rear concrete patio surface.

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

Apparent wall structure: Wood frame

Wall covering: Brick veneer

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Poured in place concrete


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



Photo 5-1



Photo 5-2



Photo 5-3

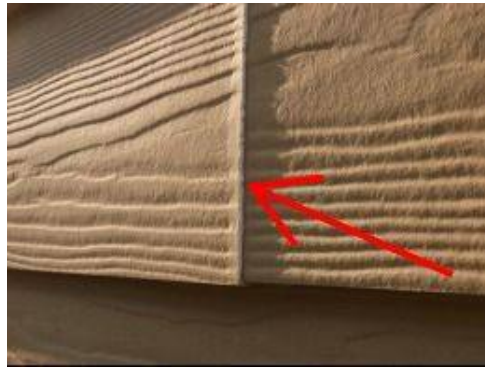


Photo 5-4



Photo 5-5


6)  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. Several siding butt joints were not properly fastened at the joints. These missing fasteners have caused the ends of the butt joints to pull away from the substrate.



Photo 6-1




Photo 6-2



Photo 6-3



Photo 6-4

7)  Caulk was in some areas. For example, at siding butt joints and/or at siding-trim junctions. 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>



Photo 7-1

All exposed ends of siding butt joints should be properly sealed with weather-resistant caulk, to prevent moisture intrusion.



Photo 7-2

Some siding members are pulling away from the sub-strate, due to missing fasteners. Replace and/or properly install fasteners at siding butt joints where needed.



Photo 7-3

Seal all siding butt joints and replace fasteners where needed.



Photo 7-4

Seal all exposed ends of siding butt joints. Some siding members were not properly fastened to the substrate.

**Photo 7-5**

Seal all siding butt joints to prevent moisture intrusion. Replace fasteners where needed and caulk and seal with weather resistant caulk.

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 ground, Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

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: Rafters

Ceiling structure: Ceiling joists, Ceiling beams

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-38

Vermiculite insulation present: None visible, Not determined

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents

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, Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 2



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

8)   The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:

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

9)   One or more holes were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:

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

10)    Water Heater is resting on a wooden platform. It should be resting in or on a metal drip pan to prevent rotting.

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: 200

Primary service overload protection type: Circuit breakers

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

Main disconnect rating (amps): 200

System ground: Concrete encased electrode

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage



Location of main disconnect: At main disconnect panel outside

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: Yes, but not tested


11)   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>

Kitchen Island counter did not have the required GFCI (Ground Fault Circuit Protection) installed beneath the counter-top as required per standard building practices. (National Electrical Code)

12)  One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Patio lighting fixture was inoperable.

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): 60 psi

Location of main water shut-off: Garage

Condition of supply lines: Appeared serviceable

Supply pipe material: PEX plastic

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

Sump pump installed: None visible

Sewage ejector pump installed: No

Condition of fuel system: Appeared serviceable

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

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: 2+ yrs

Capacity (in gallons): 80

Temperature-pressure relief valve installed: Yes

Location of water heater: Garage

Hot water temperature tested: No

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 - Under Warranty

Source for last service date of primary heat source: Label

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

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 21+ years

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 burners: Not determined (inaccessible, obscured, or gas or oil service off)

Type of combustion air supply: Intake duct


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

13)  Condensate lines to both compressor/condenser units 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 13-1**

Condensate lines for the air conditioning system are lying on the concrete pad and clogged with grass and debris. The condensate lines should remain free of obstructions that might cause water to back-up into the air handler.

- 14)   The heating system was not fully evaluated because the . Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Ambient temperature outside 89 degrees. System could not be fully evaluated because of potential damage to the system.

- 15) 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.

**Photo 15-1**

Air conditioning compressor condenser units should be raised a minimum of 3" above ground and resting level on a 'none'vibration' surface.

**Photo 15-2**

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: Metal pre-fab

Condition of gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

16)    Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

17)  The gas fireplace was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs. The Atlanta Gas Light service technicians red-tagged the gas fireplace. Red tags reads: 10-12 second delay in igniting. Do not operate until such time as repairs or adjustments have been made by a licensed HVAC technician.

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 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

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 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: Not determined

240 volt receptacle for laundry equipment present: Yes

18)   The clothes dryer exhaust duct was kinked, crushed or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit:

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

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, Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below) Wall is damaged behind the downstairs garage passage door due to the absence of a door guard.



Wall type or covering: Drywall



Ceiling type or covering: Drywall


Condition of flooring: Appeared serviceable, Required repairs, replacement and/or evaluation (see comments below)


Flooring type or covering: Wood or wood products

Condition of stairs, handrails and guardrails: Appeared serviceable


19)   The inspector was unable to verify that the glass used in one or more exterior doors was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

20)   The inspector was unable to verify that the glass used in the master bathroom shower was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

21)  This structure appears to have settled, or was leaning significantly based on the presence of cracks in walls, ceilings or junctions between them, or numerous door frames not being square, or numerous doors binding in jambs. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs. There are holes in the drywall above the family room fireplace where apparently a TV was mounted. These holes need to be repaired and taped and sanded and the cable port needs replacing.

22)  Wood flooring in one or more areas was cupping. This may indicate that the floor has been exposed to water or that the flooring was not allowed to equalize in moisture content before being installed. Consult with the property owner and/or have a qualified specialist evaluate. It's likely that affected areas of the wood flooring will need to be refinished to obtain a flat surface. For more information, visit:

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

23)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC> Drywall tape joint is cracked adjacent to the front stairwell

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 entrance view from Dinmont Chase.



Photo X-2



Photo X-3
Hairline cracks on the concrete porch at the entrance.



Photo X-4



Photo X-5
Fire ant mounds observed adjacent to concrete driveway/walkway.



Photo X-6
The electrical ground wire is 'spliced' near the exterior panel box. Ground wires for the electrical system may not be spliced at any point along the wire.



Photo X-7
Several siding members are 'loose' and need fasteners replaced.



Photo X-8
Caulk and seal all siding and trim joints to prevent moisture intrusion. This corner trim piece is located at the back yard adjacent to the concrete patio. The trim is also split at several locations.



Photo X-9
There is evidence that water is being retained inside the corner of the rear concrete patio. There is suspected mold and algae growth on the siding at this location.



Photo X-10
Trim above front entrance concrete porch is pulling away from the siding.



Photo X-11
Front porch support columns need re-painting with prime plus 2 coats of premium quality paint. Wood members are exposed to the weather. Re-paint where necessary.



Photo X-12
Front porch support columns have peeling paint and minor splits in the wood members. Recommend re-painting with prime plus 2 coats of premium quality paint.



Photo X-13



Photo X-14



Photo X-15



Photo X-16



Photo X-17



Photo X-18



Photo X-19
Hairline cracks in the concrete porch at the front entrance.



Photo X-20



Photo X-21



Photo X-22



Photo X-23



Photo X-24



Photo X-25



Photo X-26



Photo X-27



Photo X-28



Photo X-29



Photo X-30
Water is 'ponding' at the side yard nearest the air conditioning compressor units.



Photo X-31



Photo X-32



Photo X-33

There is evidence that water is pooling at the corner underneath the overhang. There are no gutters or downspouts installed at this location.



Photo X-34



Photo X-35



Photo X-36



Photo X-37



Photo X-38



Photo X-39
There is a 'red' paint stain at the front entrance door trim.



Photo X-40



Photo X-41



Photo X-42
Rear view of 4070 Dinmont Chase.



Photo X-43
Glass storm door could potentially be a hazard of persons colliding with the door when lighting is poor.



Photo X-44
Front entrance with glass storm door. The glass storm door could be a potential hazard of persons colliding with the door when lighting is poor.

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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): **Mr. Jesse Shepherd**
Property address: **4070 Dinmont Chase**
Atlanta, Georgia 30349
Inspection date: **Tuesday, August 25, 2015**


This report published on Thursday, August 27, 2015 8:28:13 PM EDT

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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
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

1  - The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

Grounds



2  - Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.



Photo 2-1

Water is 'ponding' at the swale on the side yard where the air conditioning compressors are located. This area needs further evaluation by a landscaping specialist. Water should not stand for more than 48 hours in one spot after raining. This muddy area invites slips and falls, and standing water attracts mosquitoes.

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.

Exterior and Foundation


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



Photo 5-1



Photo 5-2



Photo 5-3

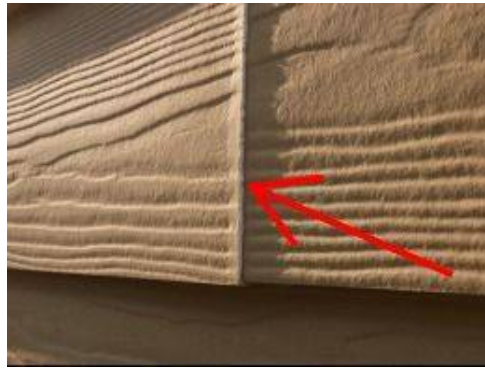


Photo 5-4



Photo 5-5


6  - 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. Several siding butt joints were not properly fastened at the joints. These missing fasteners have caused the ends of the butt joints to pull away from the substrate.



Photo 6-1




Photo 6-2



Photo 6-3



Photo 6-4

7  - Caulk was in some areas. For example, at siding butt joints and/or at siding-trim junctions. 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>



Photo 7-1

All exposed ends of siding butt joints should be properly sealed with weather-resistant caulk, to prevent moisture intrusion.



Photo 7-2

Some siding members are pulling away from the sub-strate, due to missing fasteners. Replace and/or properly install fasteners at siding butt joints where needed.



Photo 7-3

Seal all siding butt joints and replace fasteners where needed.



Photo 7-4


Seal all exposed ends of siding butt joints. Some siding members were not properly fastened to the substrate.




Photo 7-5

Seal all siding butt joints to prevent moisture intrusion. Replace fasteners where needed and caulk and seal with weather resistant caulk.




Garage or Carport

8  - The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:



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

9  - One or more holes were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:

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

10    - Water Heater is resting on a wooden platform. It should be resting in or on a metal drip pan to prevent rotting.

Electric


11   - 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>

Kitchen Island counter did not have the required GFCI (Ground Fault Circuit Protection) installed beneath the counter-top as required per standard building practices. (National Electrical Code)



12  - One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Patio lighting fixture was inoperable.

Heating, Ventilation and Air Condition (HVAC)

13   - Condensate lines to both compressor/condenser units 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 13-1**

Condensate lines for the air conditioning system are lying on the concrete pad and clogged with grass and debris. The condensate lines should remain free of obstructions that might cause water to back-up into the air handler.



- 14   - The heating system was not fully evaluated because the . Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Ambient temperature outside 89 degrees. System could not be fully evaluated because of potential damage to the system.







Fireplaces, Stoves, Chimneys and Flues


- 16    - Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances may need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.
- 17  - The gas fireplace was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs. The Atlanta Gas Light service technicians red-tagged the gas fireplace. Red tags reads: 10-12 second delay in igniting. Do not operate until such time as repairs or adjustments have been made by a licensed HVAC technician.


Bathrooms, Laundry and Sinks

- 18   - The clothes dryer exhaust duct was kinked, crushed or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit: <http://www.reporhost.com/?DRYER>


Interior, Doors and Windows

- 19    - The inspector was unable to verify that the glass used in one or more exterior doors was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.
- 20    - The inspector was unable to verify that the glass used in the master bathroom shower was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

21  - This structure appears to have settled, or was leaning significantly based on the presence of cracks in walls, ceilings or junctions between them, or numerous door frames not being square, or numerous doors binding in jambs. Recommend that a qualified contractor and/or engineer evaluate further. Significant repairs may be needed. If so, a qualified contractor should make repairs. There are holes in the drywall above the family room fireplace where apparently a TV was mounted. These holes need to be repaired and taped and sanded and the cable port needs replacing.

22  - Wood flooring in one or more areas was cupping. This may indicate that the floor has been exposed to water or that the flooring was not allowed to equalize in moisture content before being installed. Consult with the property owner and/or have a qualified specialist evaluate. It's likely that affected areas of the wood flooring will need to be refinished to obtain a flat surface. For more information, visit:

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

23  - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.reporthost.com/?ECC> Drywall tape joint is cracked adjacent to the front stairwell