

# Longevity Inspections

## Property Inspection Report



123 Main Street, Senoia, GA 30276  
Inspection prepared for: Example Client  
Real Estate Agent: -

Date of Inspection: 5/8/2025 Time: 2:30 PM  
Age of Home: 2025 Size: 2900  
Weather: Sunny - 79F  
Order ID: 43

Inspector: Ryan Long

6545 GA-54 P.O. Box 413, Sharpsburg, GA 30277  
Phone: 678-593-8021  
Email: ryanlong@longevityinspections.com



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**Please Read Carefully.** The summary below consists of potentially significant findings. These findings can consist of safety hazards, deficiencies requiring a major expense to correct, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. **Please Review all Pages** of the report as the summary alone does not explain all of the issues. There may be deficiencies in the report that **ARE NOT** on the summary page about which you may be concerned. It is recommended that all repairs be done by a licensed and bonded tradesman or qualified professional and that can obtain a copy of all receipts, warranties and permits for the work done.

Owned By Longevity Inspections

## Report Summary

### Exterior Areas

Page 6 Item: 1	Siding and Trim Condition	<ul style="list-style-type: none"><li>• Gaps noted on the front and left side of the residence. Recommend further evaluation and repairs.</li><li>• Loose siding noted around the residence. Recommend further evaluation and repairs.</li></ul>
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### Garage

Page 11 Item: 3	Garage Opener Status	<ul style="list-style-type: none"><li>• The garage door opener was unplugged and the garage door was tested manually. Recommend further evaluation.</li></ul>
Page 12 Item: 6	Walls	<ul style="list-style-type: none"><li>• Exposed pipe noted at the garage wall. Recommend further evaluation and repairs.</li></ul>

### Bathroom

Page 18 Item: 8	Sinks	<ul style="list-style-type: none"><li>• Faucet(s) leaking at the time of inspection. Recommend further evaluation and repairs.</li></ul>
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### Heat/AC

Page 29 Item: 5	Refrigerant Lines	<ul style="list-style-type: none"><li>• Missing/damaged insulation noted on the line set(s) near the <b>A/C</b> compressor. Recommend replacing all missing sections of insulation for energy's sake.</li></ul>
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## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## Inspection Details

### 1. Attendance

In Attendance: No other parties present at inspection.

### 2. Home Type

Home Type: Detached • Two story

### 3. Occupancy

Occupancy: New Construction • The utilities were on at the time of inspection.

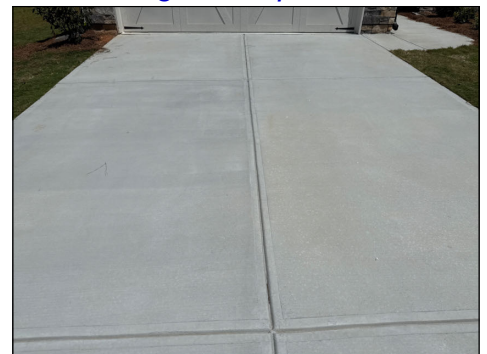
## Grounds

### 1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*

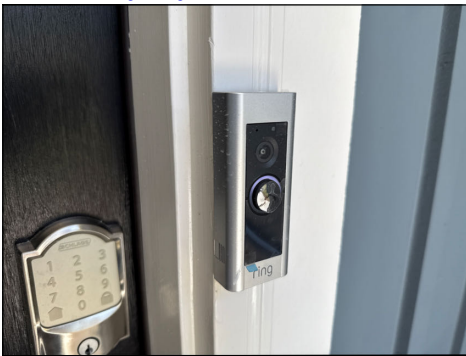




## 2. Grounds Electrical

Observations:

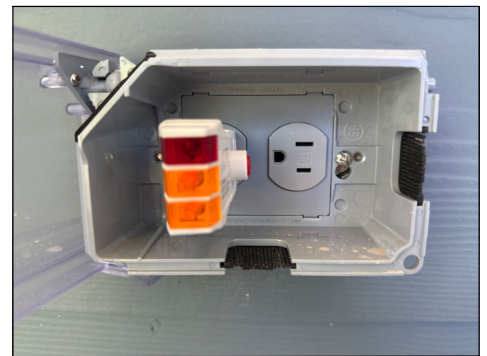
- No major system safety or function concerns noted at the visible areas during the inspection.
- Camera/security style doorbell installed.



## 3. GFCI

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- **GFCI** receptacles are present and tripped when tested.



## 4. Grading

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- The exterior drainage is generally away from foundation.
- Note: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet for the first 5-to-10 feet around your house around the perimeter of the residence. While this is not always possible, the ground should never be sloping upwards as you move away from your house foundation. Continually monitor this as the grading can change.





## 5. Deck/Patio/Porch

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



## Exterior Areas

### 1. Siding and Trim Condition

Materials: Fiber Cement noted.

Observations:

- *Gaps noted on the front and left side of the residence. Recommend further evaluation and repairs.*
- *Loose siding noted around the residence. Recommend further evaluation and repairs.*



Gap - Front Side



Gap -Front Side



Loose Siding - Left Side





Loose Siding - Left Side



Gap - Left Side

## Roof

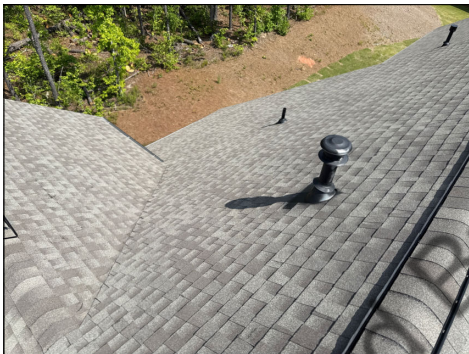
### 1. Roof Condition

Materials: Inspected from the roof and the ground.

Materials: Asphalt shingles noted Architectural.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Several factors come into play, but the typical Architectural shingle life span is 30 years.*



Overview



Overview



Overview



Overview



Overview



Overview



Overview

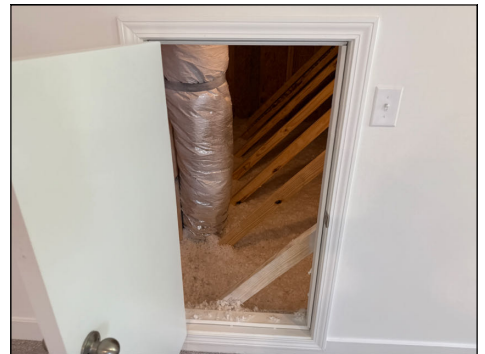
## Attic

### 1. Access

Observations: *Scuttle Hole Location(s): Garage*

*Access Door Location(s): Bonus Room, Closet(s)*

*No major system safety or function concerns noted at time of inspection.*

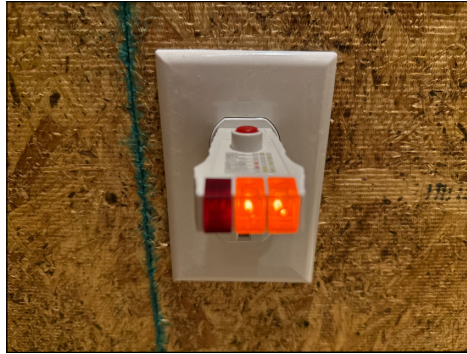


### 2. Electrical

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.*
- All accessible outlets tested and found functional at the time of the inspection.*





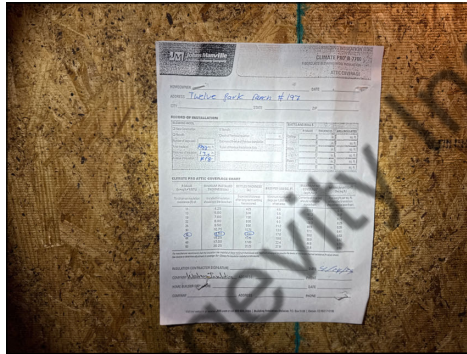
### 3. Insulation Condition

Materials: Blown in insulation noted.

Depth: Insulation averages about 14-16 inches in depth.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Insulation levels are adequate and achieve the desired/recommended minimum R-30 levels.*



### 4. Structure

Observations:

- *No major system safety/function concerns noted at the visible areas at the time of inspection.*
- *Could not access all areas of the attic due to limited space.*



Overview



Overview



Overview



Overview



Overview

## 5. Ventilation

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Ridge exhaust venting noted.*
- *Under eave soffit inlet vents noted.*

## Garage

### 1. Floor Condition

Materials: Concrete floors noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



### 2. Garage Door Condition

Materials: One door noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*





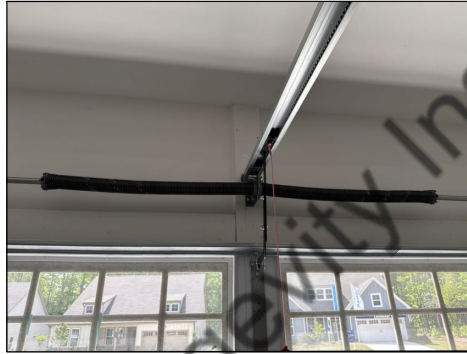
### 3. Garage Opener Status

Observations:

- *Functional garage door(s) noted using normal controls at time of inspection.*
- *The garage door opener was unplugged and the garage door was tested manually. Recommend further evaluation.*



Opener Unplugged



### 4. Garage Door's Reverse Status

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



### 5. Rafters & Ceiling

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *No deficiencies observed at the visible portions of the roof structure.*



## 6. Walls

Observations:

- *Exposed pipe noted at the garage wall. Recommend further evaluation and repairs.*



Exposed Pipe - Garage

## Interior Rooms

### 1. Ceiling Condition

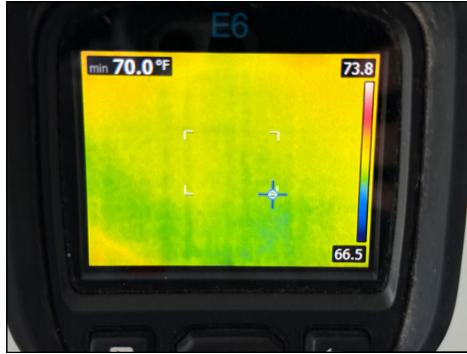
Materials: Drywall ceilings noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection. All ceilings were scanned using thermal imagery.*



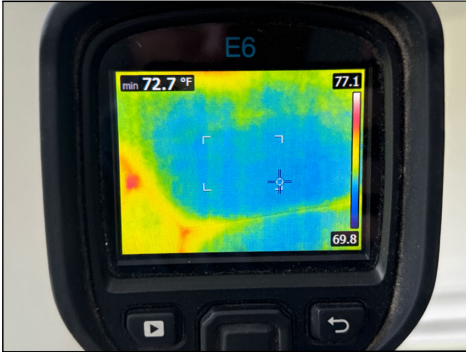
No Issues



No Issues



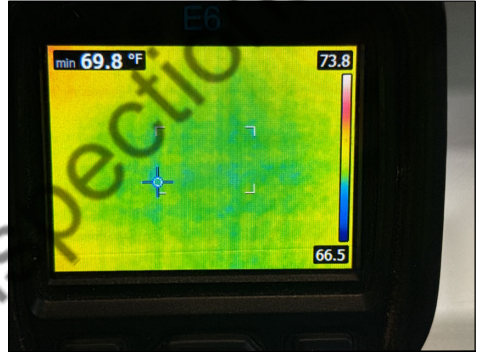
No Issues



No Issues



No Issues



No Issues

## 2. Doors

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.



## 3. Electrical

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- All accessible outlets were tested at the time of the inspection.





#### 4. Floor Condition

Flooring Types: Carpet is noted. • Tile is noted. • LVP - Luxury Vinyl Plank

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



#### 5. Smoke Detectors

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



#### 6. Stairs & Handrail

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



#### 7. Wall Condition

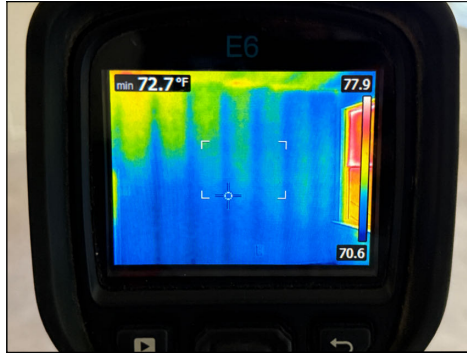
Materials: Drywall walls noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection. All walls were scanned using thermal imagery.*
- *Limited view/accessibility due to finished walls.*



No Issues



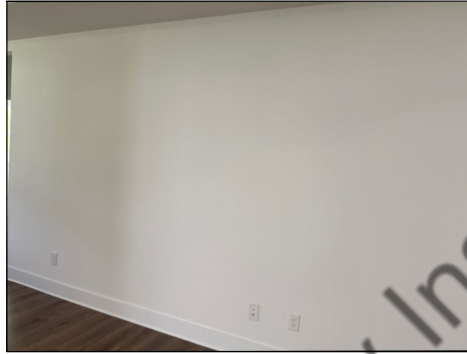
No Issues



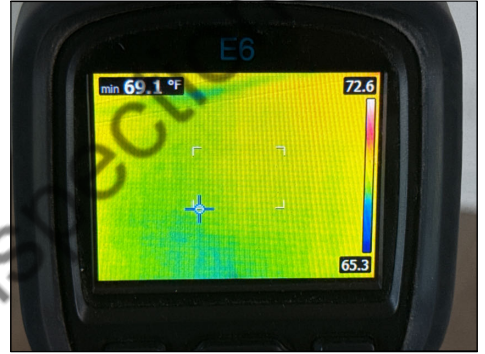
No Issues



No Issues



No Issues



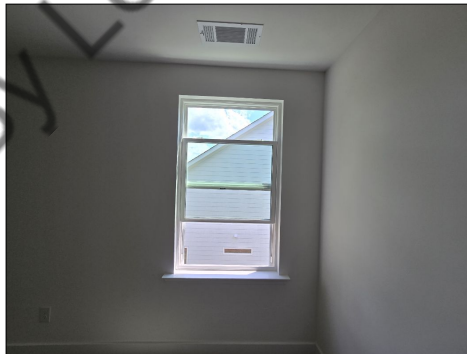
No Issues

## 8. Window Condition

Materials: Vinyl framed double pane, single hung windows noted.

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- All accessible windows operated. Some windows were not accessible and should be further inspected once items have been removed.



## Bathroom

### 1. Exhaust Fan

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- The bath fan(s) operated and no issues were found.



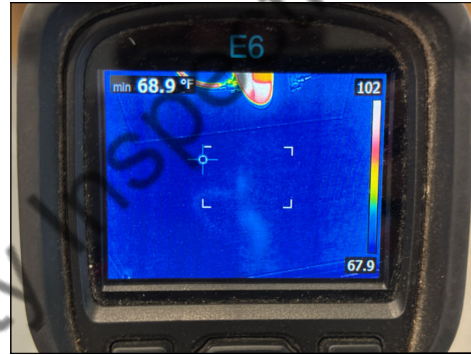
## 2. Cabinets and Counters

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



No Leaks/Damages

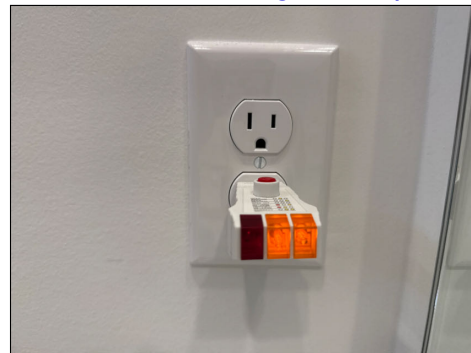


No Leaks/Damages

## 3. Electrical

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



## 4. GFCI

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *GFCI in place and operational.*

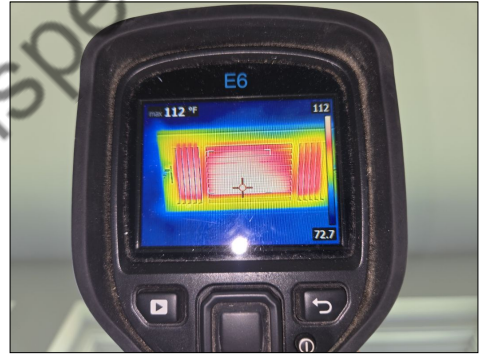
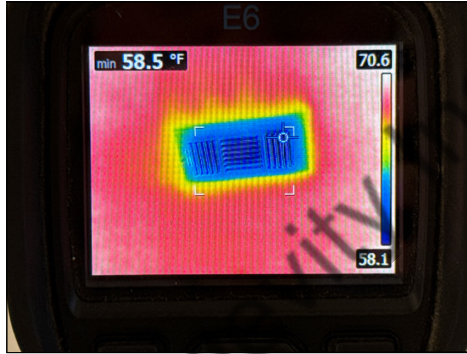




## 5. Heating

Observations:

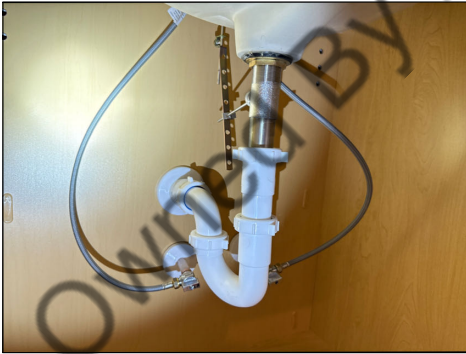
- No major system safety or function concerns noted at the visible areas during the inspection.
- Central heating and cooling noted in this room. At the time of the inspection all appeared to be functioning and in serviceable condition.



## 6. Plumbing

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Thermal imagery was used on all plumbing pipes.



No Leaks Noted



No Leaks Noted

## 7. Showers

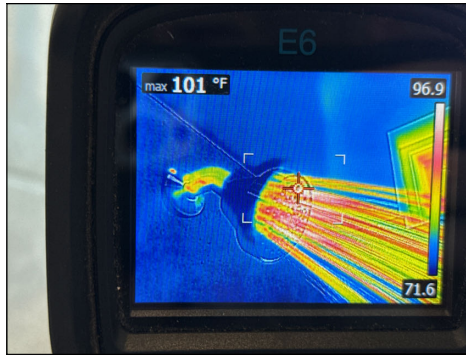
Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Maintenance Tip: Recommend monitoring for cracks, grout separations and gaps. Caulk/seal as needed to prevent water intrusion.





No Leaks Noted



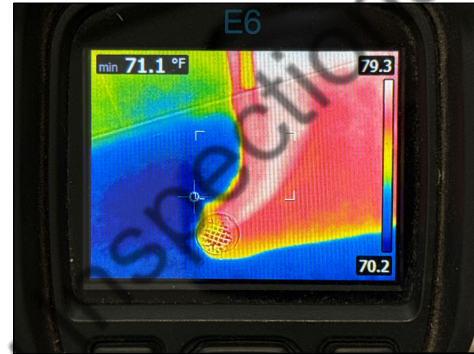
Hot water



Cold water



Shower Drains



Shower Drains

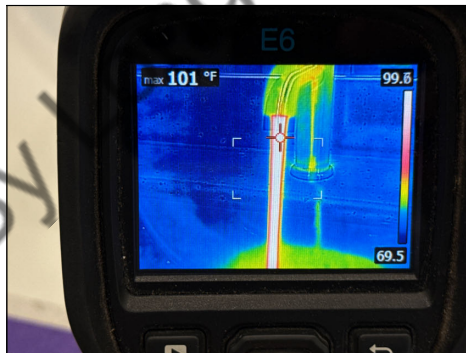
## 8. Sinks

Observations:

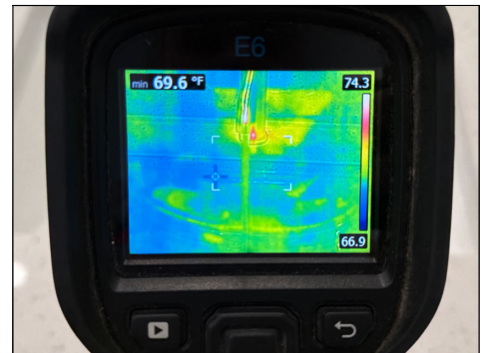
- *Faucet(s) leaking at the time of inspection. Recommend further evaluation and repairs.*



Leaking Faucet - Left Master Sink



Hot Water



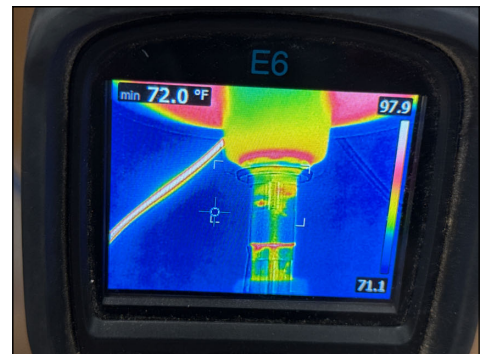
Cold Water



Held Water



No Leaks Noted

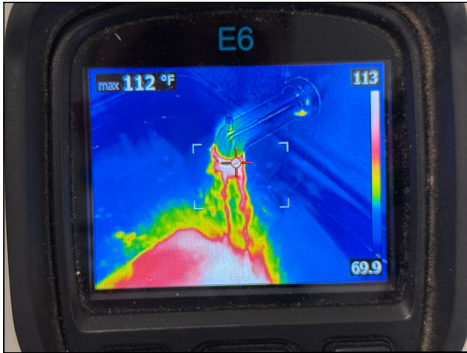


No Leaks Noted

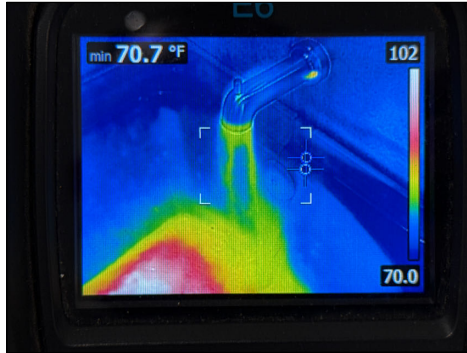
## 9. Bath Tubs

Observations:

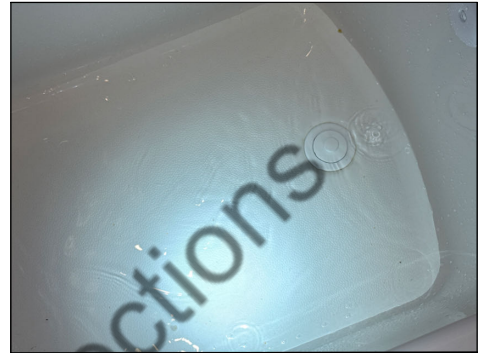
- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Maintenance Tip: Recommend monitoring for cracks, grout separations and gaps. Caulk/seal to prevent water intrusion as needed.*



Hot Water



Cold Water



Held water

## 10. Toilets

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Operated when tested. No deficiencies noted.*



No Leaks Noted



No Leaks Noted

## Kitchen

### 1. Cabinets and Countertops

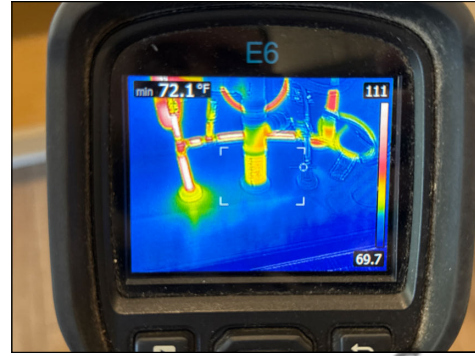
Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*





No Leaks/Damages Noted

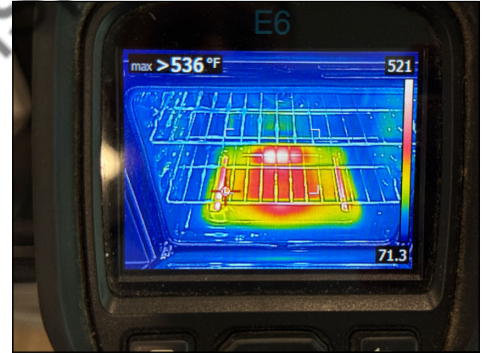


No Leaks/Damages Noted

## 2. Cook top and Oven condition

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Gas cook top noted.
- Oven(s) operated when tested.
- All heating elements operated when tested.



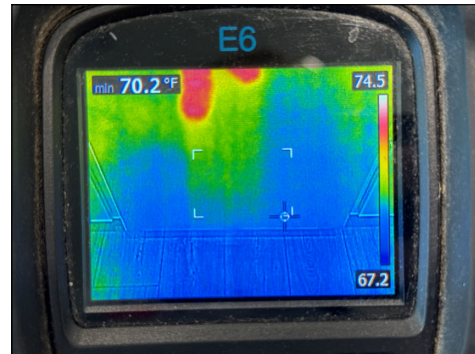
## 3. Dishwasher

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Dishwasher was tested and found operational at the time of the inspection.



Operational



No Leaks Noted

## 4. Garbage Disposal

Observations:

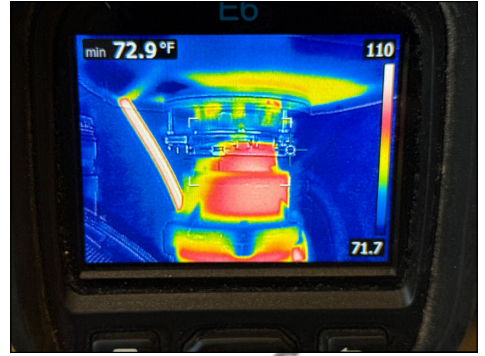
- No major system safety or function concerns noted at the visible areas during the inspection.
- Operated and functional at time of inspection.



Operational



No Leaks



No Leaks

## 5. Electrical

Observations:

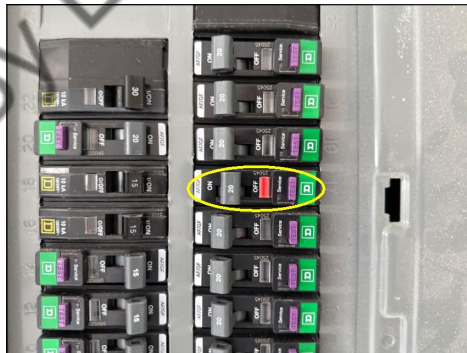
- No major system safety or function concerns noted at the visible areas during the inspection.



## 6. GFCI

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- GFCI in place and operational.



## 7. Microwave/Refrigerator

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Exhaust fan and surface light were tested and found functional at the time of the inspection.
- Microwave present and operational at the time of the inspection.
- No refrigerator present.

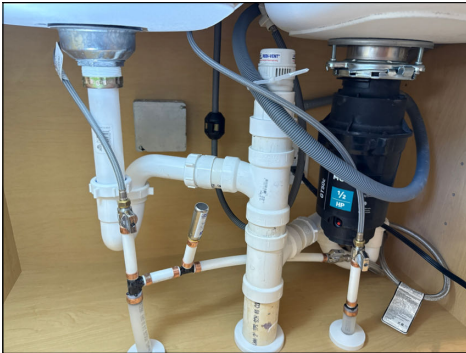




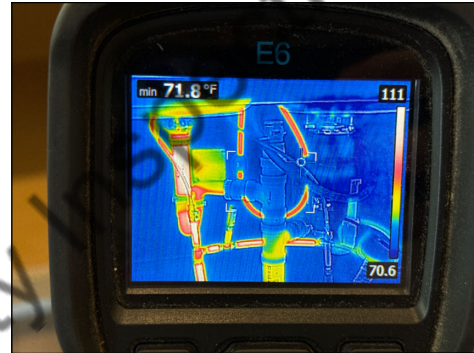
## 8. Plumbing

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



No Leaks Noted

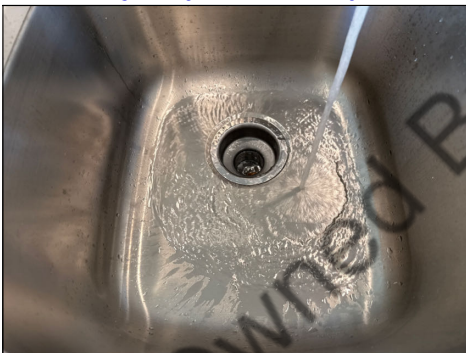


No Leaks Noted

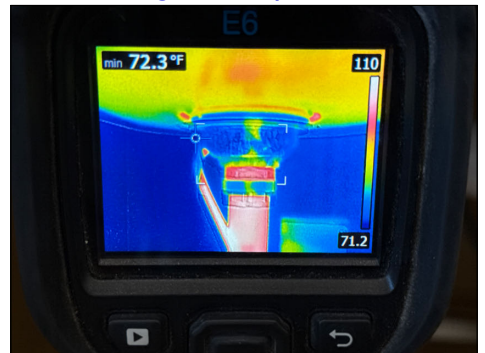
## 9. Sinks

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



No Leaks Noted



No Leaks Noted

# Laundry

## 1. Dryer Vent

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Maintenance Tip: Dryer vent should be cleaned routinely.*



## 2. Electrical

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



## 3. Plumbing

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Recommend adding stainless steel lines to the washing machine. Rubber hoses tend to crack/bulge and deteriorate over time.*



# Electrical

## 1. Cable Feeds

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *There is an underground service lateral noted.*





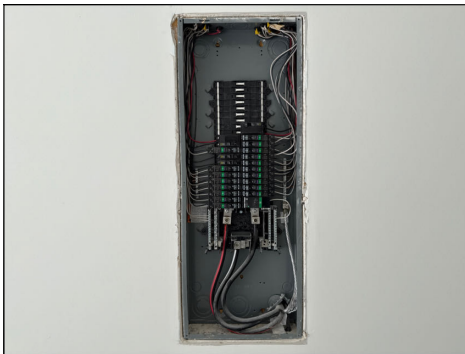
Ground wire noted

## 2. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- It is always good practice to have a licensed electrician further evaluate all electrical due to building codes changing constantly and their expertise on everything electrical. This was a basic inspection to determine if there is aluminum wiring, double-taps, burned/scorched wires and openings. Anything beyond this should be further inspected by a licensed electrician.



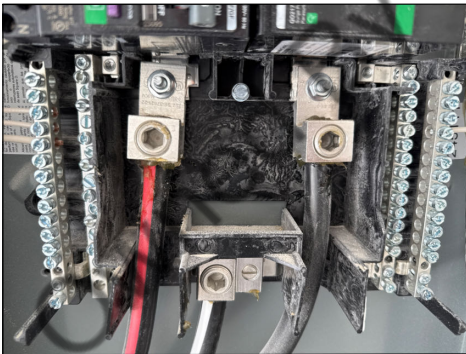
Overview



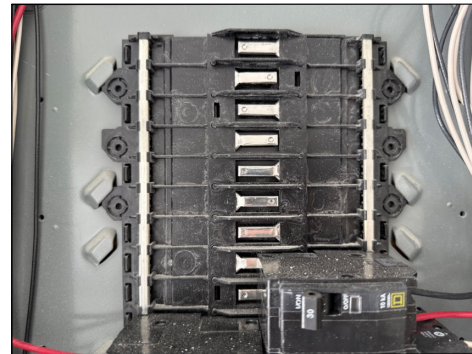
Overview



Overview



Overview



Overview

## 3. Main Amp Breaker

Observations:

- 200A





#### 4. Breakers in off position

Observations:

- 0



#### 5. Electrical Panel

Location: Main Panel Locations:Garage

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



Square D

## Gas

#### 1. Gas Valve(s)

Observations:

- *No major system safety or function concerns noted at the visible areas.*
- *The gas meter was located at the right side of the structure.*



## Heat/AC

### 1. AC Compress Condition

Compressor Type: Electric

Location: The **A/C** compressors are located on the left side of the structure.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Maintenance Tip: Recommend having a qualified HVAC professional check the heating and air conditioning equipment, no matter what kind you have. This should be inspected, cleaned, and serviced at least once a year. The best scenario is to have the heating system checked in the Fall and the air conditioning checked in the Spring.*
- *The typical temperature differential split between supply and return air is 12-15 degrees F. The system(s) responded and achieved an acceptable differential.*



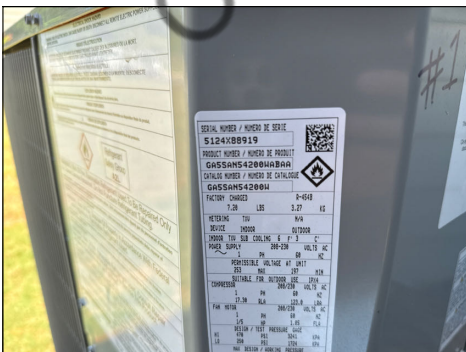
Carrier



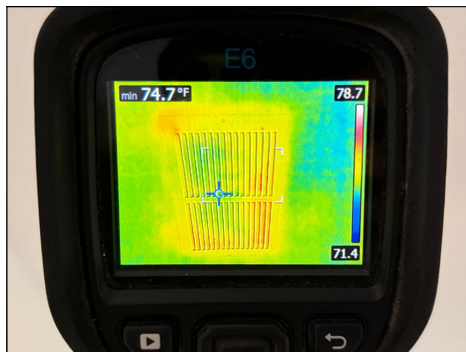
Data Plate - 2025



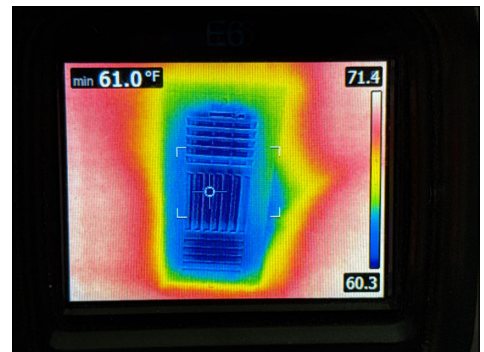
Carrier



Data Plate - 2024

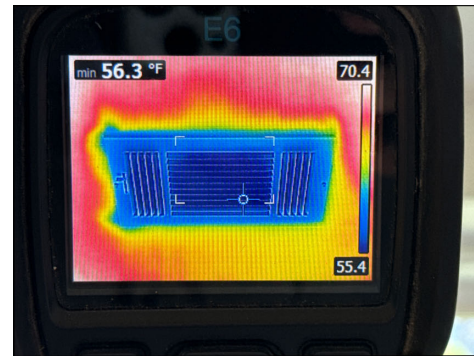


Second Floor A/C Return



Second Floor A/C Supply





## First Floor A/C Supply

Materials: The furnaces are located in the attic.  
Materials: Gas fired Furnace.  
Observations:

Materials: Gas fired Furnace.

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- HVAC /Heaters- All interior registers tested and met the recommended temperatures of 100+°.
- Condensate overflow switch. The condensate overflow switch serves to prevent the pan from overflowing if the AC drain stops working properly. The switch is activated when the level of the water in the pan comes above a certain point, causing the switch mechanism to trip/float to rise.
- Condensate drain pipe noted. The condensate line typically leads from the furnace to either a floor drain, a dedicated condensate pump, or an exterior drainage point. Its primary function is to carry the collected water away from the furnace and safely dispose of it, preventing any potential water damage or corrosion within the system.
- The condensate drain pipe or condensate drain tube may not be fully visible and should be further inspected by a HVAC company to ensure there are no damages which can lead to leaks and to ensure the pipes are correctly sloped.



Condensate overflow switch  
noted



Carrier





Data Plate - 2025



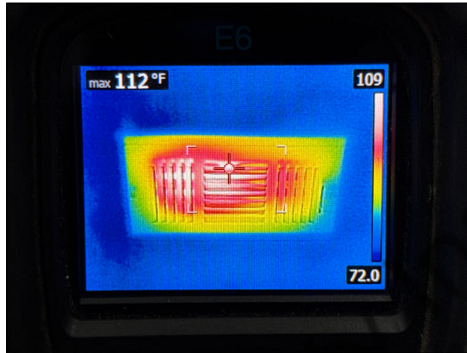
Condensate overflow switch noted



Condensate drain pipe



Condensate drain pipe



Second Floor Heat Sample



First Floor Heat Sample

### 3. Ductwork

#### Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.





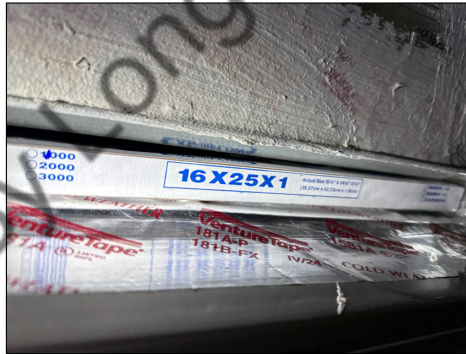
#### 4. Filter(s) Condition

Materials: Located inside heater cabinet.

Materials: Filter size: 16 x 25 x 1

Observations:

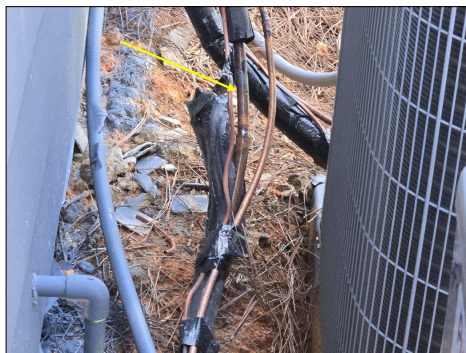
- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Filter Maintenance: A dirty air filter is one of the most common reasons for HVAC system failure. A dirty filter restricts the air flow into your HVAC systems air handler. This restricted air flow places additional strain on the air handler fan motor and could, over time, burn out the motor and cause your system to overheat and ultimately fail. Filter replacement is a small price to pay to extend to life of one of the biggest financial investments in your home.*
- *To install a furnace filter properly, locate the arrow on the filter's frame, which points to the correct airflow direction—towards the furnace and away from the return duct. Ensure this arrow aligns with the air's path towards the furnace's blower motor and fan for optimal performance.*
- *MAINTENANCE: 1" air filter(s) should be inspected at least monthly and cleaned or replaced as needed.*
- *Recommend replacing filter(s) once you have moved in.*



#### 5. Refrigerant Lines

Observations:

- *Missing/damaged insulation noted on the line set(s) near the A/C compressor. Recommend replacing all missing sections of insulation for energy's sake.*



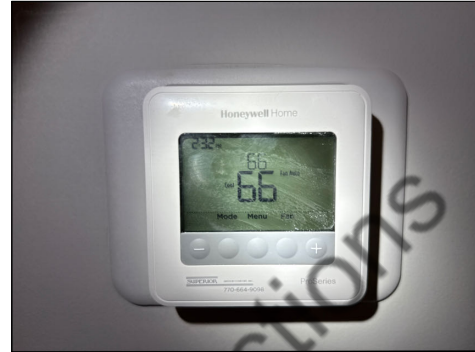
## 6. Thermostats

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *Functional at the time of inspection.*



Master Bedroom



Second floor

## 7. Venting Condition

Materials: Metal double wall chimney vent pipe noted.

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



# Plumbing

## 1. Plumbing

Materials: Pex

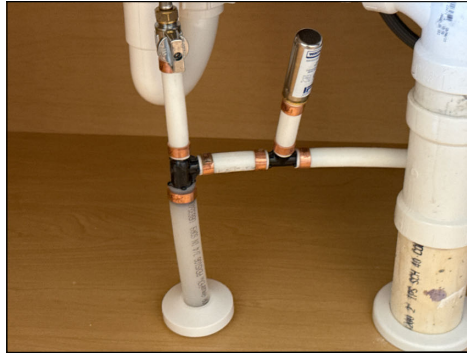
Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*
- *No deficiencies observed at the visible portions of the supply piping.*
- *Clean out noted at the front side of the residence.*
- *Re-circulation pump noted. A home water re-circulating pump is used to circulate domestic hot water so that any faucet or shower will provide hot water instantly upon demand. These systems slowly pump hot water through your hot water pipes and back to the water heater through either a dedicated line or through the cold water line.*





Sewage Clean Out



PEX



Re-circulation pump

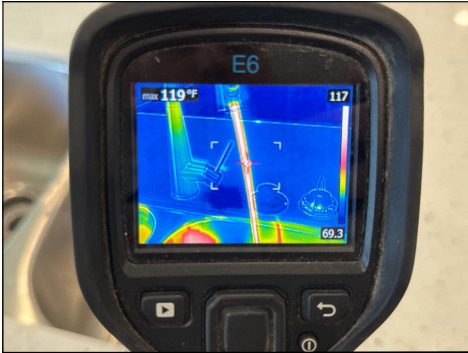
## 2. Water Heater Condition

Heater Type: Electric • 50 Gallons

Location: The water heater is located in the garage.

Observations:

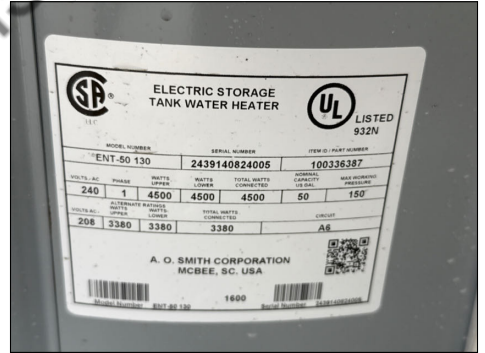
- No major system safety or function concerns noted at the visible areas during the inspection.
- Recommended water temperature should be between 120-130 degrees F. Current water temperature is 119F.



119F



AO Smith



Data Plate - 2024/50Gal

## 3. Exterior Faucet Condition

Location: Hose bib(s) are located at the right, left side(s) of the residence.

Observations:

- No major system safety or function concerns noted at the visible areas during the inspection.
- Functional at the time of the inspection.



Right Side



Left Side

Hose bib shut off valves -  
Garage



#### 4. Overflow Condition

Materials: CPVC

Observations:

- *No major system safety or function concerns noted at the visible areas during the inspection.*



TPR discharge pipe



TPR discharge pipe



Vacuum Relief Valve (VRV)

#### 5. Water Pressure

Observations:

- *Recommended pressure is between 40-80 psi. Current pressure noted at 52PSI.*

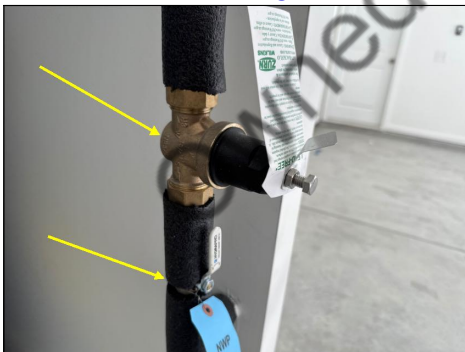


52PSI

#### 6. Pressure Regulator

Observations:

- *Pressure reducing valve and main water shut off is located in front of the water heater.*



Pressure reducing valve (PRV)



Main water shutoff