



DS Murphy Inspections  
Suwannee, GA 30024  
678 573 6005

# Inspection Report

Prepared for~



**6105 Lynwood Dr  
Forest Park, Ga 30279**

## 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.

### Roof

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1. Gutters: None~ Gutters are not installed on the home. Recommend proper installation of gutters to prevent erosion and to help divert water away from the foundation of the home.
2. Downspouts: None~ Gutter/ downspout extensions recommended , water should be directed away from building at least 4' to 6' so that no water can collect against the foundation and cause damage.

### Garage

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3. Door Operation: Mechanized~ Garage doors not operational at the time of inspection. The garage door only came up half way. Recommend remediation by a licensed professional.

### Crawl Space

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4. Moisture Penetration: Water pooled on top of vapor barrier~ Water noted on the crawlspace floor at the time of the inspection. I did not see any signs of water damage on the subfloor.

## 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.

### Grounds

1. Porch: Wood~ One of the front porch deck boards was cracked and not secured. Recommend remediation.
2. Fences: Chain link~ The gate at the left side of the house was broken at the time of the inspection. Remediation recommended.

### Exterior

3. Trim: Wood~ Wood rot noted at the garage door trim. Recommend repair or replace as necessary.
4. Fascia: Wood~ Wood rot noted at various areas of the fascia from what appears to be carpenter bee activity. Recommend repair or replace as necessary.
5. Entry Doors: Wood~ wood rot noted at the front door frame. Recommend repair or replace as necessary.
6. Entry Doors: Wood~ Wood rot noted at the rear door frame. Recommend repair or replace as necessary.

### Attic

7. Main Attic Access: Scuttle~ The attic access door was broken in half at the time of the inspection. Recommend remediation as necessary.

### Garage

8. Ceiling: Drywall unfinished ~ Tape Coat of Drywall Compound Only~ Small section of the garage ceiling was falling at the time of the inspection. Remediation recommended.
9. Walls: Exposed framing~ Various holes that require patchwork at the garage wall. Recommend remediation as necessary.

### Interior

10. Doors: Hollow wood~ Mechanical room door had a hole in it and the other entry door to the mechanical room was off of the slider. Also the bedroom closet sliding door would not fully close. Recommend remediation as necessary.

### Plumbing

11. Bathroom Sink/Basin: Functioning with no leaks at the time of inspection~ Drain stopper does not function properly. Recommend repair or replace as necessary.

### Electrical

12. 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

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1. 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.
2. 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 6105 Lynwood Dr  
City Forest Park State Ga Zip 30279

### 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 1962 Entrance Faces Southeast  
Inspection Date 09/06/2022  
Start Time 9a End Time 12p  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature High 70s  
Weather Clear Soil Conditions Wet  
Space Below Grade Crawl Space  
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



Acceptable

Walks: Concrete



Acceptable

Steps: Wood



Acceptable

Steps: Concrete



Acceptable

Patio: Concrete

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## Grounds (Continued)

Patio: (continued)



Minor Defect

Porch: Wood~ One of the front porch deck boards was cracked and not secured. Recommend remediation.



Acceptable

Vegetation: Trees, Decorative



Acceptable

Grading: Minor slope



Minor Defect

Fences: Chain link~ The gate at the left side of the house was broken at the time of the inspection. Remediation recommended.





## 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 Acceptable

Type: Cement Fiber Siding~ The siding appears to be in good condition.



### Minor Defect

Trim: Wood~ Wood rot noted at the garage door trim. Recommend repair or replace as necessary.



### Minor Defect

Fascia: Wood~ Wood rot noted at various areas of the fascia from what appears to be carpenter bee activity. Recommend repair or replace as necessary.



## Exterior (Continued)

Acceptable

Soffits: Vinyl



Acceptable

Flashing: Visual inspection by Drone only.

Acceptable

Caulking and Sealant Visual inspection by Drone only.

Minor Defect

Entry Doors: Wood~ wood rot noted at the front door frame. Recommend repair or replace as necessary.



Minor Defect

Entry Doors: Wood~ Wood rot noted at the rear door frame. Recommend repair or replace as necessary.



Acceptable

Windows: Vinyl single hung, Aluminum slider~ All of the windows opened and functioned properly.



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

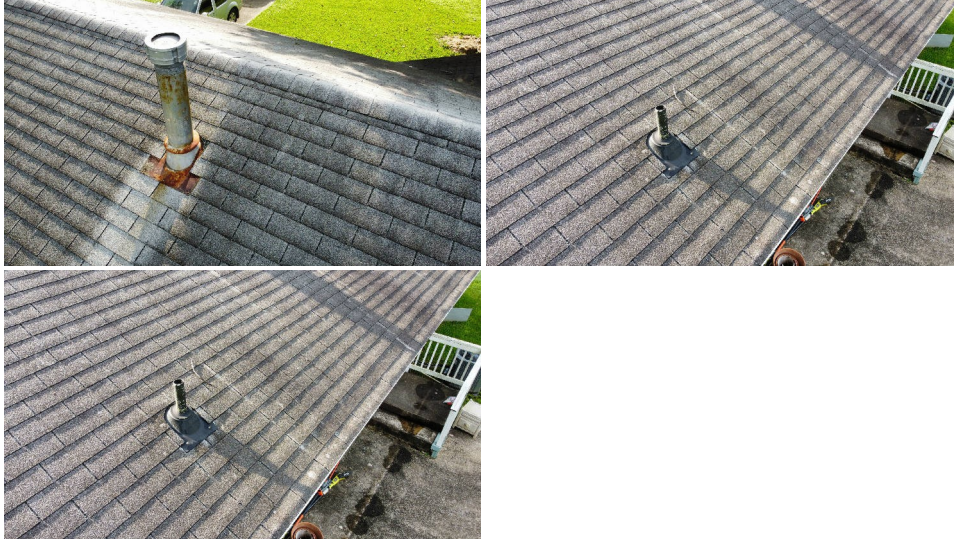




## Roof (Continued)

Acceptable

Plumbing Vents: PVC



### Roof Water Control

Major Defect

Gutters: None~ Gutters are not installed on the home. Recommend proper installation of gutters to prevent erosion and to help divert water away from the foundation of the home.

Major Defect

Downspouts: None~ Gutter/ downspout extensions recommended , water should be directed away from building at least 4' to 6' so that no water can collect against the foundation and cause damage.

## Attic

Main Attic

Minor Defect

Attic Access: Scuttle~ The attic access door was broken in half at the time of the inspection. Recommend remediation as necessary.



Method of Inspection: From the attic access

Acceptable

Unable to Inspect: 60%

**Attic (Continued)**

Acceptable

Roof Framing: 2x4 Truss



Acceptable

Sheathing: Plywood



Acceptable  
Acceptable

Ventilation: Turbine fan  
Insulation: Batts



Acceptable

Attic Fan: Whole house fan



Acceptable  
Acceptable  
Acceptable  
Acceptable

Wiring/Lighting: None present  
Moisture Penetration: None noted at the time of inspection  
Pest Activity: None noted at the time of inspection.  
Bathroom Fan Venting: Electric fan

## Garage

Type of Structure: Attached Car Spaces: 0

Minor Defect

Ceiling: Drywall unfinished ~ Tape Coat of Drywall Compound Only~ Small section of the garage ceiling was falling at the time of the inspection. Remediation recommended.



Minor Defect

Walls: Exposed framing~ Various holes that require patchwork at the garage wall. Recommend remediation as necessary.



Acceptable

Floor/Foundation: Poured concrete



Acceptable

Garage Doors: Metal



Major Defect

Door Operation: Mechanized~ Garage doors not operational at the time of inspection. The garage door only came up half way. Recommend remediation by a licensed professional.



## Interior

### General Interior

Acceptable

Closets: Bedroom hall and linen closets



Acceptable

Ceilings: Texture paint, Paint



Acceptable

Walls: Paint



Acceptable

Floors: Laminate, Carpet



Minor Defect

Doors: Hollow wood~ Mechanical room door had a hole in it and the other entry door to the mechanical room was off of the slider. Also the bedroom closet sliding door would not fully close. Recommend remediation as necessary.

## Interior (Continued)

Doors: (continued)



### Kitchen

Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Composite



### Bathroom

Acceptable

Bathroom Cabinets: Wood



Acceptable

Bathroom Counter Tops: Composite

## Interior (Continued)

### Bathroom Counter Tops: (continued)



Acceptable

Ventilation: Electric ventilation fan



## Appliances

### Kitchen

Acceptable

Cooking Appliances: General Electric



Acceptable

Cooking Appliances: General Electric



Acceptable

Ventilator: None



## Appliances (Continued)

Acceptable

Dishwasher: Kenmore



Acceptable

Refrigerator: Frigidaire



Not Present

Ice Maker No  
Microwave:

### Other Appliances

Acceptable

Dryer Vent: Plastic flex

## HVAC

Acceptable

Thermostats: Individual



Acceptable

Ductwork & Distribution: Insulflex duct



## HVAC (Continued)

Acceptable

Registers & Returns: Wall, Floor



Mechanical Furnace / Heating System

Acceptable

Heating System Operation: Functional at the time of inspection



Acceptable

Heat Exchanger: Functional

Manufacturer: Trane

Heating Type: Forced Air

Area Served: Whole building Approximate Age: Unknown, earliest recorded service was 2002

Fuel Type: Natural gas

Unable to Inspect: 30%

Acceptable

Blower Fan/Filter: Disposable filter



Acceptable

Flue Pipe: Double wall



Rear of home Air Conditioning System

## HVAC (Continued)

Acceptable

A/C System Operation: Functional~ While it was manufactured in 2010, the AC unit operates on the newer R410A refrigerant and functioned appropriately at the time of the inspection.



Acceptable

Exterior Unit: Pad mounted

Manufacturer: Trane

Area Served: Whole building Approximate Age: 2010

Fuel Type: 208 - 230 V Temperature Differential: 19 degrees

A/C Type: Central Air

Acceptable

Condensate Removal: PVC



Acceptable

Refrigerant Lines: High pressure



Acceptable

Electrical Disconnect: Pull-out handle disconnect



## Plumbing

### Interior

Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable

Service Line: Copper  
Main Water Shutoff: Street  
Water Lines: Copper, CPVC  
Vent Pipes: PVC  
Drain Pipes: PVC  
Service Caps: Accessible  
Kitchen Sink: Stainless Steel



Minor Defect

Bathroom Sink/Basin: Functioning with no leaks at the time of inspection~ **Drain stopper does not function properly. Recommend repair or replace as necessary.**



Acceptable

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



Acceptable

Plumbing/Fixtures: Functional





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## Plumbing (Continued)

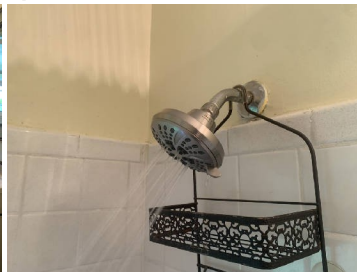
**Acceptable**

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



**Acceptable**

**Shower/Surround: Fiberglass pan and ceramic tile surround**



**Mechanical room Water Heater .**

**Acceptable**

**Water Heater Operation: Adequate**



**Manufacturer: Bradford-White**

Type: Natural gas Capacity: 40 Gal.

**Approximate Age: 1998 Area Served: Whole building**

**Acceptable**

### Flue Pipe: Double wall



## Plumbing (Continued)

Acceptable

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



Exterior

Acceptable

Hose Bibs: Rotary



Gas Service

Acceptable

Gas Meter: Left side (facing front)



Acceptable

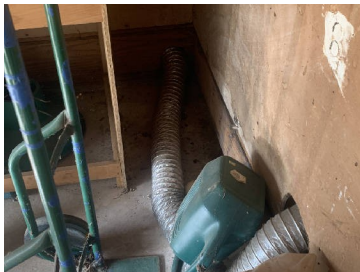
Main Gas Valve: Located at gas meter

Acceptable

Gas Service Line: Cast iron

Acceptable

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: 150 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

Acceptable

120 Vac Outlets: 110 VAC GFCI

Acceptable

240 VAC Outlets: 3-pole 3-wire grounded

Acceptable

Exterior Electric Outlets: 110 VAC GFCI

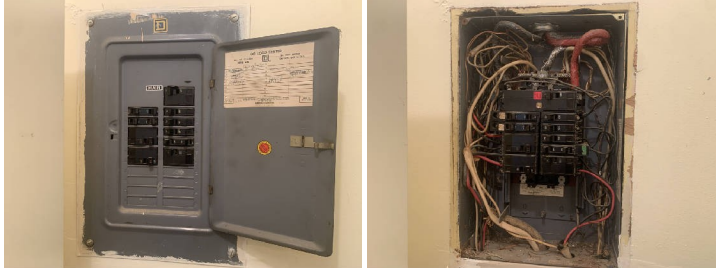


Recessed in Wall Electric Panel

## Electrical (Continued)

Acceptable

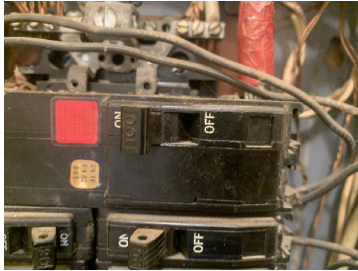
Manufacturer: Square D



Maximum Capacity: 100 Amps

Acceptable

Main Breaker Size: 100 Amps



Acceptable

Breakers: Copper

Acceptable

AFCI: Not Present in panel

Acceptable

GFCI: At GFCI receptacles only

Is the panel bonded? Yes

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.**

Acceptable

Exterior Lighting: Surface mount



## Crawl Space

Method of Inspection: From the access

Acceptable  
Acceptable

Unable to Inspect: 60%  
Access: Small



Major Defect

Moisture Penetration: Water pooled on top of vapor barrier~ Water noted on the crawlspace floor at the time of the inspection. I did not see any signs of water damage on the subfloor.



Acceptable

Moisture Barrier: Plastic



Acceptable

Ventilation: Vents



Acceptable

Insulation: None

## Structure

Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable  
Acceptable

Structure Type: Wood frame  
Foundation: Block  
Differential Movement: No movement or displacement noted  
Beams: Bonded wood  
Bearing Walls: Frame  
Joists/Trusses: 2x10



Acceptable

Piers/Posts: Block piers and posts



Acceptable  
Acceptable

Floor/Slab: Dirt floor in crawl space  
Subfloor: Dimensional wood