



# Inspection Report



**500 North Doolin Drive  
Roswell, Georgia 30076**

<b>Inspection Date</b>	<del>October 2, 2020</del>
<b>Client</b>	<del>Sabra</del>
<b>Inspector</b>	Julius Gresham goodvibeshomeinspections@gmail.com Hit-It Certified InterNachi Certified

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# Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

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## Property Condition Summary

In summary the home is structurally intact but concerns were found. Excessive wood rot to exterior wood components and HVAC will need replacement soon. A home warranty and termite inspection is recommended.

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## Significant Concerns

### Safety Concerns

#### Electrical

1. GFCI(Exterior: Ground View): Not tripping

### Items Not Operating

#### Plumbing

2. Toilet(Jack and Jill Bathroom): Flapper chain needs reconnecting

#### Pool / Hot Tub

3. Pool / Hot Tub(Pool Area): Hot tub heater is not attached

#### Room Components

4. Interior Door(Bedroom 1 Bathroom): Latch is not working
5. Window(Jack and Jill Bathroom, Kitchen, Laundry Room / Mudroom, 1st Bedroom, 3rd Bedroom): Painted shut or swollen from water intrusion

### Major Concerns

#### Building Exterior

6. Exterior Trim(Exterior: Ground View): Chipped and rotted wood to wooden trim.

#### Room Components

7. Ceiling(Basement): Rotted wood with signs of moisture intrusion
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## Budget to Replace

#### HVAC

8. AC-Condenser(Exterior: Ground View): Condenser is nearing the end of its useful life
9. Furnace(Basement, Attic): Nearing the end of its useful life

#### Room Components

10. Window(Hallway and Stairs, 1st Bedroom): Windows need replacing
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## Needs Further Evaluation

None

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# Items to Monitor

## Landscaping and Hardscaping

11. Retaining Wall(Exterior: Ground View): Water is pooling near retaining wall

## Room Components

12. Ceiling(Attached Garage, Basement): Water stain found (not active)

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# Maintenance Items

## Building Exterior

13. Exterior Trim(Exterior: Ground View): Caulk has deteriorated with gaps and signs of water intrusion.

14. Siding(Exterior: Ground View): Stucco is cracked

## HVAC

15. AC-Condenser(Exterior: Ground View): Condensate line drains too close to the foundation

16. Furnace(Basement): Rusting

## Landscaping and Hardscaping

17. Drainage and Grading(Exterior: Ground View): Erosion with pooling water

18. Driveway(Exterior: Ground View): Concrete has minor cracks

19. Landscape Feature(Exterior: Ground View): Tree branches are in contact with building

## Plumbing

20. Cleanout(Exterior: Ground View): Cap is damaged

21. Shower / Tub(Bedroom 2 Bathroom): Tub spout is loose with movement

22. Sink(Bedroom 1 Bathroom): Drains slow

23. Sink(Bedroom 1 Bathroom): Flex pipe

24. Toilet(Basement Bathroom): Bowl is loose

## Room Components

25. Exterior door(Living Room): Moisture damage to door frame

26. Exterior door(Family Room): Visible light around door

27. Floor(Master Bathroom): Flooring damage in closet

28. Interior Door(Jack and Jill Bathroom): Pocket door off track

29. Interior Door(4th Bedroom): Damaged

30. Interior Trim(Master Bedroom): Door trim has animal damage

31. Interior Trim(Bedroom 1 Bathroom, 1st Bedroom): Gap(s) in the molding

32. Overhead Door(Attached Garage): Damaged

33. Vanity(Basement Bathroom): Countertop is loose

34. Wall(1st Bedroom): Shows signs of settling cracks

35. Wall(Master Bathroom): cracked mirror wall covering

36. Window(Family Room): Glass pane is cracked

37. Window(Master Bedroom, Basement Bathroom): Visible light around window

38. Window(Master Bedroom, Dining Room, 2nd Bedroom): Fogging or sweating

39. Window(Bedroom 2 Bathroom, 2nd Bedroom): Missing window screen

40. Window(4th Bedroom): Missing window screens



# General Information







- # Of Stories: 3
- Cooling System: Central
- Foundation Design: Basement
- Ground Conditions: Dry
- Heating System: Furnace
- Location of Cleanout / Building sewer access: Exterior
- Location of clean out / Building sewer access: Exterior
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: From ground, Inside attic
- Occupancy: Occupied
- Present During Inspection: Buyer, Buyer's agent, Owner

# Scope of Inspection

- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- No guarantees or warranties are provided in connection with the home inspection.
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection does not determine the market value of the property or its marketability.
- An inspection is not technically exhaustive.
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- This home inspection is being conducted in accordance with the InterNACHI guidelines

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

	<b>Satisfactory</b>	No material issues have been found. One or more cosmetic issues may have been observed.
	<b>Marginal</b>	The item is working, but has at least one concern that is beyond cosmetic.
	<b>Not working</b>	Was not working at the time of the inspection.
	<b>Poor</b>	Is operating, but has at least one major concern with its operation.
	<b>Safety Hazard</b>	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	<b>Not Inspected</b>	Was not inspected. The reason is typically indicated.

# Building Exterior

## Descriptions:

### Gutter

- Material: Aluminum

## Concerns and Observations:

- ✓ Downspout
- ✓ Eave
- ✓ Exhaust Vent
- ⬇ Exterior Trim

### Major Concern

#### Chipped and rotted wood to wooden trim.

Location	Exterior: Ground View
Impact	Excessive wood rot found around windows, doors and other wood components. This is an environment that attracts destructive insects.
Suggested Action	Replace wood and a termite inspection is recommended.









### Moderate Concern

**Caulk has deteriorated with gaps and signs of water intrusion.**

**Location** Exterior: Ground View

**Impact** Without the seal that caulk provides, seams are unprotected and will allow continuous damage to trim. Leads to wood rot and attracts destructive insects.

**Suggested Action** Clean out old caulk, replace damaged wood.



Moderate Concern

**Stucco is cracked**

**Location** Exterior: Ground View

**Impact** Cracked stucco may allow for moisture and insect intrusion

**Suggested Action** Have a certified stucco contractor repair the affected areas







## Roof

### Descriptions:

#### Roof Material

- Approximate Age: 0 - 5 years
- Roof Material: Asphalt (Architectural)

### Concerns and Observations:

- ✓ Roof Flashing
- ✓ Roof Material

## Building Structure

### Descriptions:

#### Roof Structure

- Roof Pitch: Medium

Concerns and Observations:

- ✓ Beam
- ✓ Column / Pier
- ✓ Foundation Wall
- ✓ Joist
- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure
- ✓ Truss

Electrical

Descriptions:

Wiring

- Wiring Method: Conduit

Electrical service

- Location: Exterior: Ground View
- Rating: 240 Volts

Electric Service Panel

- Location: Basement
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

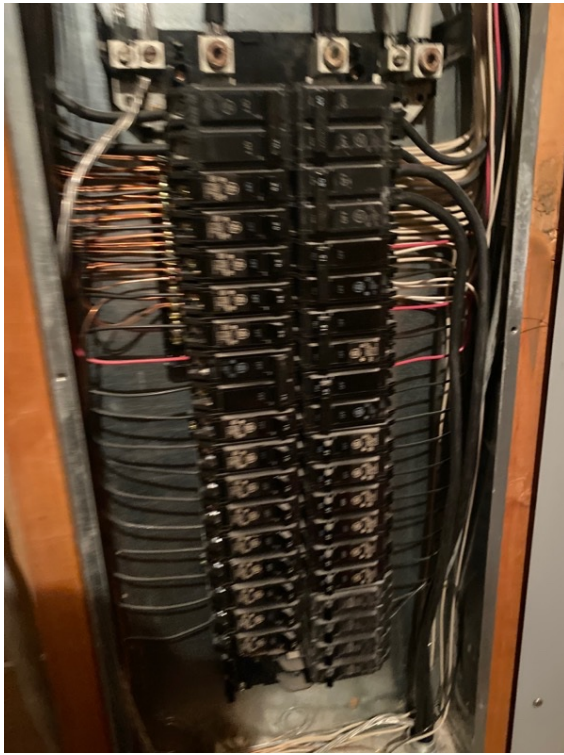
Concerns and Observations:

- ✓ Electric Service Panel

In Working Order

Electrical panel was inspected. Everything visually was intact and labeled. Main cutoff can be found outside near electrical meter

Location    Basement



✓ Electrical service  
⚠ GFCI

### Safety Concern

#### Not tripping

<b>Location</b>	Exterior: Ground View
<b>Impact</b>	When the GFCI does not trip, an electrical shortage may result
<b>Suggested Action</b>	Replace the GFCI
<b>Other Information</b>	GFCI receptacles prevent electric shocks from faults in electrical device



By back door

- ✓ Light Fixture
- ✓ Outlet
- ✓ Smoke Alarm
- ✓ Switch
- ✓ Wiring

## Fireplace and Chimney

### Descriptions:

### Concerns and Observations:

- ✓ Chimney / Flue

## HVAC

### Descriptions:

#### AC-Condenser

- Manufacturer: Rheem
- Model Number: Raka042JAZ
- Serial Number: 5461M039608833
- Year Built: 1996
- [Manual](#)

#### Furnace

- Location: Attic
- Manufacturer Name: Rheem
- Year Built: 1995
- [Manual](#)

#### AC-Condenser

- Manufacturer: Rheem

#### Furnace

- Location: Basement
- Manufacturer Name: Rheem
- Year Built: 1995
- [Manual](#)

#### Furnace

- Location: Basement
- Manufacturer Name: Rheem
- Year Built: 1995
- [Manual](#)

#### Furnace

- Location: Basement



- Model Number: RAKA018JAZ
- Serial Number: 5460M039604729
- Year Built: 1996
- [Manual](#)

- Manufacturer Name: Trane
- Year Built: 2016
- [Manual](#)

#### AC-Condenser

- Manufacturer: Lennox
- Year Built: 2017
- [Manual](#)

#### AC-Condenser

- Manufacturer: Trane
- Year Built: 2020
- [Manual](#)

## Concerns and Observations:

### – AC-Condenser

#### Moderate Concern

#### Condensate line drains too close to the foundation

**Location** Exterior: Ground View

**Impact** Should the condensation discharge be high, the water will pool near foundation. Potentially causing cracks and intrusion issues.

**Suggested Action** Add an elbow and extend the line away from home.



#### Old

#### Condenser is nearing the end of its useful life

**Location** Exterior: Ground View

**Impact** Generally speaking the useable life is around 15 years. Unit did run efficiently during time of inspection, with no visible defects.

**Suggested Action** Budget for a newer unit. In the interim, a higher level of maintenance can be expected

- ✓ [AC-Evaporator Coil](#)
- ✓ [Ductwork](#)

## – Furnace

### Moderate Concern

#### Rusting

**Location** Basement

**Impact** Although no operational problems have been identified, if the furnace has not been well maintained, other components of the furnace may fail in the future

**Suggested Action** Have the furnace cleaned and serviced by an HVAC service professional. Put the furnace on an annual maintenance program to ensure long term safe and optimal operation

**Other Information** A rusty furnace implies moisture is entering the unit and/or has not been regularly cleaned or serviced



### Old

#### Nearing the end of its useful life

**Location** Basement, Attic

**Suggested Action** Budget for a newer unit. In the interim, a higher level of maintenance can be expected

✓ HVAC Venting

✓ Humidifier

## Insulation and Ventilation

### Descriptions:

### Concerns and Observations:

✓ Attic Ventilation

✓ Basement / Crawl Space Ventilation

- ✓ Insulation
- ✓ Kitchen / Bath Exhaust

## Landscaping and Hardscaping

### Descriptions:

#### Driveway

- Material: Asphalt

### Concerns and Observations:

#### – Drainage and Grading

##### Moderate Concern

#### Erosion with pooling water

**Location** Exterior: Ground View

**Impact** Erosion found with pooling water. Can lead to cracks in concrete and shifts in foundation.

**Suggested Action** Build up area with dirt or landscaping material. Consult a drainage engineer to discuss options.



#### ✓ Driveway

##### Minor Concern

#### Concrete has minor cracks

**Location** Exterior: Ground View

**Impact** The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate.

**Suggested Action** Seal the crack(s) with weather-resistant pliable concrete sealer





## Landscape Feature

### Moderate Concern

#### Tree branches are in contact with building

**Location** Exterior: Ground View

**Impact**

Tree branches provide an environment where moisture and/or insects could intrude. Leading to damage an premature ageing to the siding or roofing material

**Suggested Action**

Regularly trimm the trees to achieve a clearance of at least 6 - 8 feet



## ✓ Patio and walkway

## ✓ Retaining Wall

### Observation to Monitor

#### Water is pooling near retaining wall

**Location** Exterior: Ground View

**Impact**

Downspout extension is disconnected. Causing water to pool near retaining wall. Some erosion has already occurred. Damage will worsen.





## Plumbing

### Descriptions:

#### Waste Discharge Pipe

- Plumbing Waste Piping Material: PVC

#### Water Heater

- Location: Basement

#### Main water valve

- Location: Exterior: Ground View

#### Water Pipe

- Water Service Piping Material: Copper

- Manufacturer Name: Rheem
- Type: Recovery
- Year Built: 2016
- [Manual](#)

- Water Supply Piping Material: Copper

### Water Heater

- Location: Basement
- Manufacturer Name: Rheem
- Type: Recovery
- Year Built: 2015
- [Manual](#)

## Concerns and Observations:

### ✔ Cleanout

#### Minor Concern

#### Cap is damaged

Location	Exterior: Ground View
Impact	Protection is compromised
Suggested Action	Replace cap
Other Information	The cap prevents small objects from entering the pipe



- ✔ Foundation drainage system
- ✔ Fuel Lines
- ✔ Hose Bibb
- ✔ Main fuel supply
- ✔ Main water valve
- ✔ Plumbing Vent
- Shower / Tub



## Moderate Concern

### Tub spout is loose with movement

**Location** Bedroom 2 Bathroom

**Impact** Plumbing fixtures need to be water tight . Movement and separation will lead to leaks or malfunction.

**Suggested Action** Tighten and caulk the seams.

There are one or more videos for this concern. To view the videos, click [here](#) and login with your email address and password.

## In Working Order

### Tub jets were tested and worked during time of inspection.

**Location** Master Bathroom



## – Sink

## Moderate Concern

### Drains slow

**Location** Bedroom 1 Bathroom

**Suggested Action** Clear the drain of debris with a rodder (vs. chemical). If that doesn't work remove plumbing connections and clean out pipes.

## Minor Concern

### Flex pipe

<b>Location</b>	Bedroom 1 Bathroom
<b>Impact</b>	Flex pipe is prone to clog
<b>Suggested Action</b>	Replace with a smooth walled pipe per proper plumbing installation



### Toilet

## Not Working

### Flapper chain needs reconnecting

<b>Location</b>	Jack and Jill Bathroom
<b>Impact</b>	Chain snapped and no longer in functional condition.
<b>Suggested Action</b>	Replace the chain



### Moderate Concern

#### Bowl is loose

**Location** Basement Bathroom

**Impact** A loose bowl will cause the wax ring to move and dislodge from proper positioning. This leads to leaks.

**Suggested Action** Replace wax ring and tighten bowl.

- ✓ Waste Discharge Pipe
- ✓ Water Heater
- ✓ Water Pipe

## Appliances

### Descriptions:

#### Oven/Range

- Energy Source: Gas

#### Cook Top

- Energy Source: Gas

### Concerns and Observations:

- ✓ Cook Top
- ✓ Dishwasher
- ✓ Microwave Oven
- ✓ Oven/Range
- ✓ Refrigerator

## Pool / Hot Tub

### Descriptions:

### Concerns and Observations:

**Not Working**

**Hot tub heater is not attached**

**Location** Pool Area

**Impact** Does not work in current condition.



**In Working Order**

**The in ground pool was working and in usesble condition during time of inspection. No leaks or drainage issues present.**

**Location** Pool Area





## Room Components

### Descriptions:

#### Window

- Window Glass Type: Double pane

#### Overhead Door

- Material: Steel

#### Exterior door

- Materials: Metal

### Concerns and Observations:

✓ Cabinet

⚠ Ceiling

#### Major Concern

#### Rotted wood with signs of moisture intrusion

Location	Basement
Impact	Active leak into basement. Believed to be positioned below dining room window. Same area that is rotted.
Suggested Action	Wood needs to be replaced and area water proofed to prevent interior intrusion.



### Observation to Monitor

#### Water stain found (not active)

<b>Location</b>	Attached Garage, Basement
<b>Impact</b>	Moisture detector indicates non active. Damage is still visible.
<b>Suggested Action</b>	Repair drywall and monitor for possible future concerns.



- ✔ Countertop
- Exterior door

### Moderate Concern

#### Moisture damage to door frame

**Location** Living Room

**Impact** Wood rots from the bottom up. Trim shows damage so there will be more damage found underneath frame.

**Suggested Action** Replace all damaged wood and install a storm door to protect against future concerns.



### Moderate Concern

#### Visible light around door

**Location** Family Room

**Impact** If light is visible then air, water and insects can penetrate the gaps.

**Suggested Action** Replace or adjust weather stripping to insure a more complete seal.



✓ Floor

Cosmetic

Flooring damage in closet

**Location** Master Bathroom  
**Impact** Will need flooring replacement.



✓ Garage door opener

⊗ Interior Door



## Not Working

### Latch is not working

<b>Location</b>	Bedroom 1 Bathroom
<b>Impact</b>	Without a working latch, the door will not close or lock effectively
<b>Suggested Action</b>	Replace or adjust door hardware

There are one or more videos for this concern. To view the videos, click [here](#) and login with your email address and password.

## Minor Concern

### Pocket door off track

<b>Location</b>	Jack and Jill Bathroom
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## Cosmetic

### Damaged

<b>Location</b>	4th Bedroom
<b>Suggested Action</b>	Replace the door as desired

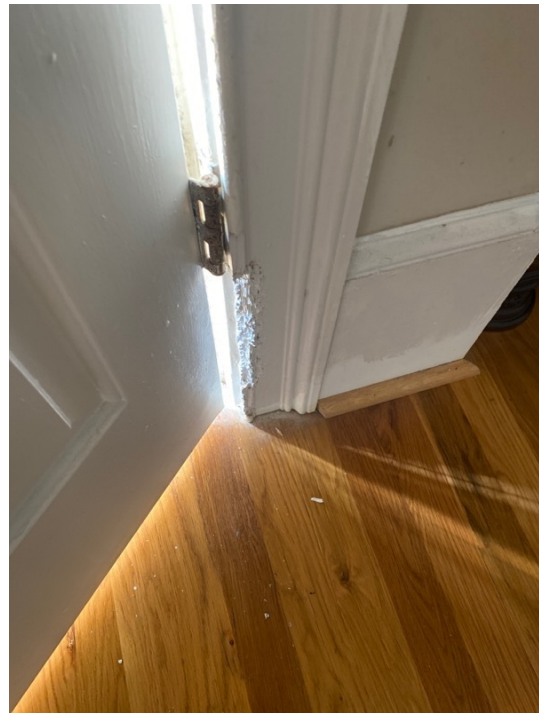


✓ Interior Trim

Minor Concern

**Door trim has animal damage**

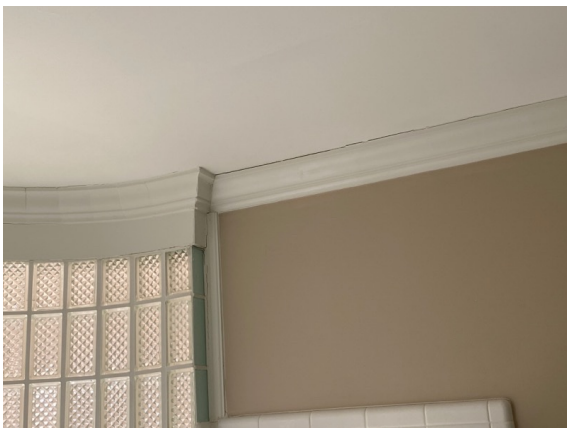
**Location** Master Bedroom



Cosmetic

Gap(s) in the molding

Location	Bedroom 1 Bathroom, 1st Bedroom
Impact	Molding connections show separation.
Suggested Action	Seal and paint for a more complete finish.



Overhead Door

Moderate Concern

Damaged

Location	Attached Garage
Impact	While still functional, it bends everytime it opens and closes. Damage will worsen over time.
Suggested Action	Replace the panel





- ✓ Stair
- Vanity

#### Moderate Concern

##### Countertop is loose

<b>Location</b>	Basement Bathroom
<b>Impact</b>	Countertop is loose and likely to dislodge with too much pressure.
<b>Suggested Action</b>	Have repaired by a qualified contractor



- Wall

#### Moderate Concern

##### Shows signs of settling cracks

<b>Location</b>	1st Bedroom
<b>Impact</b>	With cracks, the wall lacks asthetic appeal
<b>Suggested Action</b>	Repair the cracked areas using drywall compound
<b>Other Information</b>	Some degree of settling cracks should be expected in every home



#### Minor Concern

#### cracked mirror wall covering

Location Master Bathroom



 Window

## Not Working

### Painted shut or swollen from water intrusion

**Location** Jack and Jill Bathroom, Kitchen, Laundry Room / Mudroom, 1st Bedroom, 3rd Bedroom

**Impact** Window(s) would not open with significant force. Believed to just be painted shut but possibly swollen from water intrusion.

**Suggested Action** Use a blade to remove paint from tracks.

**Other Information** This is a reoccurring concern throughout the home.



## Moderate Concern

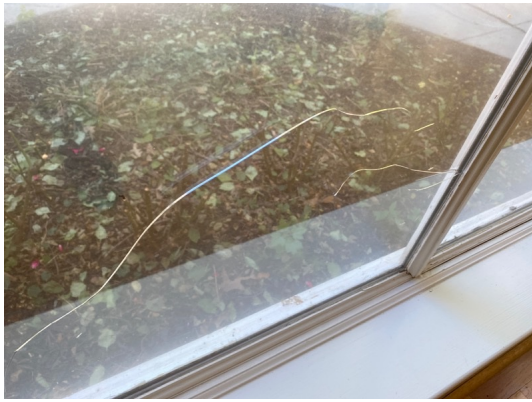
### Glass pane is cracked

**Location** Family Room

**Impact** The cracks may worsen and expose sharp edges.

**Suggested Action** Replace the glass





### Moderate Concern

#### Visible light around window

**Location** Master Bedroom, Basement Bathroom

**Impact** Will allow drafts and outside elements into the home.

**Suggested Action** Have sealed by a qualified contractor

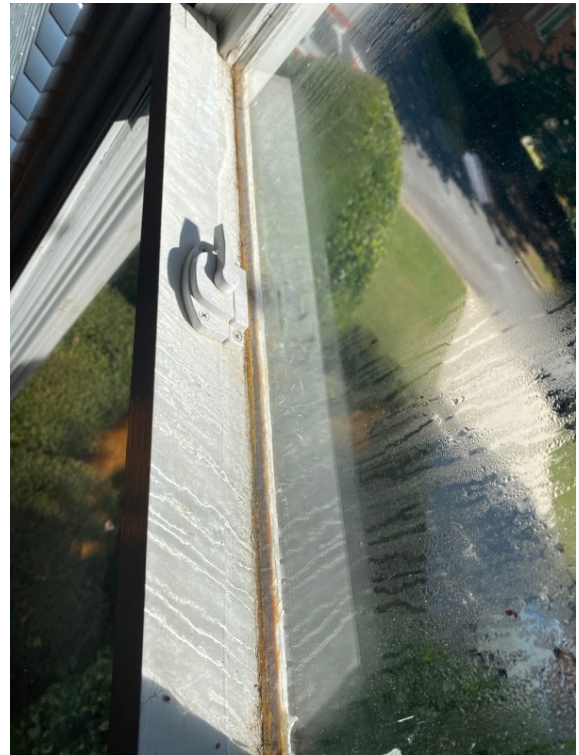




## Minor Concern

### Fogging or sweating

<b>Location</b>	Master Bedroom, Dining Room, 2nd Bedroom
<b>Impact</b>	Should it worsen, insulating value may be impacted.
<b>Suggested Action</b>	Monitor or replace to improve appearance
<b>Other Information</b>	<p>This is likely caused by a broken seal. Windows get their insulating value by trapping air between two well-sealed panes of glass. Some insulated windows are actually filled with argon gas which provides a higher insulating value. When the seals break, moist air enters the space. However, as long as there is minimal air movement in the space, the insulating value remains high. Broken seals are caused by buildup of water and other debris (pine needles, dust, etc.) in the window frame. Temperature differences between the indoors and outdoors also puts stress on the seals by causing them to expand and contract in cold weather</p>





### Minor Concern

#### Missing window screen

**Location** Bedroom 2 Bathroom, 2nd Bedroom

**Impact** Window screens are not required, but convenient to keep out insects and outside elements.

**Suggested Action** Install a screen

### Minor Concern

#### Missing window screens

**Location** 4th Bedroom

**Impact** Window screens are not required, but helps to keep out insects and other outside elements.

**Suggested Action** Install screens

**Other Information** All of the windows in the home missing screens.

### Old

#### Windows need replacing

**Location** Hallway and Stairs, 1st Bedroom

**Impact** Majority of the windows in the home will need replacement. A lot of moisture damage, visible light or just don't open.

**Suggested Action** Budget to replace all windows.

