



DS Murphy Inspections  
Suwannee, GA 30024  
678 573 6005

# Inspection Report

Prepared for~



**5577 Skyland Dr  
Forrest Park , Ga 30297**

## Major Defect Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Interior

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1. Ceilings: Texture paint~ Unknown as to the actual defect but there may have been possible mold growth at the ceiling next to attic entrance. I did not see any signs of water intrusion from the attic. Recommend further evaluation and remediation if necessary.

### HVAC

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2. Left side (facing front) Air Conditioning System A/C System Operation: Functional~ AC units typically last about fifteen (15) years. Depending on how well they are maintained, they can last longer, or not as long. This unit is nearing the end of it's stated life span, though it remains functional. Recommend budgeting for a replacement should one be needed in the future.

### Electrical

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3. 120 Vac Outlets: 110 VAC GFCI~ Open ground outlet noted in the front room and in the kitchen by the stove.

There was also a missing outlet cover in the bedroom off of the laundry area. ~ minor defect

## Minor Defect Summary

This summary is not the entire report it is a condensed narrative. The complete report includes additional pictures and information of concern to the client. It is recommended that the client read the complete report.

### Exterior

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1. All Exterior Surface Type: Brick veneer, Vinyl siding~ [Recommend filling all holes/gaps in the vinyl siding.](#)

### Interior

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2. Floors: Carpet, Tile~ [Tile floor has come loose at the toilet and at another area in the Kitchen. Recommend repair or replace as necessary.](#)
3. Doors: Hollow wood~ [One of the hallway doors was out of square and would not fully shut. Adjustments are needed.](#)

### Appliances

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4. Dryer Vent: Plastic flex~ [The dryer vent cover was chipped at the time of the inspection. Recommend repair or replace as necessaryZ](#)

### HVAC

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5. Left side (facing front) Air Conditioning System Refrigerant Lines: High pressure~ [Torn/deteriorated insulation. Repair or replace as necessary](#)

### Electrical

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6. Door Bell: Inoperative ~ [The doorbell was inoperative at the time of inspection.](#)

## Safety Hazard Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Electrical

1. Hallway Electric Panel Manufacturer: Square D~ Legend for breakers is not labeled completely. Recommend electrician trace circuits and label panel correctly.
2. Smoke Detectors: Battery operated with light~ Current standards recommend smoke detectors be installed any room with a fireplace on all floors, and outside sleeping areas.
3. Carbon Monoxide Detectors: Not Present~ Current standards recommend carbon monoxide detectors be installed on every level of the home, in a central location outside sleeping areas, in any room with a gas fired appliance and in every room with a fireplace.



## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Functional with no obvious signs of defect.
Material Defect	A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.
Major Defect	A major defect is a condition of a system or component that renders it non-working, non-performing, non-functioning or unsafe, and requires a professional contractor to further evaluate and repair, correct or replace. This condition may also prevent insurance being issued for the property.
Minor Defect	A minor defect is a condition of a system or component that renders it non-working, non-performing, or non-functioning, and may be repaired, corrected or replaced by a professional contractor or the homeowner.
Safety Hazard	Safety Hazards are unsafe conditions that that can cause injury, illness and death.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Cosmetic Imperfection	A cosmetic imperfection is a deferred maintenance item which has a superficial flaw or blemish in the appearance of a system or component that does not interfere with its safety or functionality.
Not Present	Item not present or not found.

## General Information

### Property Information

Property Address 5577 Skyland Dr  
City Forrest Park State Ga Zip 30297

### Client Information

### Inspection Company

Inspector Name Hunter Griffin  
Company Name DS Murphy Inspections  
Address 5400 Laurel Springs Pkwy Ste 108  
City Suwanee State GA Zip 30024  
Phone 678 573 6005  
Email info@dsmurphy inspections.com

### Conditions

Others Present Seller's Agent Property Occupied Vacant  
Estimated Age 1957 Entrance Faces South  
Inspection Date 09/06/2022  
Start Time 1p End Time 3p  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature Low 80s  
Weather Partly cloudy Soil Conditions Wet  
Space Below Grade None  
Building Type Single family Garage Attached  
Water Source Public How Verified Multiple Listing Service

## General Information (Continued)

Sewage Disposal Public How Verified Multiple Listing Service

## Grounds

Acceptable

Driveway: Concrete~ Cracks in concrete typical for the age of property. Recommend sealing.



Acceptable

Walks: Concrete



Acceptable

Steps: Concrete



Acceptable

Steps: Wood



Acceptable

Deck: Treated wood

## Grounds (Continued)

Deck: (continued)



Acceptable



Porch: Concrete

Acceptable



Vegetation: Trees, Decorative

Acceptable



Grading: Moderate slope





## Grounds (Continued)

Acceptable

Fences: Chain link~ The fence and both gates appear to be in good condition.



## Exterior

There is a possibility other damage or conditions conducive to may be present that are not readily identifiable by a visual means at the time of inspection. This home inspection report is not a warranty or guarantee that all damage or conducive conditions have been identified. The limits of a physical/visual home inspection may necessitate further invasive investigation with the removal of a localized damaged exterior sections in order to determine if / or the extent of any moisture intrusion that may have occurred. The conditions reported are the result of a careful visual inspection.

All Exterior Surface

Minor Defect

Type: Brick veneer, Vinyl siding~ Recommend filling all holes/gaps in the vinyl siding.



Acceptable

Trim: Vinyl



Acceptable  
Acceptable  
Acceptable

Fascia: Vinyl  
Soffits: Vinyl  
Flashing: Visual inspection by Drone only.

## Exterior (Continued)

Acceptable

Caulking and Sealant Visual inspection by Drone only.

Acceptable

Entry Doors: Wood, Full Glass



Acceptable

Entry Doors: Wood, Full Glass



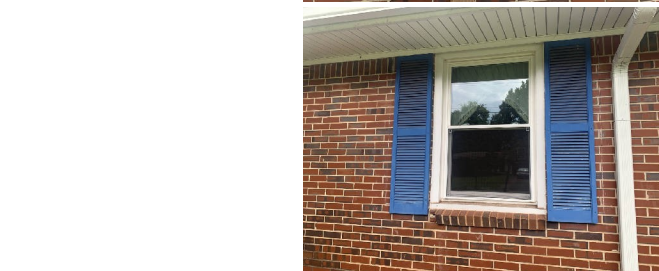
Acceptable

Deck Door: Wood



Acceptable

Windows: Vinyl single hung~ All windows that were tested functioned appropriately.



Acceptable

Window Screens: Vinyl mesh



## Roof

All Roof Surface

Method of Inspection: Drone

Acceptable

Unable to Inspect: 20%

Acceptable

Material: Asphalt shingle



Type: Gable

Approximate Age: Appears to be mid- to end-of-life condition

Acceptable

Flashing: Aluminum

Acceptable

Valleys: Asphalt shingle

Acceptable

Plumbing Vents: PVC



## Roof Water Control

Acceptable

Gutters: Aluminum



## Roof (Continued)

Acceptable

Downspouts: Aluminum



## Attic

Main Attic

Acceptable

Attic Access: Drop Down Stairs



Method of Inspection: In the attic

Acceptable

Unable to Inspect: 60%

Acceptable

Roof Framing: 2x6 Rafter



Acceptable

Sheathing: Plywood

Acceptable

Ventilation: Ridge and soffit vents

Acceptable

Insulation: Batts

Acceptable

Wiring/Lighting: None present

Acceptable

Moisture Penetration: None noted at the time of inspection

Acceptable

Pest Activity: None noted at the time of inspection.

Acceptable

Bathroom Fan Venting: None

## Garage

Carport Detached Garage

Type of Structure: Carport Car Spaces: 1

Acceptable

Exterior Surface: Open



Acceptable

Roof: Asphalt shingle

Acceptable

Ceiling: Vinyl



Acceptable

Floor/Foundation: Poured concrete



## Interior

General Interior

Acceptable

Closets: Bedroom hall and linen closets



## Interior (Continued)

### Major Defect

Ceilings: Texture paint~ **Unknown** as to the actual defect but there may have been possible mold growth at the ceiling next to attic entrance. I did not see any signs of water intrusion from the attic. Recommend further evaluation and remediation if necessary.



### Acceptable

Walls: Paint



### Minor Defect

Floors: Carpet, Tile~ **Tile floor has come loose at the toilet and at another area in the Kitchen. Recommend repair or replace as necessary.**



### Minor Defect

Doors: Hollow wood~ **One of the hallway doors was out of square and would not fully shut. Adjustments are needed.**



## Interior (Continued)

Doors: (continued)



Kitchen

Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Wood



Bathroom

Acceptable

Bathroom Cabinets: Wood



Acceptable

Bathroom Counter Tops: Composite

## Interior (Continued)

### Bathroom Counter Tops: (continued)



Acceptable

### Ventilation: Window



## Appliances

### Kitchen

Acceptable

### Cooking Appliances: Whirlpool



Acceptable

### Cooking Appliances: Whirlpool



## Appliances (Continued)

Acceptable

Ventilator: NuTone



Acceptable

Disposal: None

Acceptable

Dishwasher: Kitchenaid



Acceptable

Refrigerator: Frigidaire, Whirlpool



Not Present

Ice Maker No

Microwave:

### Other Appliances

Minor Defect

Dryer Vent: Plastic flex~ **The dryer vent cover was chipped at the time of the inspection. Recommend repair or replace as necessaryZ**





## HVAC

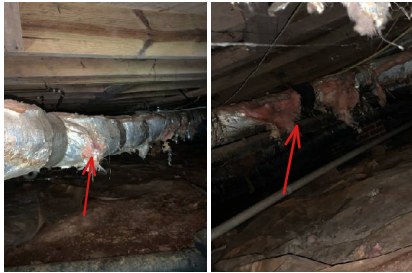
Acceptable

Thermostats: Individual



Acceptable

Ductwork & Distribution: Insulflex duct~ Rips/tears in various areas of the ductwork. Airflow was adequate at the time of the inspection. Recommend further monitoring and remediation if needed.



Acceptable

Registers & Returns: Wall



Mechanical Furnace / Heating System

Acceptable

Heating System Operation: Functional at the time of inspection



Acceptable

Heat Exchanger: Functional

Manufacturer: Amana

Heating Type: Forced Air

Area Served: Whole building Approximate Age: Unknown

Fuel Type: Natural gas

Unable to Inspect: 40%

## HVAC (Continued)

Acceptable

Blower Fan/Filter: Disposable filter



Acceptable

Flue Pipe: Double wall



Left side (facing front) Air Conditioning System

Major Defect

A/C System Operation: Functional~ AC units typically last about fifteen (15) years. Depending on how well they are maintained, they can last longer, or not as long. This unit is nearing the end of it's stated life span, though it remains functional. Recommend budgeting for a replacement should one be needed in the future.



Acceptable

Exterior Unit: Pad mounted

Manufacturer: Goodman

Area Served: Whole building Approximate Age: 2003

Fuel Type: 208 - 230 V Temperature Differential: 15 degrees

A/C Type: Central Air

Minor Defect

Refrigerant Lines: High pressure~ Torn/deteriorated insulation. Repair or replace as necessary



## HVAC (Continued)

Acceptable

Electrical Disconnect: Pull-out handle disconnect



## Fireplace/Wood Stove

Hidden construction defects of many types may exist, and would not be discovered using only a cursory visual inspection as conducted during the home inspection. This visual inspection is not intended as a guarantee of safety or the absence of hazards of use, and no guarantee is implied.

The inspector is not required to:

A. inspect the flue or vent system; B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; C. determine the need for a chimney sweep; D. operate gas fireplace inserts; E. light pilot flames; F. determine the appropriateness of any installation; G. inspect automatic fuel-fed devices; H. inspect combustion and/or make-up air devices; I. inspect heat-distribution assists, whether gravity controlled or fan-assisted; J. ignite or extinguish fires; K. determine the adequacy of drafts or draft characteristics; L. move fireplace inserts, stoves or firebox contents; M. perform a smoke test; N. dismantle or remove any component; O. perform a National Fire Protection Association (NFPA)-style inspection; P. perform a Phase I fireplace and chimney inspection.

Level I inspections should be done annually according to (Certified Chimney Professionals organization) and the Fire Department, and consists of physical brushing of the flue, and a visual inspection of the easily accessible portion of the chimney, and requires no tools, no cameras, and no roof inspection is required. There have been times when even a Level I or Level II or Level III Inspections by certified Chimney contractors was not thorough enough. Needless to say, caution and common sense must be used when burning a solid-fuel burning appliance in a modern real estate holding such as a single family residence

### Living Room Fireplace

Type: Gas log



Acceptable  
Acceptable  
Acceptable  
Acceptable

Fireplace Construction: Brick  
Hearth: Raised  
Flue: Metal  
Damper: Metal

## Fireplace/Wood Stove (Continued)

Damper: (continued)



Acceptable  
North Chimney  
Acceptable

Smoke Chamber: Brick

Chimney: Metal pipe



Acceptable  
Acceptable

Flue/Flue Cap: Metal  
Chimney Flashing: Aluminum

## Plumbing

### Interior

Acceptable  
Acceptable  
Acceptable

Service Line: Copper  
Main Water Shutoff: Street  
Water Lines: PVC and copper



Acceptable  
Acceptable  
Acceptable

Vent Pipes: PVC  
Drain Pipes: PVC  
Service Caps: Accessible



## Plumbing (Continued)

Acceptable

Kitchen Sink: Stainless Steel



Acceptable

Bathroom Sink/Basin: Functional pop up drain no leaks



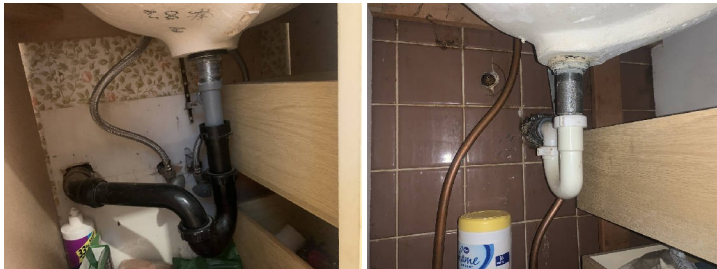
Acceptable

Faucets/Traps: Functioning no leaks observed at the time of inspection



Acceptable

Plumbing/Fixtures: Functional



Acceptable

Toilets: Functional at time of inspection no leaks closet bolts secure



## Plumbing (Continued)

Acceptable

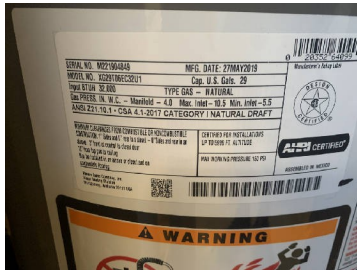
Shower/Surround: Fiberglass pan and fiberglass surround



Mechanical room Water Heater

Acceptable

Water Heater Operation: Adequate~ **The water heater is new (three years old).**



Manufacturer: Rheem

Type: Natural gas Capacity: 30 Gal.

Approximate Age: 2019 Area Served: Whole building

Acceptable

Flue Pipe: Double wall



Acceptable

TPRV and Drain Tube: Brass Valve with , CPVC drain line



## Plumbing (Continued)

TPRV and Drain Tube: (continued)



Exterior

Acceptable

Hose Bibs: Rotary



Gas Service

Acceptable

Gas Meter: Left side (facing front)



Acceptable  
Acceptable  
Acceptable

Main Gas Valve: Located at gas meter  
Gas Service Line: Cast iron  
Dryer Gas Line: Insulflex



Laundry Area

## Plumbing (Continued)

Acceptable

Washer Hose Bib: Rotary



Acceptable

Washer Drain: Wall mounted drain

## Electrical

Acceptable

Service Entrance: Above Ground From Mast



Service Size Amps: 100 Volts: 120~240

Acceptable

Service: Copper

Acceptable

Ground: Not Observable

Acceptable

120 VAC Branch Circuits: GFCI outlets

Acceptable

240 VAC Branch Circuits: Copper

Acceptable

Conductor Type: Non-metallic sheathed cable

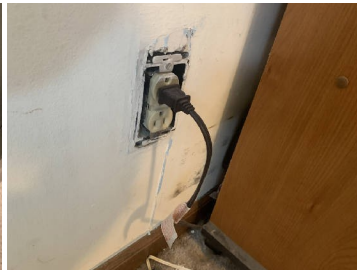
Acceptable

Interior Lighting: 110 VAC outlets and lighting circuits

Major Defect

120 Vac Outlets: 110 VAC GFCI~ **Open ground outlet noted in the front room and in the kitchen by the stove.**

**There was also a missing outlet cover in the bedroom off of the laundry area. ~ minor defect**



Acceptable

240 VAC Outlets: 3-pole 3-wire grounded

Not Present

Exterior Electric Outlets:

Hallway Electric Panel

## Electrical (Continued)

Safety Hazard

Manufacturer: Square D~ **Legend for breakers is not labeled completely. Recommend electrician trace circuits and label panel correctly.**



Maximum Capacity: 150 Amps

Acceptable

Main Breaker Size: 150 Amps



Acceptable

Breakers: Copper alloy

Acceptable

AFCI: Not Present in panel

Acceptable

GFCI: At GFCI receptacles only

Is the panel bonded? No

Minor Defect

Door Bell: Inoperative ~ **The doorbell was inoperative at the time of inspection.**



Safety Hazard

Smoke Detectors: Battery operated with light~ **Current standards recommend smoke detectors be installed any room with a fireplace on all floors, and outside sleeping areas.**



Safety Hazard

Carbon Monoxide Detectors: Not Present~ **Current standards recommend carbon monoxide detectors be installed on every level of the home, in a central location outside sleeping areas, in any room with a gas fired appliance and in every room with a fireplace.**

## Electrical (Continued)

Acceptable

Exterior Lighting: Surface mount



## Crawl Space

Method of Inspection: In the crawl space



Acceptable  
Acceptable

Unable to Inspect: 40%  
Access: Small



Acceptable  
Acceptable

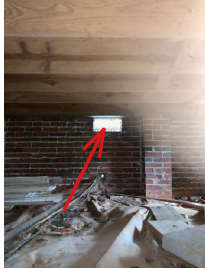
Moisture Penetration: No moisture present at time of inspection  
Moisture Barrier: Plastic



## Crawl Space (Continued)

Acceptable

Ventilation: Vents



Acceptable

Insulation: None

Acceptable

Vapor Barrier: Plastic

## Structure

Acceptable

Structure Type: Wood frame

Acceptable

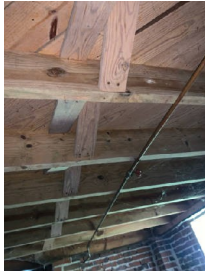
Foundation: Block

Acceptable

Differential Movement: No movement or displacement noted

Acceptable

Beams: Solid wood



Acceptable

Bearing Walls: Frame

Acceptable

Joists/Trusses: 2x10

Acceptable

Piers/Posts: Block piers and posts



Acceptable

Floor/Slab: Dirt floor in crawl space

Acceptable

Subfloor: Dimensional wood