KEYSTONE HOME INSPECTIONS

Inspection Report

Prepared For:
Mountain Cove Home Owner's Association
Enid Grigg President

Property Address:
4594 Weldon Drive
Snellville, GA 30039


Front Elevation


Right Side Elevation


Left Side Elevation

Rear Side Elevation

Keystone Home Inspections, Inc.

Marc Wiggins
1506 Wood Thrush Way
Marietta, GA 30062
770.951.2476

INVOICE

KEYSTONE HOME INSPECTIONS

Keystone Home Inspections, Inc.
1506 Wood Thrush Way
Marietta, GA 30062
770.951.2476
Inspected By: Marc Wiggins

Inspection Date: 01/10/2007
Report ID: Mountain Cove Home Owner's Association

Customer Info:	Inspection Property:
Mountain Cove Home Owner's Association Enid Grigg President **Customer's Real Estate Professional:**	4594 Weldon Drive Snellville, GA 30039

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	250.00	1	250.00

Tax $0.00
Total Price $250.00

Payment Method: Not Paid
Payment Status: Invoice Sent with this Report
Note:

Date: 01/10/2007	**Time:** 9:14 AM	**Report ID:** Mountain Cove Home Owner's Association
Property: 4594 Weldon Drive Snellville, GA 30039	Customer: Mountain Cove Home Owner's Association Enid Grigg President	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

Age Of Home:	**Client Is Present:**	**Weather:**
Between 15 and 20 Years	Yes	Clear
Temperature:	**Rain in last 3 days:**	
Below 60	Yes	

General Summary

KEYSTONE HOME INSPECTIONS

Keystone Home Inspections, Inc.

1506 Wood Thrush Way
Marietta, GA 30062
770.951.2476

Customer
Mountain Cove Home Owner's Association
Enid Grigg President

Property Address
4594 Weldon Drive
Snellville, GA 30039

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

1. Structural Components

1.4 WALLS (Structural)

Inspected, Repair or Replace

Signs of termite presence in the frame wall of the rear of the building where it meets the foundation wall, in the pool pump room. There is some damage to the wall framing visible at this time. I do not see any signs of current activity, but there have been no known repairs or treatments to this area to my knowledge.

Contact a pest control Contractor to review and treat the area for termites.

Recommend removing the drywall up to a point where is it is evident that there has been no activity. Review the framing and repair as needed.

1.7 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

(1) Water stains in the roof decking visible over the light in the hallway with the water cooler. This stain is dry at this time. The plumbing vent flashing boots have been replaced recently.

(2) Water stains in the roof decking over the door in the meeting room near the closets. The stain in the roof decking is wet at this time. This leak is from the aging roof shingles.

(3) Water stain in the roof decking over the meeting room door at the right rear corner of the building, on the rear wall. The stain is dry at this time. There is no roof penetration in the area, and there are not signs of past repairs on the roof in this area.

I estimate that this roof leak is still active. It is due to the aging roof shingles.

2. Electrical System

2.6 OPERATION OF GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

The outlets on the kitchen sink countertop are not GFCI protected. This has been required since the mid 1980's. Upgrading is not required, but recommended for safety.

2.9 FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Open junction box in the pool pump room of the basement. This is an area that now has water on the floor. Recommend installing a cover over the junction box.

2.11 SMOKE DETECTORS

Not Present, Repair or Replace

There is no smoke detector. Recommend adding a smoke detector.

5. Heating System

5.0 HEATING EQUIPMENT

Inspected, Repair or Replace

The heat is provided by a heat pump. The air handler for the heat pump is 18 years old. This is well past the average life span of this type of unit. Annual maintenance of this unit is very important.

The remaining life of the air handler is limited. Budget for replacement in the near future.

6. Central Air Conditioning

6.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

Observed signs of water in the safety pan under the air handler in the attic. This indicates that the A/C condensation drain is not working properly. Have a licensed HVAC Contractor review and repair this spring before operating the A/C if this problem has not already been addressed.

6.1 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

The heat pump was not operated on the cooling cycle due to low exterior temperatures. Damage of the A/C unit is possible.

The unit is original to the building, 18 years old. This is well past the average life span of heat pumps of 8 to 12 years.

The size of the heat pump is estimated. The data plate was not on the side of the unit.

Budget for replacement of heat pump in the near future.

9. Exterior

9.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

Signs of movement in the piers supporting the deck around the building. Most of the settlement is due to water runoff flowing past the footing.

The piers should be repaired. Cracks in piers were viewed on all sides except the rear side. The tall settling pier is on the rear side of the building.

9.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

The deck band is not bolted to the floor framing of the building on any of the 4 sides of the building.

Recommend adding bolts to the deck band.

10. Roofing

10.0 ROOF COVERINGS

Inspected, Repair or Replace

The roof shingles are 18 years old. The average life span of roof shingles in the Atlanta area is 15 to 20 years. There are signs of failure of the roof shingles in several areas around the house.

Present leaks in the roof are also visible.

Consult a licensed Roofer on the replacement of the roof.

10.1 ROOFING DRAINAGE SYSTEMS

Inspected, Repair or Replace

Rust stains visible on the gutters around the building. Rust and gaps in the joints at the corners of the gutters as well. The gutters can be sealed and, if kept clean, they will last a little while longer.

Budget for gutter replacement in the near future.

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1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION TYPE:
BASEMENT

FOUNDATION:
POURED CONCRETE

FLOOR STRUCTURE:
ENGINEERED FLOOR JOISTS

COLUMNS OR PIERS:
STEEL LALLY COLUMNS
SUPPORTING WALLS

WALL STRUCTURE:
2 X 4 WOOD

CEILING STRUCTURE:
2x8 WOOD
2X10 WOOD

ROOF STRUCTURE:
2 X 6 RAFTERS
PLYWOOD
COLLAR TIES
BRACING

ROOF-TYPE:
HIP

METHOD USED TO OBSERVE ATTIC:
WALKED

ATTIC INFO:
PULL DOWN STAIRS
NO LIGHT
LIMITED STORAGE

		IN	NI	NP	RR
1.0	BASEMENT FOUNDATION	X			
1.1	BASEMENT FOUNDATION	X			
1.2	COLUMNS OR PIERS	X			
1.3	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.4	WALLS (Structural)	X			X
1.5	FLOORS (Structural)	X			
1.6	CEILINGS (structural)	X			
1.7	ROOF STRUCTURE AND ATTIC	X			X
1.8	ROOF STRUCTURE AND ATTIC	X			
1.9	ROOF STRUCTURE AND ATTIC	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

1.1 (1) There is a broken bag of chlorine in the pump area of the basement. Remove the chlorine.

1.1 Picture 1

(2) Signs of mold growing on the walls in the basement. A fan has been installed in the pool pump room and is operating.

1.1 Picture 2

1.3 There is water on the basement floor in the pool pump area at this time. The source of the water appears to be from the pool filters. Have a Pool Contractor review and recommend repairs or replacement to the filters.

There is some dampness in the front right corner of the basement, under the Men's bathroom.

1.3 Picture 1

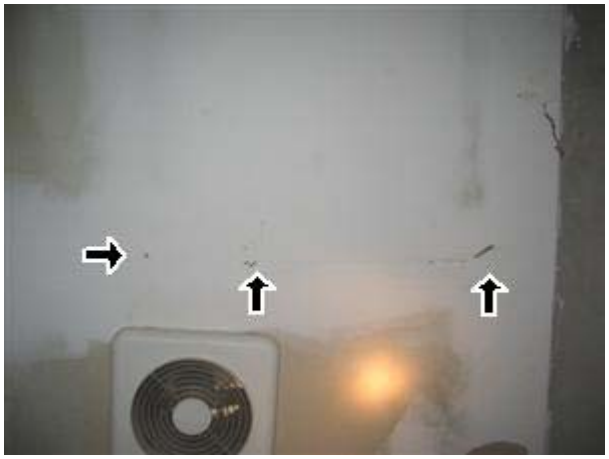
1.3 Picture 2

1.3 Picture 3

1.4 Signs of termite presence in the frame wall of the rear of the building where it meets the foundation wall, in the pool pump room. There is some damage to the wall framing visible at this time. I do not see any signs of current activity, but there have been no known repairs or treatments to this area to my knowledge.

Contact a pest control Contractor to review and treat the area for termites.

Recommend removing the drywall up to a point where is it is evident that there has been no activity. Review the framing and repair as needed.

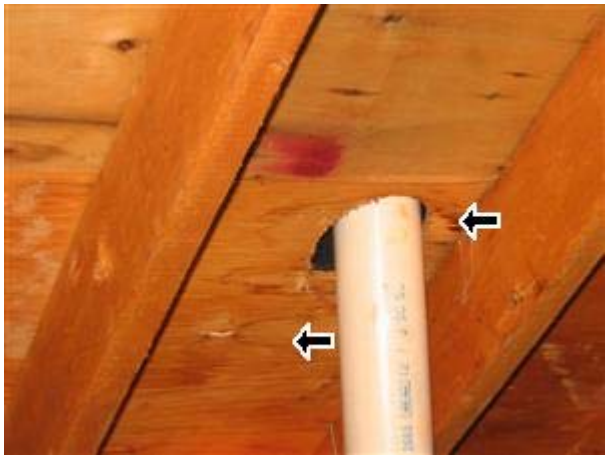

1.4 Picture 1


1.4 Picture 2


1.4 Picture 3


1.4 Picture 4

1.7 (1) Water stains in the roof decking visible over the light in the hallway with the water cooler. This stain is dry at this time. The plumbing vent flashing boots have been replaced recently.


1.7 Picture 1

1.7 Picture 2

(2) Water stains in the roof decking over the door in the meeting room near the closets. The stain in the roof decking is wet at this time. This leak is from the aging roof shingles.

1.7 Picture 3

1.7 Picture 4

(3) Water stain in the roof decking over the meeting room door at the right rear corner of the building, on the rear wall. The stain is dry at this time. There is no roof penetration in the area, and there are not signs of past repairs on the roof in this area.

I estimate that this roof leak is still active. It is due to the aging roof shingles.

1.7 Picture 5

(4) Water stains in the roof decking at the plumbing vent over the Women's bathroom. The stain is wet at this time. Although there is a relatively new flashing boor around this pipe on the roof, water is still getting to the decking. Repair.

1.7 Picture 6

1.8 There are no ridge poles in the roof framing. This does not appear to have caused a problem at this time.

1.8 Picture 1

1.9 There bearing plate at the bottom of the porch roof rafters does not provide a complete bearing surface for the bottom of the rafters. I do not see any stress cracks in the bottom of the rafters at this time.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of

concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
BELOW GROUND
ALUMINUM
220 VOLTS

PANEL CAPACITY:
(2) 200 AMP SERVICE PANEL

PANEL TYPE:
CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP 120 VOLT:
COPPER

240 VOLT CIRCUITS:
COPPER
SINGLE-STRAND
MULTI-STRAND

WIRING METHODS:
ROMEX (GROUNDED)

MAIN DISCONNECT LOCATION:
IN PANEL BOX

GFCI CIRCUITS LOCATED IN:
OUTSIDE
PANNEL BOX

AFCI CIRCUITS LOCATED IN BEDROOMS:
NO

GROUND WIRE CONNECTED TO:
GROUND ROD (1 PLACE)

CIRCUITS LABELED IN THE PANEL BOX:
YES

		IN	NI	NP	RR
2.0	SERVICE ENTRANCE CONDUCTORS	X			
2.1	SERVICE EQUIPMENT	X			
2.2	LOCATION OF MAIN AND SUB DISTRIBUTION PANELS	X			
2.3	LOCATION OF MAIN SERVICE DISCONNECT	X			
2.4	BRANCH CIRCUIT CONDUCTORS AND OVERCURRENT DEVICES	X			
2.5	SERVICE GROUNDING	X			
2.6	OPERATION OF GFCI (Ground Fault Circuit Interrupters)	X			X
2.7	OPERATION OF AFCI (Arc Fault Circuit Interrupters)			X	
2.8	FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
2.9	FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
2.10	EXTERIOR FIXTURES AND RECEPTACLES	X			
2.11	SMOKE DETECTORS			X	X

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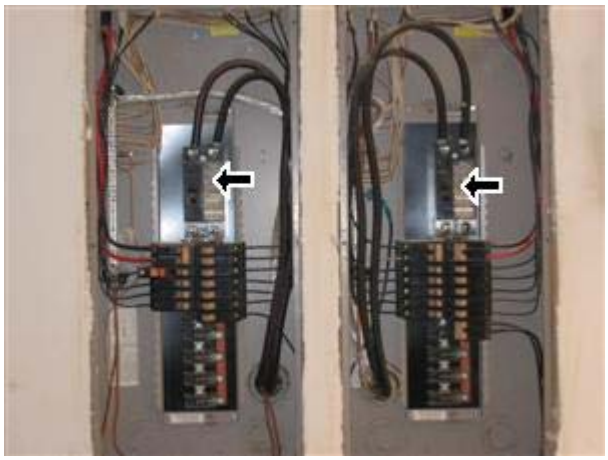
Comments:

2.2 Main panel box is located in the basement. For Your Information.

2.3 The main power shut off switches are located in the panel box. For Your Information.

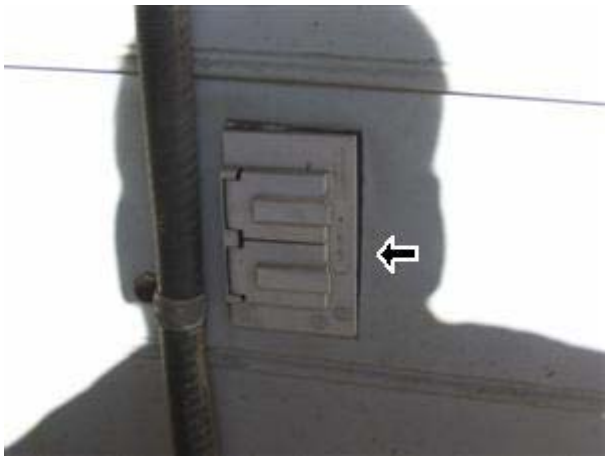


2.3 Picture 1

2.6 The outlets on the kitchen sink countertop are not GFCI protected. This has been required since the mid 1980's. Upgrading is not required, but recommended for safety.
2.8 There is no light in the attic. A light is required in attic areas if any service equipment is located in the attic.
2.9 Open junction box in the pool pump room of the basement. This is an area that now has water on the floor. Recommend installing a cover over the junction box.

2.9 Picture 1

2.10 The exterior outlets on the porch are not covered with an exterior cover. Recommend changing the covers.



2.10 Picture 1

2.11 There is no smoke detector. Recommend adding a smoke detector.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Appliances

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

		IN	NI	NP	RR
3.0	DISHWASHER			X	
3.1	RANGES/OVENS/COOKTOPS			X	
3.2	RANGE HOOD			X	
3.3	FOOD WASTE DISPOSER			X	
3.4	MICROWAVE COOKING EQUIPMENT		X		
3.5	REFRIGERATOR	X			

IN NI NP RR

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Comments:

3.4 The top interior piece of the microwave has heavy scorch marks. The top was not in place. I did not operate the microwave oven.

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

4. Plumbing System

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

Styles & Materials

PRESSURE REGULATOR:
YES

WATER SOURCE:
PUBLIC

PLUMBING SERVICE LINE MATERIAL:
COPPER

PLUMBING DISTRIBUTION MATERIAL:
COPPER

PLUMBING WASTE LINE MATERIAL:
PVC

PLUMBING VENT MATERIAL:
PVC

PUBLIC SEWER:
YES

WATER HEATER AGE:
15 YEARS OR OLDER

WATER HEATER CAPACITY:
40 GAL

WATER HEATER POWER SOURCE:
ELECTRIC

WATER HEATER MANUFACTURER:
A.O. SMITH

THERMAL EXPANSION DEVICE LOCATED:
EXPANSION VALVE

ELECTRICAL BONDING WIRE OVER WATER HEATER:
NO

		IN	NI	NP	RR
4.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.1	SUPPLY PLUMBING AND FIXTURES	X			
4.2	WASTE AND DRAIN LINES	X			
4.3	WATER HEATER	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

4.1 The wall sink in the Men's bathroom is loose. As the sink loosens more through normal use, more and more of the weigh of the sink will be carried by the plumbing pipes. Recommend repairs at this time to limit future damage and costs of repairs.

4.1 Picture 1

4.3 The water heater is 18 years old. The average life span of water heaters is 8 to 12 years. Budget for replacement in the near future.

4.3 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating System

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Heat exchangers; Humidifiers; Electronic air filters; Solar space heating systems or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:
HEAT PUMP (FORCED AIR)

ENERGY SOURCE:
ELECTRIC

NUMBER OF HEAT SYSTEMS (excluding wood):
ONE

HEAT SYSTEM BRAND:
COMFORTMAKER

HEAT SYSTEM AGE:
1988

DUCTWORK:
FLEX
INSULATED

FILTER TYPE:
DISPOSABLE

FILTER SIZE:
20x25

FILTER CONDITION:
DIRTY

TYPES OF FIREPLACES:
NONE

		IN	NI	NP	RR
5.0	HEATING EQUIPMENT	X			X
5.1	THERMOSTAT(S)	X			
5.2	AUTOMATIC SAFETY CONTROLS	X			
5.3	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
5.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
5.5	COMBUSTION AIR	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

5.0 The heat is provided by a heat pump. The air handler for the heat pump is 18 years old. This is well past the average life span of this type of unit. Annual maintenance of this unit is very important.

The remaining life of the air handler is limited. Budget for replacement in the near future.

5.3 The filter on the HVAC system is not the correct size. The filter does not fit into the access hole so that the cover can be installed. Replace the filter with the proper size and replace the cover.

5.3 Picture 1

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:
HEAT-PUMP

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
COMFORT MAKER

NUMBER OF A/C UNITS:
ONE

A/C FLOOR AND SIZE:
FIRST FLOOR - 2.5 TONS

FIRST FLOOR A/C UNIT AGE:
15 YEARS OR OLDER

FIRST FLOOR A/C TEMPERATURE DIFFERENTIALS:
NOT TESTED

		IN	NI	NP	RR
6.0	COOLING AND AIR HANDLER EQUIPMENT	X			X
6.1	COOLING AND AIR HANDLER EQUIPMENT	X			X
6.2	THERMOSTATS		X		
6.3	AIR DUCT AIRFLOW TEMPERATURES		X		

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

6.0 Observed signs of water in the safety pan under the air handler in the attic. This indicates that the A/C condensation drain is not working properly. Have a licensed HVAC Contractor review and repair this spring before operating the A/C if this problem has not already been addressed.

6.0 Picture 1

6.1 The heat pump was not operated on the cooling cycle due to low exterior temperatures. Damage of the A/C unit is possible.

The unit is original to the building, 18 years old. This is well past the average life span of heat pumps of 8 to 12 years.

The size of the heat pump is estimated. The data plate was not on the side of the unit.

Budget for replacement of heat pump in the near future.

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all

areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
DRYWALL (SHEETROCK)

WALL MATERIAL:
DRYWALL (SHEETROCK)

FLOOR COVERING(S):
CARPET
VINYL

INTERIOR DOORS:
MASONITE
HOLLOW CORE

WINDOW TYPES:
WOOD
DOUBLE-HUNG
SINGLE PANE

		IN	NI	NP	RR
7.0	CEILINGS	X			
7.1	WALLS	X			
7.2	FLOORS	X			
7.3	DOORS (REPRESENTATIVE NUMBER)	X			
7.4	WINDOWS (REPRESENTATIVE NUMBER)	X			
7.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
7.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
7.7	ATTIC STAIRS	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

7.0 Water stains visible in the ceilings:

1. At the HVAC register over the entry door near the closets. (Pictures 1-3)
2. In the ceiling at the HVAC register over the exterior door at the left rear corner of the building, on the left side of the building. (Sides of the building are identified on the cover page) (Picture 4)
3. In the hallway ceiling over the water fountain. (Picture 5)


7.0 Picture 1


7.0 Picture 2

7.0 Picture 3

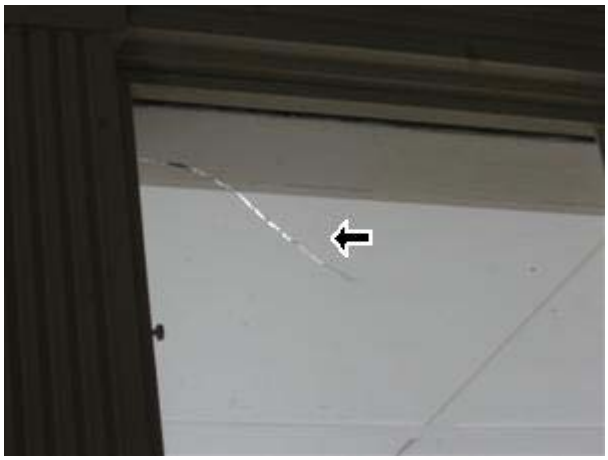
7.0 Picture 4

7.0 Picture 5

7.3 Loose hinge on the Men's bathroom door.

7.3 Picture 1

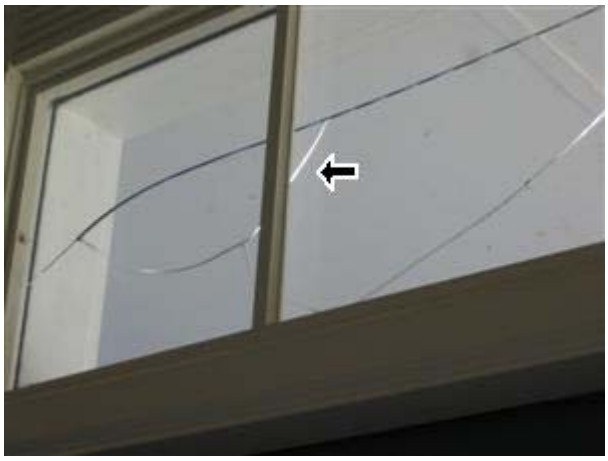
7.4 Broken glass in the transom windows above the exterior doors in 4 of the 6 doors in meeting room.


7.4 Picture 1


7.4 Picture 2


7.4 Picture 3


7.4 Picture 4


7.4 Picture 5


7.4 Picture 6

7.4 Picture 7

7.4 Picture 8

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:	R- VALUE:	VENTILATION:
BLOWN FIBERGLASS	R-19 OR BETTER	SOFFIT VENTS

		IN	NI	NP	RR
8.0	INSULATION IN ATTIC AREAS	X			
8.1	VENTILATION OF ATTIC AREAS	X			
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

8.1 There is no upper roof ventilation in the attic. Recommend adding a box vent or a turbine, as opposed to ridge vents. The ridge length is limited.

8.2 The Men's bathroom vent fan has a high level of noise. Clean the fan and check if there is a reduction in noise. This fan may need to be replaced.

8.2 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL:
COMPOSITE BOARD

EXTERIOR ENTRY DOORS:
METAL

APPURTENANCE:
COVERED PORCH
SIDEWALK

GARAGE DOOR MATERIAL:
N/A

DRIVEWAY:
CONCRETE

		IN	NI	NP	RR
9.0	SIDING AND TRIM	X			
9.1	PAINT CONDITION	X			
9.2	WINDOWS	X			
9.3	DOORS (Exterior)	X			
9.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			X
9.5	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			X
9.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
9.7	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
9.8	EAVES, SOFFITS AND FASCIAS	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

9.0 Damage to the siding on the rear of the building, behind the A/C unit.

9.0 Picture 1

9.1 Peeling paint on the porch railing is visible in several areas. Recommend prep and painting before wood rot occurs.
9.4 Signs of movement in the piers supporting the deck around the building. Most of the settlement is due to water runoff flowing past the footing.

The piers should be repaired. Cracks in piers were viewed on all sides except the rear side. The tall settling pier is on

the rear side of the building.

9.4 Picture 1

9.4 Picture 2

9.4 Picture 3

9.4 Picture 4

9.4 Picture 5

9.5 The deck band is not bolted to the floor framing of the building on any of the 4 sides of the building. Recommend adding bolts to the deck band.

9.5 Picture 1

9.6 Bushes in contact with the roof and gutters. Trim the bush.

9.6 Picture 1

9.7 Recommend extending the downspouts on the left side of the building to the rear, to a point past the deck piers. The runoff from the downspout near the entry ramp is flowing past the pier footings along the front and left sides of the building.

9.7 Picture 1

9.7 Picture 2


9.7 Picture 3


9.7 Picture 4


9.7 Picture 5

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

10. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:
3-TAB FIBERGLASS

VIEWED ROOF COVERING FROM:
WALKED ROOF

SKY LIGHT (S):
NONE

GUTTERS:
GALVANIZED

SHINGLE AGE:
15 TO 20 YEARS

		IN	NI	NP	RR
10.0	ROOF COVERINGS	X			X
10.1	ROOFING DRAINAGE SYSTEMS	X			X
10.2	FLASHINGS	X			
10.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

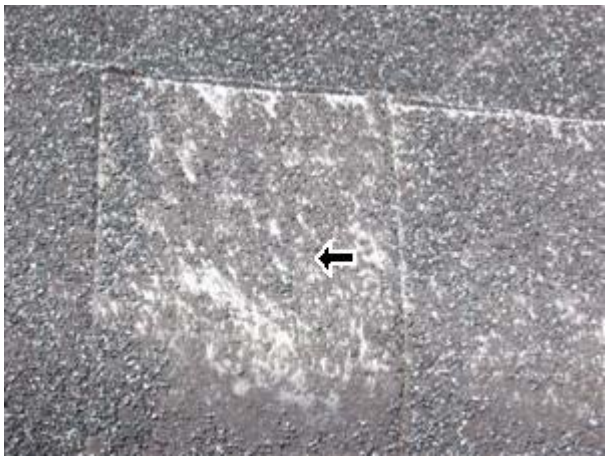
10.0 The roof shingles are 18 years old. The average life span of roof shingles in the Atlanta area is 15 to 20 years. There are signs of failure of the roof shingles in several areas around the house.

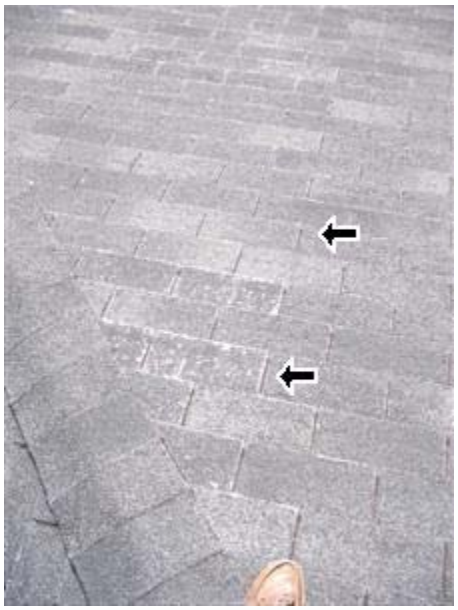
Present leaks in the roof are also visible.

Consult a licensed Roofer on the replacement of the roof.


10.0 Picture 1


10.0 Picture 2




10.0 Picture 4

10.0 Picture 3


10.0 Picture 5

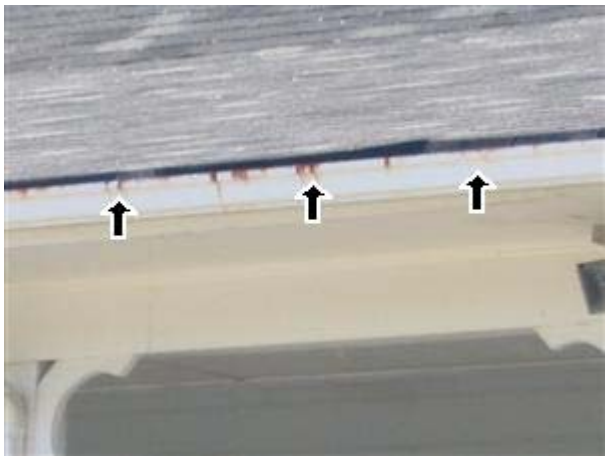

10.0 Picture 6


10.0 Picture 7


10.0 Picture 8

10.1 Rust stains visible on the gutters around the building. Rust and gaps in the joints at the corners of the gutters as well. The gutters can be sealed and, if kept clean, they will last a little while longer.

Budget for gutter replacement in the near future.



10.1 Picture 1

10.1 Picture 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.