

Summary Only

Original Modified Town Home

Property Address:
Original Factory Building
Atlanta GA 12345



Front Elevation

Common Cents Inc, Home Inspection Services

Terry Roberts

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Decatur, Georgia 30030

IRC Code Certified # 5188601

Georgia Association of Home Inspectors # 03012

Georgia Association of Home Inspectors requiring Code Certification and continuing education to maintain full membership status.

Safety Concerns

1. Exterior

1.0 Deck, Porches, Patios:

Safety Issue/Concern

The more than 7 feet privacy fence around the perimeter of the deck has substantial lateral movement on all sides. This creates an unsafe condition.

Further evaluation of the Railing post to the deck band indicates the attachment is secure by two nails.

The railing post closest to the wall are not secured.

It could not be determined if this is the responsibility of the Home Owners Association.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

Action Items

3. Appliance Description

3.5 Fire Extinguisher- Kitchen

Action Required

No, recommended for permanent storage under the kitchen sink in a visible secured location.

4. Plumbing System

4.5 Water Heater

Action Required

Water heater has been removed due to a leak. Water damage to the flooring extends from the hall utility closet and hall.

Replacement and repairs are pending.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

7. Heating System

7.0 Heating Equipment

Action Required

(1) FIRST COMPANY M# 36HB0B

(2) Interior coil appears to be failing. Rusting may indicate the condensation discharge line is clogged.

Evaluation by a licensed HVAC technician is recommended.



7.0 Item 1(Picture) Drain Pan



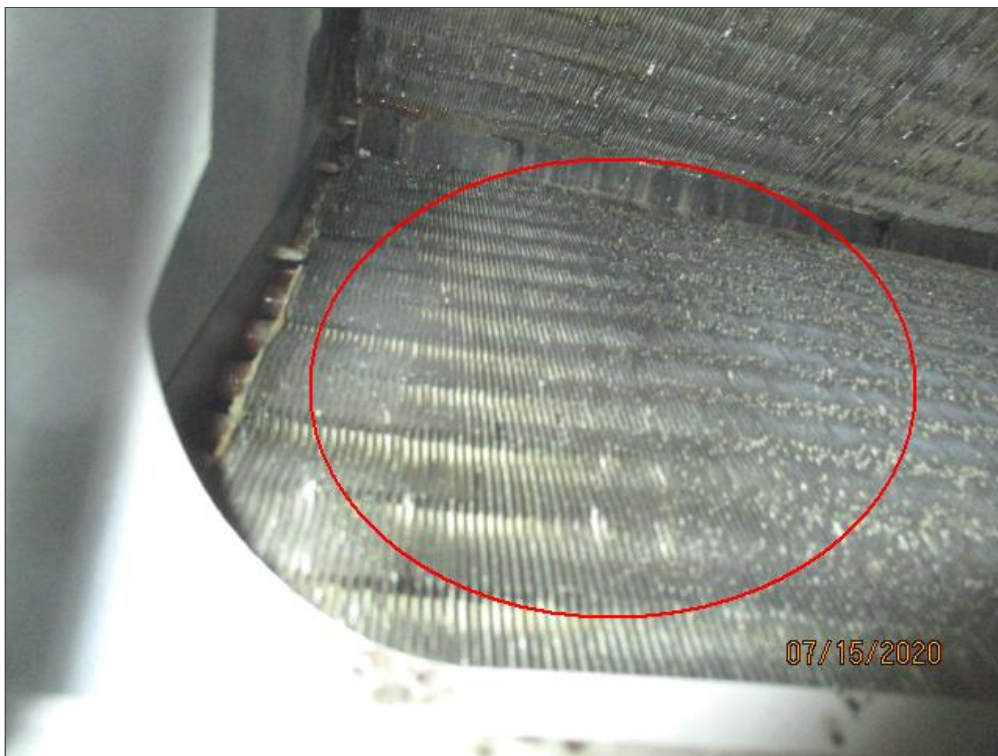
7.0 Item 2(Picture)

(3) Interior side of the coil is clogged more than 65% . This suggest that the unit has been operated at some point in the history without a filter.

Note: Given the location of the filter regular maintenance is difficult.



7.0 Item 3(Picture)



7.0 Item 4(Picture)

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Service Repair

1. Exterior

1.1 Exterior Entry Doors / Steps / Porch

Service-Repair

 Note: For added security it is recommended to have all door locks re keyed prior to occupancy.

1.4 Exterior Weather Sealants

Service-Repair

 Seal all dissimilar material.

The main difference between a caulk and a sealant is elasticity. Caulks are fairly rigid when dry, and are intended for use in areas with minimal expansion and contraction. Sealants are made from flexible material--most commonly silicone--making them ideal for areas prone to expansion and contraction.

Material to consider for sealing. Elastomeric caulk such a silicone, latex and/or acrylic for cracks less than 1/2 in width. Long lasting type is preferred. High temperature caulk around chimney and furnaces flues should be confirmed.

Spray foam for cracks from 1/2" to 3" (urathane or latex) . Verify application. Spray foam is not UV rated and requires additional protection.



1.4 Item 1(Picture) Deck Outler




1.4 Item 2(Picture)

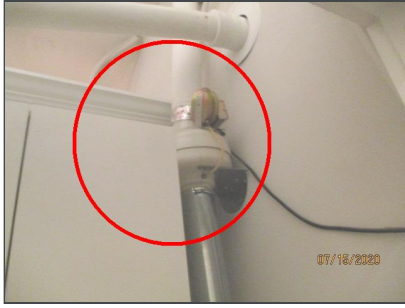
2. Interior System

2.4 Laundry

Service-Repair

 Electric dryer booster fan in place. Function not verified. Dryer booster fans help boost airflow through the dryer duct. ... A pressure switch senses pressure in the dryer duct run and allows power to flow to the fan. A current sensing relay senses electricity flowing to the dryer and as a result - it allows power to flow to the fan.

FUNCTION NOT VERIFIED - Unit is displaced.




2.4 Item 1(Picture)

4. Plumbing System

4.1 Water Pressure

Service-Repair

 unknown

4.2 Water Meter

Service-Repair

 Central to building.

It could be beneficial to establish where the main shut off is located.

4.3 Main Water Shut-off Device (Location)

Service-Repair

 Central to building.

It could be beneficial to establish where the main shut off is located.

4.4 Gas Distribution

Service-Repair


 Gas meters are individual to the each unit. Right end of the building.



4.4 Item 1(Picture)

4.6 Toilet Bowl and tank operation

Service-Repair

 Master Bath,
Half Bath

1.6 gpf (gallons per flush)

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Note: Toilet bowl tank is loose- Half Bath

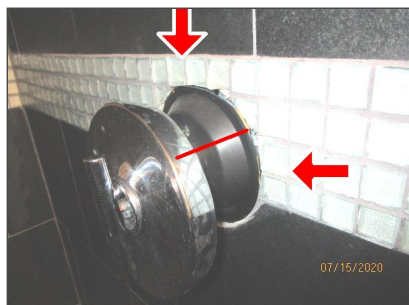
Note: Toilet is loose at the base. Master bath. The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed. Seal toilet at base to prevent water intrusion from entering the floor line in the event of overflow.

4.8 Showers- Stalls

Service-Repair



Seal edges and master bathroom shower diverter. Resecure the covering.



4.8 Item 1(Picture)

4.9 Bathtubs

Service-Repair



Hot water service not available.



4.9 Item 1(Picture)

6. Cooling System

6.1 Compressor Age

Service-Repair



12 to 16 years is average useful life for the compressor. Annual service and check at a minimum can improve the useful life of your equipment. 15 years

6.2 Cooling and Air Handler Equipment

Service-Repair



The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause heat gain and energy loss and condensation. Piping and fittings for refrigerant vapor (suction) lines shall be insulated with insulation having a thermal resistivity of at least R-4. (Armor Flex- trade name)



6.2 Item 1(Picture)

7. Heating System

7.2 Filtration

Service-Repair



Filter is dirty and should be replaced soon. Filter is not sized. The filter wrack cover is in the area.

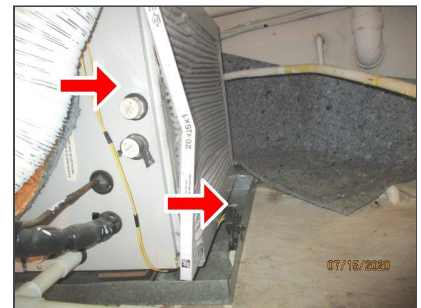
A better quality improves performance and quality of air cleaning. Good choices include a one inch pleated filter or larger media filter that provide more surface area. Look for filters with a higher micro particle performance rating.(800 and up.)



7.2 Item 1(Picture)



7.2 Item 2(Picture) Filter Size



7.2 Item 3(Picture)

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