

Inspection Report

Life Event 55+

Property Address:
Full Brick Drive
Stone Mountain GA 30030



Front Elevation

Common Cents Inc, Home Inspection Services

Terry Roberts
404.378.7789-office
404.213.1382-cell
Decatur, Georgia 30030
IRC Code Certified # 5188601
Georgia Association of Home Inspectors # 03012

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Date: 2/10/2025	Time: 02:00 PM	Report ID: Sample Condominium Inspection Review
Property: Full Brick Drive Stone Mountain GA 30030	Customer: Life Event 55+	Real Estate Professional: Supper Agent

Glossary of Terms

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 should be addressed. 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): Item, component, or unit was observed and if no other comments were made then it appeared to be functioning as intended.

Safety Issues/Concerns (1): A violation of regionally established safety standard and should be corrected prior to occupying the residence.

Action Required (2): Refers to an excessively worn, non-functioning, or missing component of a system. Generally, corrective action is required to assure proper functioning and improve system reliability. This may affect the length of useful life.

Preventative Maintenance - General Comments (3): Suggestions and observations are included. These features are found in many other homes. This includes general comments concerning items or materials that could be beneficial for future home project planning.

*Common Cents Inc, Home Inspection Services Inc, reminds you, every property requires a certain amount of ongoing maintenance, such as , unclogging drains, servicing of furnaces, air conditioners, water heaters gutter maintenance etc. **This property will be no exception.** All systems in your home have a useful life. It is suggested that you budget for regular maintenance and repairs and any system where the aging process will require replacement. This process and budgeting should be established at the time of purchase. All items of concern should be discussed with your home inspector prior to closing.*

In Attendance:
Purchaser and their agent

Type of building:
Condominium, 1 story, attached

Approximate age of building:
6 years

Style of Home:
Ranch

Utility Services::
All utilities were on at the time of the inspection.

Orientation:
All reference to orientation such as left, right, front and rear are given as if a person is facing the house from the street.

Climatic Conditions::
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 72 hours:
Yes

Radon Test:
Radon Test Recommended



1. Exterior

SCOPE OF THE EXTERIOR INSPECTION

- This inspection is visual only. Representative samples of exterior components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections, recommends that licensed exterior contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Siding:

Cement board

Gutters:

Gutter downspout terminates below grade.

Driveway:

Original
Asphalt

Eaves- Overhangs-Fascia:

Aluminum Wrapped or sheets.

Exterior System Conditons::

Post Secure
Address numbers are visible

Foundation:

Concrete Slab

Steps:

Concrete

		IN	1	2	3
1.0	Driveway / Exterior Walk	•			
1.1	Landscape / Lot Drainage				•
1.2	Deck, Porches, Patios:	•			
1.3	Exterior Entry Doors / Steps /Porch		•		
1.4	Paint Coat	•			
1.5	Masonry	•			
1.6	Material other than Masonry	•			
1.7	Exterior Weather Sealants				•
1.8	Exterior General Observation		•		
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Service-Repair

Comments:

1.0 Shared drive. Community owned.



1.0 Item 1(Picture)

1.1 Drains are installed along the front of the lot to control surface water run off . Regular maintenance to keep the surface clear is beneficial.



1.1 Item 1(Picture)

1.2 (1) Front patio appears to be functioning as designed.

Joints in the floor material allow for expansion and contraction as temperatures change.

1.2 (2) Brick patio exterior is settling away from the exterior wall. It could be beneficial to tuck point this area to discourage continuing moisture intrusion.

Forward to HOA for disposition.



1.2 Item 1(Picture)

1.3 For improved safety rekeying all the entry doors and changing any garage door codes should be considered.

1.6 James Hardie pioneered fiber cement technology in the 1980s and is the world leader today. And, is extensively used in Atlanta. Products are engineered to resist the common drivers of damage common here: termites, rot, fade, warping and cracking. (Manufacture Web Site)

1.7 (1) 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.

1.7 (2) Sealing exterior wall penetrations could be beneficial.



1.7 Item 1(Picture)

1.8 (1) Exterior of the unit is the responsibility of the condominium association. It is recommended that the purchaser review all HOA documents as well as any capitol reserve study that may exist. Understanding how the community operates and is defined as [private property](#) verses [common area property](#) can improve the quality of life experience.

1.8 (2) Exterior of the unit is the responsibility of the condominium association. It is recommended that the purchaser review all HOA documents as well as any capitol reserve study that may exist. Understanding how the community operates and is defined as [private property](#) verses [common area property](#) can improve the quality of life experience.

LIMITATIONS ON THE EXTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions.

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Pressure treated lumber is often used in the construction of decks, porches and other outdoor structures; it is also often used for the bottom plates of walls and sill plates of floor systems. The chemicals used to make pressure treated lumber have recently been changed; beginning January 1, 2004 chromated copper arsenate (CCA) went out of use as a lumber preservative treatment due to the suspected cancer risk the chemical poses. A variety of new chemicals have been introduced to replace CCA. Several of the new chemicals used to preserve lumber are highly corrosive and can cause significant damage to nails, other fasteners, and metal connectors commonly used to construct building and outdoor structures. Positive identification of the chemicals used to treat lumber and the corrosion preventative properties of nails, other fasteners and metal connectors used with such treated lumber is beyond the scope this inspection. All areas where preservative treated lumber.

2. Roofing



THE SCOPE OF THE ROOFING INSPECTION

- All roof components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of roof components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections Services, recommends that licensed roofing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Roof Style:

Gable

Viewed roof covering from:

Binoculars

Plumbing Vent Stack:

PVC

		IN	1	2	3
2.0	Estimated Roof Age and Condition		•		
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

2.0 See Home Owners Association for additional information.

Given the age of the dwelling the roof is aging at a normal pace.

THE SCOPE OF THE ROOFING INSPECTION

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- **Common Cents Inc, Home Inspections, recommends** that licensed roofing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

LIMITATIONS OF THE ROOFING INSPECTION

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.

3. Interior System



Styles & Materials

Floor Surface:

Vinyl Plank Flooring
Original

Interior Doors:

Hollow core
Sample number operated

Wall Covering:

Drywall
Painted

Window Types:

Thermal/Insulated
Tilt feature
Double-hung

Countertop:

Granite

Furniture:

Fully Furnished

		IN	1	2	3
3.0	Floors	•			
3.1	Ceiling and Walls	•			
3.2	Laundry				•
3.3	Additional Test or Inspections		•		
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

3.0 Reference: While costs are similar, the value of premium vinyl far exceeds that of laminate based on quality and value. Unlike laminate, premium vinyl is durable and stable, resistant to moisture and climate, and is easy to install and maintain. Laminate is restricted to light traffic and low moisture applications.

3.2 Laundry units do not remain with this transaction.

Noted are the conditions of the walls surrounding the units at the time of the inspection.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

3.3 Radon is a naturally occurring radioactive gas produced by the radioactive decay of the element Radium. Colorless and odorless. Elevated levels of Radon are found in one of 15 homes across the U.S. The U.S. Environmental protection Agency (EPA) recommends and is supporting efforts to encourage all Americans to test their homes for radon.

This test is conducted in compliance with NEHA/NRPP and AARST guidelines. (National Radon Proficiency Program) Sun nuclear EPA-approved continuous Radon Monitoring equipment is used. This is a 48 hour test and requires the clients home to be in closed house conditions during the 48 hour of the test and for 24 hours prior to the testing. **The results give you and hourly reading of radon concentrations as well as a high,low and an average.** Result will be sent to your email within 24 hours at the end of the testing cycle.

4. Fireplace System

THE SCOPE OF THE FIREPLACE INSPECTION

- All fireplace components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of fireplace components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- It is highly recommended that all fireplaces flues be subjected to a Level II by a CSIA-certified sweep, based on NFPA standards.
- Common Cents Inc, Home Inspections, recommends that licensed fireplace contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely

Styles & Materials

Flue Vent Type::

Ventless

Fireplace Appliances::

Gas Logs
Closed combustion firebox

Combustion Air::

Air Inlet Function not visible

		IN	1	2	3
4.0	Gas Appliance	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

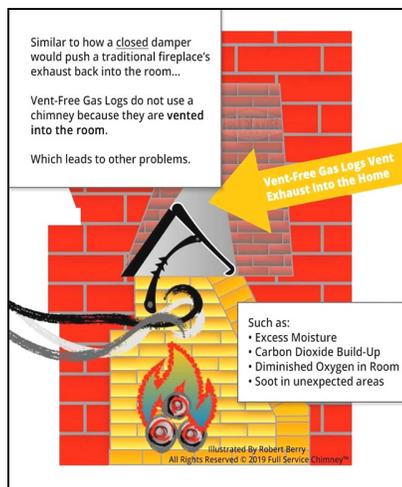
Comments:

4.0 (1) Controls are located below the firebox.



4.0 Item 1(Picture)

4.0 (2) Ventless Gas Logs release heat (and moisture) into the same room where the vent-free fireplace is installed and recirculate the same air back into the room.



4.0 Item 2(Picture)

LIMITATIONS ON THE FIREPLACE INSPECTION

Comments: As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The interiors of flues or chimneys are not inspected.
- Gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires or the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- There are many concealed areas inside fireplaces and their chimneys. Because of this, The National Fire Protection Association recommends an NFPA 211, Level II inspection of any fireplace when a building is sold. Such an inspection, performed by a qualified fireplace specialist, might uncover additional problems not apparent to me and is strongly recommended. For safety reasons, all fireplace problems should be corrected before use. A list of Chimney Safety Institute of America 'Certified Chimney Sweeps' is available online at <http://www.csia.org/>

5. Appliance Description



Styles & Materials

Appliance Disposal:

Disposal Functioning

Kitchen Exhaust:

RE-CIRCULATE

Range/Oven:

Gas
Double Stacked Units

Dishwasher:

Operated Full Cycle- Normal Function

Microwave:

Built In

Door Bell:

Yes

		IN	1	2	3
5.0	Food Waste Disposal				•
5.1	Microwave	•			
5.2	Fire Extinguisher- Kitchen		•		
5.3	Refrigerator		•		
5.4	Smoke Detectors	•			
5.5	Cabinets/Cabinet Base	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Service-Repair

Comments:

5.0 Garbage disposal life expectancy is 7-12 years .

Note: To get the most out of a garbage disposal, regular preventive maintenance is a must. Homeowners can purchase degreasers and cleaners at hardware stores. Following the user's manual for proper maintenance and cleaning procedures can also help achieve or exceed the unit's expected life span.

5.1 Estimated useful life of a microwave is 9-11 years

6 years

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

5.3 Unit does not remain with this transaction.

Note: Discussion about counter depth pros and cons.

Note: Discussion with recommendations. 1. Braided Stainless Steel: Reliable and Durable Braided stainless steel stands out for its reliability and sturdiness. Not prone to cuts or kinks, this material ensures a hassle-free water supply to your Homes refrigerator

5.4 Although not required at the time of construction it is recommended for and could be a safety benefit that smoke detectors shall be installed in each sleeping room, outside of each separated sleeping area, in the immediate vicinity of the bedrooms and on each level of the dwelling including basements, uninhabitable attics.

- The smoke alarms must be interconnected so that if one alarm sounds, the rest of the alarms in the home are activated as well.

Units tested and performed as designed. Replacing back up batteries prior to occupancy is recommended.

LIMITATIONS ON THE APPLIANCE INSPECTION As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- Only accessible smoke detectors will be tested. It should be understood that testing smoke detectors by pressing the test button only proves the alarm will work, it does not prove the detector will actually detect smoke as intended. It is recommended that all smoke detectors be replaced every ten years or as the manufacture suggest.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

6. Insulation/ Ventilation



THE SCOPE OF THE INSULATION & VENTILATION INSPECTION

- All insulation and ventilation components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of insulation and ventilation components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections, recommends that licensed insulation and ventilation contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Soffit Vents

Bathroom Exhaust:

Terminate outside the unit.

Dryer Vent:

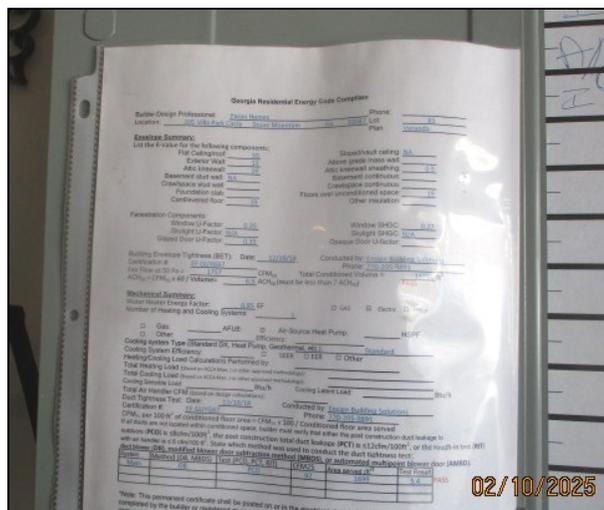
Metal

		IN	1	2	3
6.0	Insulation	•			
6.1	Water Heater / Furnace Venting	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

6.0 (1) Reference: N1101.8 Certificate. A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall and/or floor) and ducts outside conditioned spaces (Effective January 1,2008 Ga. Amendments.) (401.3 Energy Code)



6.0 Item 1(Picture)

6.0 (2) Insulation efficiency is only as strong as its weakest point. Heat loss or gain is rated as R-Value indicates insulating power or thermal resistance. The higher the R-value, the greater the insulating power. Higher R-values are more effective at maximizing your energy savings and comfort. Disturbed or missing insulation should be replaced.

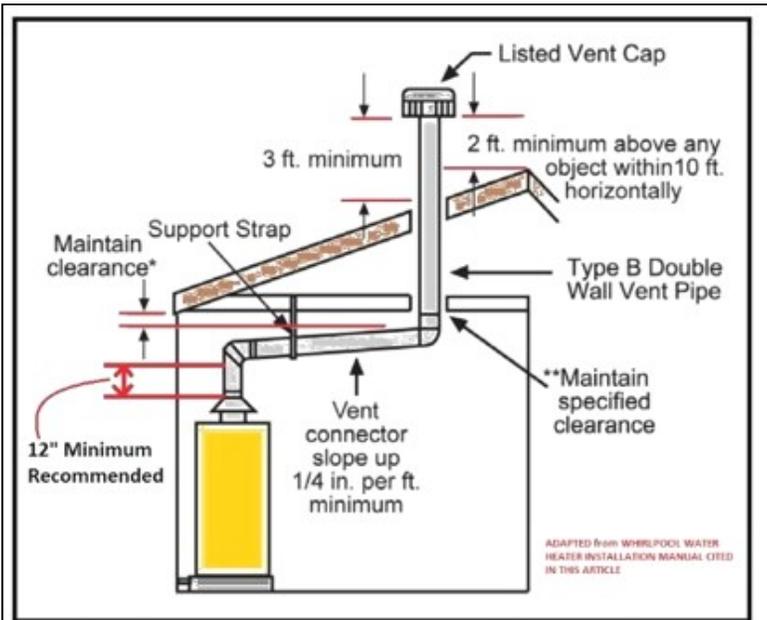


6.0 Item 2(Picture) Attic View



6.0 Item 3(Picture)

6.1 Utilizing the natural principle of hot air rising, where the hot exhaust gases from the water heater combustion chamber are expelled upwards through a vertical or slightly upward-sloping pipe, typically made of metal, to the outside of the home, essentially creating a "draft" that pulls the fumes out; this is called atmospheric venting and is the most common type for standard water heaters.



Vertical gas vent system with type B double wall vent pipe

6.1 Item 1(Picture) Example

LIMITATIONS ON THE INSULATION & VENTILATION INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. No destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Flormaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of normal home inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values. Power ventilators cannot be reached inside tall attics so operating them is beyond the scope of this building inspection.

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.

7. Structural /Items



SCOPE OF THE STRUCTURAL INSPECTION

- All structural components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of structural components are viewed in areas that are **accessible** at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections recommends that **licensed structural contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Foundation:

Slab Foundation

Wall Structure:

Wood Studs
2 X 4 Wood

Method used to observe attic:

Entered
Walked

		IN	1	2	3
7.0	Exposed Foundation	•			
7.1	Attic General \Attic Structural	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

7.0 This home is built on a concrete slab. Any areas of deficiency may exist within the concrete or under the slab.(soil compaction). These areas are not accessible by a visual home inspection.

7.1 Full attic over main area of the dwelling.

Limitations:

Comments: As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Structural floor components between the first and second floor are concealed between levels and cannot be identified.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a building inspection.
- For the safety of the inspector and the property, attics are entered only if accessible, and viewed only where walk boards are present.
- Due to framing, insulation, and lack of walkways, many areas of the attic area were not available for inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

8. Plumbing System



SCOPE OF THE PLUMBING INSPECTION

- All plumbing components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of plumbing components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of plumbing components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a plumbing code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common CENTS Inc Home Inspection Services recommends that licensed plumbing contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Water Heater Location:

Garage

Plumbing Water Distribution (inside home):

PEX-Cross linked Polyethylene, Blue & Red

Water Source:

Municipal Service

Plumbing Waste Material:

PVC

Water Heating Source:

Gas

Water Heater Capacity:

50 Gallon (2-3 people)

Kitchen Sink:

Stainless
Double Bowl

		IN	1	2	3
8.0	Main Water Shut-off Device (Location)	•			
8.1	Exterior Faucet	•			
8.2	Water Pressure	•			
8.3	Gas Distribution		•		
8.4	Water Heater	•			
		IN	1	2	3

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Comments:

8.0 Interior corner of the garage over the water heater.



8.0 Item 1(Picture)

8.2 Water pressure per square inch (psi) 42

Tolerance for pressure is recommended at 40 pounds minimum and 80 pounds maximum.

Note:60 psi is recommended to have adequate pressure where more than one appliance is in use at the same time.

8.3 Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the right end wall. The location for this valve must be known so it can be closed in the event of a damaged pipe or small leak. **Additional tool is required to perform this function.**



8.3 Item 1(Picture)

8.4 Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

7 years

The minimum water temperature to sanitize dishes is 120 degrees. Inspection Temperature:130

LIMITATIONS ON THE PLUMBING INSPECTION

Comments: **It is possible that latent plumbing defects could exist that may not be readily apparent during this inspection. Some defects could only become apparent during normal (daily) use where some/all of the plumbing system is used in its designed capacity. This normally occurs during consistent maximum occupancy.**

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Shutoff Valves: Valves that are not used on a regular basis by the building owner are not operated during the inspection because they can break, leak or fail to reopen after being operated. If you want to verify their proper operation prior to closing, you should have the building owner, or a licensed plumber operate the valves to insure they are leak free, and they fully cycle to both the open and close positions.
- Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection.

9(A) . Master Bath

Styles & Materials

Countertop:

Granite

Exhaust Ventilation:

Fan only

Lavatory Water Shut offs:

yes
readily accessible

		IN	1	2	3
9.0.A	Toilet Bowl and Tank / Operation	•			
9.1.A	Lavatory	•			
9.2.A	Tub / Shower	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

9.0.A Appears secure, Flush, Drain, Refills

1.28 GPF - Low Flow Rated

9.1.A Push Pull drain mechanism function as designed.

Double Vanity or dressing area.

9(B) . Full Bath Enters from Hall

Styles & Materials

Countertop:

Granite

Exhaust Ventilation:

Fan only

Lavatory Water Shut offs:

yes

		IN	1	2	3
9.0.B	Toilet Bowl and Tank / Operation	•			
9.1.B	Lavatory	•			
9.2.B	Tub / Shower	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

9.0.B Appears secure, Flush, Drain, Refills

1.6 gpf (gallons per flush) Low Flow Rated

9.1.B Vanity

Push Pull drain mechanism function as designed.

9.2.B Fiberglass

Shower diverter function as designed..

10. Garage



Styles & Materials

Garage Door Material:

Metal

Garage Door Type:

One automatic
Two bay

Garage Door Operation:

The sensors are in place for garage door(s) and reversed the door twice at the time of inspection.

		IN	1	2	3
10.0	Garage /Carport Floor				•
10.1	Occupant Door (from garage to inside of home)	•			
10.2	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

10.0 Garage has shelving installed along the back wall. Floor and wall area was not accessible for review.



11. Electrical System

THE SCOPE OF THE ELECTRICAL INSPECTION

All electrical components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

• This inspection is visual only. Representative samples of electrical components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of electrical components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

• Common Cents Inc, Home Inspections, LLC recommends that licensed electrical contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Type:

Circuit breakers

GFCI Breakers

AFCI Breakers

Panel Capacity:

200 AMP

Location of Main Disconnect:

Right side exterior wall

Extra Info : Right side wall in front of the garage doors.

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Receptacles:

3- prong grounded. (sample number checked)

Dryer Connection:

Not accessible for review

		IN	1	2	3
11.0	Distribution Panel Condition	•			
11.1	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
11.2	Main electrical disconnect:	•			
11.3	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
11.4	Grounding and Bonding System				•
11.5	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
		IN	1	2	3

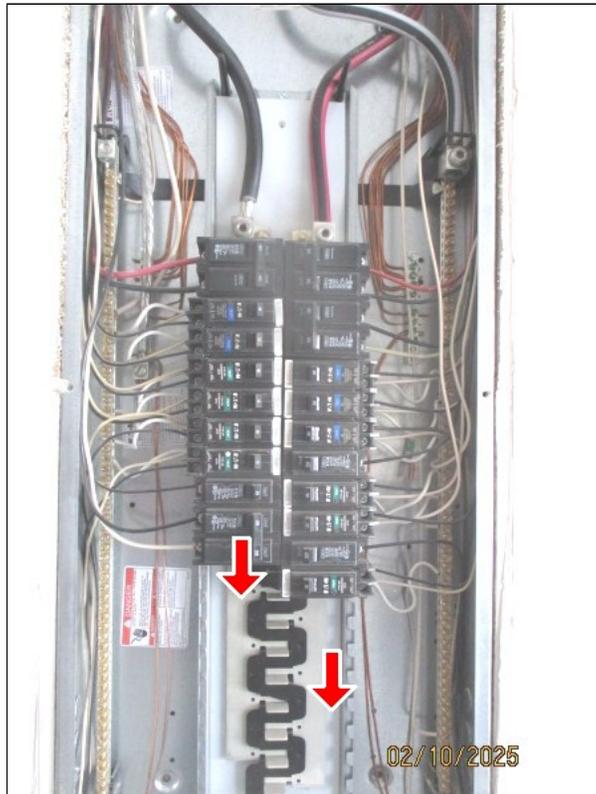
IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

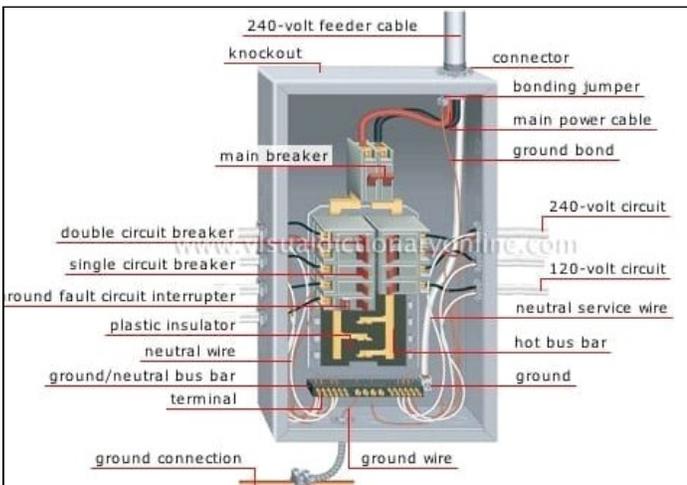
11.0 View exterior and interior.



11.0 Item 1(Picture) Exterior

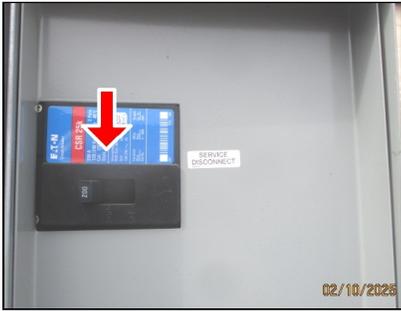


11.0 Item 2(Picture) Interior View/ Expansion Breaker Slots



11.0 Item 3(Picture) Example:

11.2 Exterior service disconnect.



11.2 Item 1(Picture)

11.3 The GFCI will sense the difference in the amount of electricity flowing into the circuit to that flowing out, even in amounts of current as small as 4 or 5 milliampere. The GFCI reacts quickly (less than one-tenth of a second) to trip or shut off the circuit. Monthly testing is recommended by the National Electrical Code.

11.4 (1) There is not one standard ground resistance threshold that is recognized by all agencies. However, **the NFPA and IEEE have recommended** a ground resistance value of 5.0 ohms or less. The NEC has stated to **“Make sure that system impedance to ground is less than 25 ohms specified in NEC 250.56.**

11.4 (2) A grounding rod functions in an electrical system by providing a safe path for excess electrical current to dissipate into the ground, protecting against dangerous surges from events like lightning strikes or electrical faults by diverting the electricity away from appliances and people and into the earth, essentially acting as a safety mechanism to prevent electrical shock and damage to equipment.

11.4 (3) Damage to this grounding connection creates possible damage to the electrical components of the dwelling as well as any equipment connected.

Electrode is improperly installed and the connector is subject to physical damage.

Note: E3508.1.4.1 Installation. The rod and pipe electrodes shall be installed such that at least 8 feet (2438 mm) of length is in contact with the soil. They shall be driven to a depth of not less than 8 feet (2438 mm) except that, where rock bottom is encountered, electrodes shall be driven at an oblique angle not to exceed 45 degrees from the vertical or shall be buried in a trench that is at least 30 inches (762 mm) deep. The upper end of the electrodes shall be flush with or below ground level except where the aboveground end and the grounding electrode conductor attachment are protected against physical damage

It is not clear if this code was in play at the time of construction.



11.4 Item 1(Picture)

11.5 (1) Arc-Fault Circuit Interrupter is designed to prevent fires. Ascis are required in all sleeping areas and expand further depending on the last time electrical changes occur that would require the entire system be updated.

11.5 (2) Arc-fault circuit-interrupter protection. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, dens, bedrooms, sunroom, recreations rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault

circuit interrupter installed to provide protection of the branch circuit.

Note: Circuits can be reset in the service panel.

THE SCOPE OF THE ELECTRICAL INSPECTION

All electrical components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

- This inspection is visual only. Representative samples of electrical components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of electrical components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Common Cents Inc, Home Inspections, LLC recommends that licensed electrical contractors complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

LIMITATIONS ON THE ELECTRICAL INSPECTION As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.
- Due to access limitations, smoke detectors may be not tested.
- Testing smoke detectors can be misleading. The provided test button only verifies the presence of an active power source. It does not mean if will detect particles of smoke in the air.



12. Cooling System

THE SCOPE OF THE COOLING INSPECTION

- All cooling components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of cooling components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

Special Note: The cooling supply adequacy or distribution and balance are not inspected. The inspection should not be considered a guarantee or warranty of any kind.

• Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.

• Common Cents Home Inspections, Inc recommends that **licensed cooling contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

System: Electric - 240 Volt Power Supply	Cooling System Tonnage Capacity: 3.0 ton	Cooling Equipment Type: Compressor Cycle
Electrical Connection: Pull disconnect functioning	Number of AC Only Units: One	Ductwork: Insulated

		IN	1	2	3
12.0	Cooling Equipment	•			
12.1	Compressor Age	•			
12.2	Cooling and Air Handler Equipment				•
12.3	Distribution Duct Work				•
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

12.0 Lennox

Chlorine-free R-410A refrigerant—provides exceptional comfort without exacting a costly environmental toll



12.0 Item 1(Picture)

12.1 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. 7 years

12.2 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)



12.2 Item 1(Picture)



12.2 Item 2(Picture)

12.3 Supply vent cover appears to be loose. Secure



12.3 Item 1(Picture) Front Sunroom



13. Heating System

SCOPE OF THE STRUCTURAL INSPECTION

- All structural components designated for inspection in the American Society of Home Inspectors (ASHI) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.
- This inspection is visual only. Representative samples of structural components are viewed in areas that are **accessible** at the time of the inspection. No destructive testing or dismantling of building components is performed. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
- Not all code related issues can or will be disclosed in this report. If a building code is referenced, it is used only to describe current construction standards, and is not intended to imply that the code was in place at the time of construction, nor that this is a code compliance inspection.
- Common Cents Inc, Home Inspections recommends that **licensed structural contractors** complete all the repairs listed in this section of the report. If necessary, permits should be obtained from the appropriate authorities. Keep in mind; quotes from different contractors may vary widely.

Styles & Materials

Equipment Location(s):

Attic

Heating Type:

Forced Air

Number of Heat Systems (excluding wood):

One

Filter Size:

16x20
16x25

Thermostat-Controllers:

Functioned as Designed

Wall Thermostat:

Digital Thermostat, battery back up

		IN	1	2	3
13.0	Heating Equipment	•			
13.1	Equipment Age	•			
13.2	Heat Exchanger / Gas Ports	•			
13.3	Filtration			•	
		IN	1	2	3

IN= Inspected, 1= Safety Issue/Comment, 2= Action Required, 3= Maintenance / Comment /Repair

Comments:

13.0 Lennox

80,000 btu

BTU. Abbreviation for British thermal unit, which is the quantity of heat required to raise the temperature of 1 pound (454 g) of water 1 degree F (1 Btu = 1055 J).



13.0 Item 1(Picture)

13.1 Average useful life is 15 - 20 years. Regular service and evaluation by a licensed HVAC technician is recommended.

7 years

13.3 (1) 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.)

13.3 (2) Evaluation, clean, service and repair by a licensed HVAC technician is warranted.

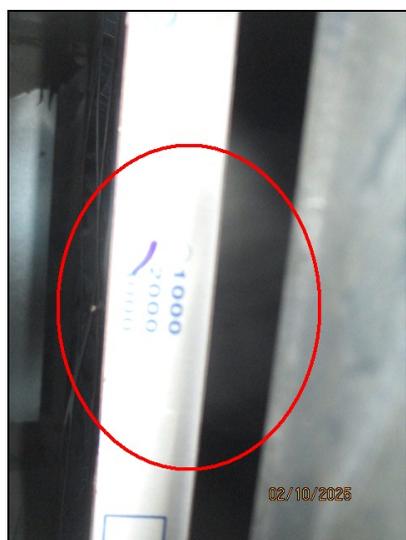
A furnace filter traps airborne contaminants like dust, pollen, and pet dander from the air. It does this by forcing air through a filter medium like pleated paper or fibrous mesh. The filter is located between the return air duct and the furnace.

Unfiltered air on internal components: Unfiltered air can collect on internal components like the coil and fan, which can lead to the system working harder than needed and the reduced useful life on components.

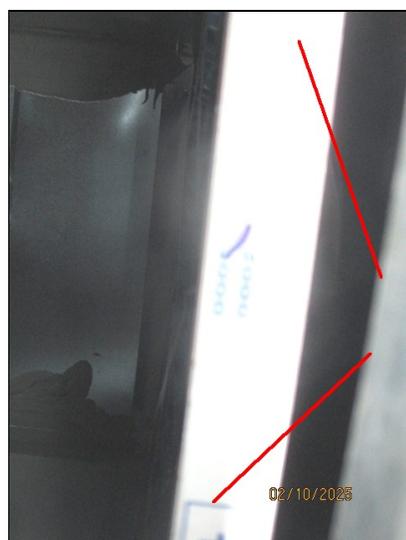
How to find the right filter size :

Filter is undersized for the opening in the plenum. 16X20 is undersized for filtration

Filter is not secured in a track or head in place by other approved means.



13.3 Item 1(Picture) Gap by 3 inches



13.3 Item 2(Picture)

LIMITATIONS ON THE HEATING INSPECTION

Comments: As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Summary

Common Cents Inc, Home Inspection Services

404.378.7789-office
404.213.1382-cell
Decatur, Georgia 30030
IRC Code Certified # 5188601
Georgia Association of Home Inspectors # 03012

Customer
Life Event 55+

Address
Full Brick Drive
Stone Mountain GA 30030

1. Exterior



1.3 Exterior Entry Doors / Steps /Porch

Safety Issue/Comment

For improved safety rekeying all the entry doors and changing any garage door codes should be considered.

1.8 Exterior General Observation

Safety Issue/Comment

(1) Exterior of the unit is the responsibility of the condominium association. It is recommended that the purchaser review all HOA documents as well as any capitol reserve study that may exist. Understanding how the community operates and is defined as [private property](#) versus [common area property](#) can improve the quality of life experience.

(2) Exterior of the unit is the responsibility of the condominium association. It is recommended that the purchaser review all HOA documents as well as any capitol reserve study that may exist. Understanding how the community operates and is defined as [private property](#) versus [common area property](#) can improve the quality of life experience.

2. Roofing



2.0 Estimated Roof Age and Condition

Safety Issue/Comment

See Home Owners Association for additional information.

Given the age of the dwelling the roof is aging at a normal pace.

3. Interior System



3.2 Laundry

Maintenance / Comment /Repair

Laundry units do not remain with this transaction.

Noted are the conditions of the walls surrounding the units at the time of the inspection.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

3.3 Additional Test or Inspections

Safety Issue/Comment

Radon is a naturally occurring radioactive gas produced by the radioactive decay of the element Radium. Colorless and odorless. Elevated levels of Radon are found in one of 15 homes across the U.S. The U.S. Environmental protection Agency (EPA) recommends and is supporting efforts to encourage all Americans to test their homes for radon.

This test is conducted in compliance with NEHA/NRPP and AARST guidelines. (National Radon Proficiency Program) Sun nuclear EPA-approved continuous Radon Monitoring equipment is used. This is a 48 hour test and requires the clients home to be in closed house conditions during the 48 hour of the test and for 24 hours prior to the testing. **The results give you and hourly reading of radon concentrations as well as a high, low and an average.** Result will be sent to your email within 24 hours at the end of the testing cycle.

5. Appliance Description



5.2 Fire Extinguisher- Kitchen

Safety Issue/Comment

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

5.3 Refrigerator

Safety Issue/Comment

Unit does not remain with this transaction.

Note: Discussion about counter depth pros and cons.

Note: Discussion with recommendations. 1. Braided Stainless Steel: Reliable and Durable Braided stainless steel stands out for its reliability and sturdiness. Not prone to cuts or kinks, this material ensures a hassle-free water supply to your Homes refrigerator

8. Plumbing System



8.3 Gas Distribution

Safety Issue/Comment

Gas Cutoff: The outdoor emergency cut-off valve for the main gas supply was found along the right end wall. The location for this valve must be known so it can be closed in the event of a damaged pipe or small leak. **Additional tool is required to perform this function.**



8.3 Item 1(Picture)

10. Garage



10.0 Garage /Carport Floor

Maintenance / Comment /Repair

Garage has shelving installed along the back wall. Floor and wall area was not accessible for review.

11. Electrical System



11.4 Grounding and Bonding System

Maintenance / Comment /Repair

(1) There is not one standard ground resistance threshold that is recognized by all agencies. However, **the NFPA and IEEE have recommended a ground resistance value of 5.0 ohms or less. The NEC has stated to "Make sure that system impedance to ground is less than 25 ohms specified in NEC 250.56.**

(2) A grounding rod functions in an electrical system by providing a safe path for excess electrical current to dissipate into the ground, protecting against dangerous surges from events like lightning strikes or electrical faults by diverting the electricity away from appliances and people and into the earth, essentially acting as a safety mechanism to prevent electrical shock and damage to equipment.

(3) Damage to this grounding connection creates possible damage to the electrical components of the dwelling as well as any equipment connected.

Electrode is improperly installed and the connector is subject to physical damage.

Note: E3508.1.4.1 Installation. The rod and pipe electrodes shall be installed such that at least 8 feet (2438 mm) of length is in contact with the soil. They shall be driven to a depth of not less than 8 feet (2438 mm) except that, where rock bottom is encountered, electrodes shall be driven at an oblique angle not to exceed 45 degrees from the vertical or shall be buried in a trench that is at least 30 inches (762 mm) deep. The upper end of the electrodes shall be flush with or below ground level except where the aboveground end and the grounding electrode conductor attachment are protected against physical damage

It is not clear if this code was in play at the time of construction.



11.4 Item 1(Picture)

12. Cooling System



12.2 Cooling and Air Handler Equipment

Maintenance / Comment /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)



12.2 Item 1(Picture)



12.2 Item 2(Picture)

12.3 Distribution Duct Work

Maintenance / Comment /Repair

Supply vent cover appears to be loose. Secure



12.3 Item 1(Picture) Front Sunroom

13. Heating System



13.3 Filtration

Action Required

(1) 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.)

(2) Evaluation, clean, service and repair by a licensed HVAC technician is warranted.

A furnace filter traps airborne contaminants like dust, pollen, and pet dander from the air. It does this by forcing air through a filter medium like pleated paper or fibrous mesh. The filter is located between the return air duct and the furnace.

Unfiltered air on internal components: Unfiltered air can collect on internal components like the coil and fan, which can lead to the system working harder than needed and the reduced useful life on components.

How to find the right filter size :

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Filter is not secured in a track or head in place by other approved means.



13.3 Item 1(Picture) Gap by 3 inches



13.3 Item 2(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Terry Roberts

Common Cents Inc, Home Inspection Services

Terry Roberts

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