



DS Murphy Inspections
Suwannee, GA 30024
678 573 6005

Inspection Report

Prepared for~Jennifer & James Thomas



4883 Arcado Rd SW
Lilburn, GA 30047

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Jennifer & James Thomas
4883 Arcado Rd SW

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.

Grounds

1. Retaining Walls: Brick~ Brick retaining walls have clearly moved from original position. They have a significant lean going away from the earth they are retaining. Recommend further evaluation by a licensed professional as these walls will eventually fail.

Appliances

2. Cooking Appliances: Tested and functional at time of inspection~ Oven heated to desired temp but screen to the left was not functional at the time of inspection. Recommend further evaluation by licensed professional.
3. Ventilator: Nutone~ Vent fan inoperative at the time of inspection. The overhead light on the unit was functioning properly. Recommend further evaluation by a licensed professional to determine if fan motor is broken or just wired incorrectly.,

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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. Driveway: Concrete~ Concrete pitted and chipped. Driveway is still functional, but recommend monitoring for further deterioration.
2. Walks: Concrete~ Heaves in concrete causing trip hazard. Recommend repair or replace as necessary.
3. Vegetation: Trees, Ivy, Shrubs/Weeds, Decorative ~ Vegetation should be trimmed back away from house two feet to allow the wall proper room for drying.

Exterior

4. All Exterior Surface Type: Brick~ Repointing of mortar recommended where deteriorated in brick.
5. Fascia: Wood~ Gaps in fascia board on backside of chimney. It appears there is water getting behind gutters as there is water stains on chimney bricks. Recommend sealing all gaps and replacing missing fascia.
6. Soffits: Wood~ Rot noted at various areas. Recommend repair or replace as necessary.
7. Windows: Aluminum double hung, Wood double hung~ A couple windows were noted as cracked. Recommend repair or replace as necessary.

Roof

8. Gutters: Aluminum~ Gutter is leaking at the seam. Recommend repair or replace as necessary.
9. Downspouts: Aluminum~ Downspout extension not secure. This needs to be secured properly to function properly.

Garage

10. Garage Doors: Insulated aluminum~ Minor wood rot noted at the bottom of the jamb(s) for the garage door. Recommend repair or replace as necessary.

Interior

11. Walls: Paint, Paneling~ Drywall has been damaged. Recommend repair or replace as necessary.
12. Doors: Hollow wood~ Damage to hallway closet door. This door would also not shut. Repair or replace as necessary.

HVAC

13. Basement Furnace / Heating System Blower Fan/Filter: Disposable filter~ Filters are dirty and should be replaced.
14. Rear of home 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 its stated life span, though it remains functional.
15. Rear of home Air Conditioning System Refrigerant Lines: R22~ The HVAC unit is still functional and serviceable but uses the refrigerant R22. Under the Clean Air Act, the EPA is required to eliminate different types of R-22 refrigerant in specific phases, making R-22 refrigerant much harder to source. The production of R-22 refrigerant was dramatically reduced in 2014 and production of R-22 refrigerant was totally phased out as of Jan 1st 2020. Unfortunately the new refrigerant R410A is NOT compatible with older systems. Homes with older systems that are using R22 should be advised to reserve some funds for a replacement in the future. R22 systems are being phased out. but the R22 gas (Recycled or existing stockpiled virgin) will be available at

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Minor Defect Summary (Continued)

Refrigerant Lines: (continued)

whatever price the market supports.

Fireplace/Wood Stove

16. Living Room, Family Room Fireplace Flue: Brick~ Deferred maintenance item ~ fireplace has been used and as a result there is some build up of soot in the flue / recommend standard cleaning every year to prevent creosote build up.

Plumbing

17. Bathroom Sink/Basin: Pedestal, Porcelain~ Drain stopper pull handle is missing. Recommend repair or replace as necessary.

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.

Appliances

1. **Cooking Appliances:** Tested and functional at time of inspection~ **Cover plate missing above oven door exposing wiring. This is a safety hazard.**

Electrical

2. **120 Vac Outlets: 110 VAC~ Majority of the outlets in the home have an open ground. This is typical for a house this age as a ground was not required when it was built. Without the ground present, errors that occur with your outlet may cause arcing sparks and electrical charge that can spawn fire along walls or on nearby furniture and fixtures.**
3. **Smoke Detectors: Not Present~ Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.**
4. **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.**

Structure

5. **Stairs (Interior): Wood stairs with wood handrails~ Missing return caps at end of handrails. This is a safety hazard as clothing or other items could get caught and cause a fall. Consider a safety upgrade by installing return caps at top and bottom of railings.**

Hand rails have improper baluster spacing. Balusters should be spaced no farther than four (4) inches apart for safety reasons. At the time of construction this may have been an acceptable building practice, but recommend upgrading for safety.

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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 4883 Arcado Rd SW
City Lilburn State GA Zip 30047

Client Information

Client Name Jennifer & James Thomas
City State GA Zip
Email James_thomas_07@comcast.net

Inspection Company

Inspector Name Mark Caffiers, Scott Catts, James Foster, Hunter Griffin, Jay Cropper, Jeff Osburn,
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 N/A Property Occupied
Estimated Age 1959 (62 years) Entrance Faces
Inspection Date 08/31/2021
Start Time 10AM End Time 12PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature Low 80s
Weather Clear Soil Conditions Dry

General Information (Continued)

Space Below Grade Basement

Building Type Single family Garage Attached

Water Source Public How Verified Sellers Property Disclosure

Sewage Disposal Septic How Verified Sellers Property Disclosure

Additions/Modifications N/A

Permits Obtained N/A

Grounds

Minor Defect

Driveway: Concrete~ Concrete pitted and chipped. Driveway is still functional, but recommend monitoring for further deterioration.



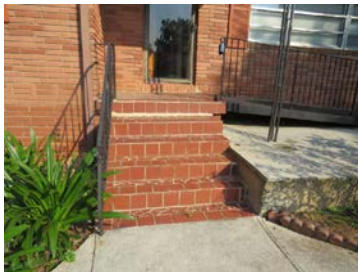
Minor Defect

Walks: Concrete~ Heaves in concrete causing trip hazard. Recommend repair or replace as necessary.



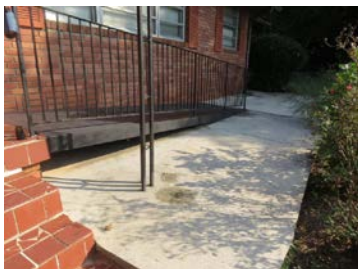
Acceptable

Steps: Brick



Acceptable

Patio: Concrete



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Grounds (Continued)

Minor Defect

Vegetation: Trees, Ivy, Shrubs/Weeds, Decorative ~ **Vegetation should be trimmed back away from house two feet to allow the wall proper room for drying.**



Major Defect

Retaining Walls: Brick~ **Brick retaining walls have clearly moved from original position. They have a significant lean going away from the earth they are retaining. Recommend further evaluation by a licensed professional as these walls will eventually fail.**



Acceptable
Acceptable

Basement Stairwell: Wood Timbers
Grading: Minor slope

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~ **Repointing of mortar recommended where deteriorated in brick.**



Acceptable

Trim: Wood

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Exterior (Continued)

Minor Defect

Fascia: Wood~ Gaps in fascia board on backside of chimney. It appears there is water getting behind gutters as there is water stains on chimney bricks. Recommend sealing all gaps and replacing missing fascia.



Minor Defect

Soffits: Wood~ Rot noted at various areas. Recommend repair or replace as necessary.



Acceptable

Flashing: Visual inspection by Drone only.

Acceptable

Caulking and Sealant Visual inspection by Drone only.

Acceptable

Entry Doors: Wood

Minor Defect

Windows: Aluminum double hung, Wood double hung~ A couple windows were noted as cracked. Recommend repair or replace as necessary.



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Roof

All Roof Surface

Method of Inspection: Ground level, Drone

Acceptable

Unable to Inspect: 20%

Acceptable

Material: Metal standing seam

Type: Gable

Approximate Age: Undisclosed

Acceptable

Flashing: Aluminum

Acceptable

Valleys: Preformed metal

Acceptable

Plumbing Vents: Cast Iron

Roof Water Control

Minor Defect

Gutters: Aluminum~ **Gutter is leaking at the seam. Recommend repair or replace as necessary.**



Minor Defect

Downspouts: Aluminum~ **Downspout extension not secure. This needs to be secured properly to function properly.**



Attic

Main Attic

Acceptable

Attic Access: Drop Down Stairs



Method of Inspection: In the attic

Attic (Continued)

Acceptable
Acceptable

Unable to Inspect: 30%
Roof Framing: 2x6 Rafter



Acceptable
Acceptable
Acceptable

Sheathing: Dimensional wood
Ventilation: Ridge and soffit vents
Insulation: Batts, Loose



Acceptable
Acceptable

Insulation Depth: 13"
Attic Fan: Belt drive



Acceptable
Acceptable

Wiring/Lighting: 110 VAC lighting circuit
Pest Activity: None noted at the time of inspection. **Empty trap noted in attic. No visible signs of pest activity.**



Acceptable

Bathroom Fan Venting: None

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Garage

Type of Structure: Attached Car Spaces: 2

Acceptable

Ceiling: Exposed framing

Acceptable

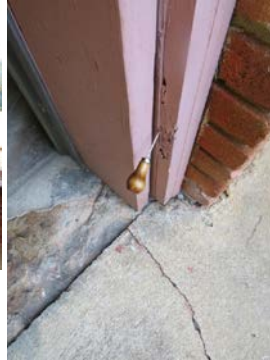
Walls: Concrete block

Acceptable

Floor/Foundation: Poured concrete

Minor Defect

Garage Doors: Insulated aluminum~ **Minor wood rot noted at the bottom of the jamb(s) for the garage door. Recommend repair or replace as necessary.**



Acceptable

Door Operation: Mechanized



Interior

General Interior

Acceptable

Closets: Bedroom hall and linen closets



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Interior (Continued)

Closets: (continued)



Acceptable

Ceilings: Texture paint



Minor Defect

Walls: Paint, Paneling~ Drywall has been damaged. Recommend repair or replace as necessary.



Acceptable

Floors: Hardwood, Carpet



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Interior (Continued)

Minor Defect

Doors: Hollow wood~ **Damage to hallway closet door. This door would also not shut. Repair or replace as necessary.**



Kitchen

Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Laminate and composite materials



Bathroom

Acceptable

Bathroom Cabinets: Wood

Acceptable

Bathroom Counter Tops: Laminate and wood

Acceptable

Ventilation: Window

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Appliances

Kitchen

Major Defect

Cooking Appliances: Tested and functional at time of inspection~ Oven heated to desired temp but screen to the left was not functional at the time of inspection. Recommend further evaluation by licensed professional.



Safety Hazard

Cooking Appliances: Tested and functional at time of inspection~ Cover plate missing above oven door exposing wiring. This is a safety hazard.



Major Defect

Ventilator: Nutone~ Vent fan inoperative at the time of inspection. The overhead light on the unit was functioning properly. Recommend further evaluation by a licensed professional to determine if fan motor is broken or just wired incorrectly.,



Acceptable Acceptable

Disposal: None
Dishwasher: Functional at the time of inspection



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Appliances (Continued)

Acceptable

Refrigerator: Functional at time of inspection



Acceptable

Ice Maker Yes



Other Appliances

Acceptable

Dryer Vent: Metal flex



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HVAC

Acceptable

Thermostats: Individual

Acceptable

Ductwork & Distribution: Insulflex duct

Acceptable

Registers & Returns: Floor, Wall

Basement Furnace / Heating System

Acceptable

Heating System Operation: Functional at the time of inspection



Acceptable

Heat Exchanger: Functional



Manufacturer: Rheem



Heating Type: Forced Air

Area Served: Whole building Approximate Age: 2004

Fuel Type: Natural gas

Unable to Inspect: 20%

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HVAC (Continued)

Minor Defect

Blower Fan/Filter: Disposable filter~ Filters are dirty and should be replaced.



Acceptable

Flue Pipe: PVC



Acceptable

Devices: Condensate Pump

Rear of home Air Conditioning System

Minor 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.

Acceptable

Exterior Unit: Pad mounted



Manufacturer: Rheem

Area Served: Whole building Approximate Age: 2003

Fuel Type: 208 - 230 V Temperature Differential: 20 degrees

A/C Type: Central Air

Acceptable

Condensate Removal: PVC

Minor Defect

Refrigerant Lines: R22~ The HVAC unit is still functional and serviceable but uses the refrigerant R22 . Under the Clean Air Act, the EPA is required to eliminate different types of R-22 refrigerant in specific phases, making R-22 refrigerant much harder to source. The production of R-22 refrigerant was dramatically reduced in 2014 and production of R-22 refrigerant was totally phased out as of Jan 1st 2020. Unfortunately the new refrigerant R410A is NOT compatible with older systems. Homes with older systems that are using R22 should be advised to reserve some funds for a replacement in the future. R22 systems are being phased out . but the R22 gas (Recycled or existing stockpiled virgin) will be available at whatever price the market supports.

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, Family Room Fireplace

Type: Wood burning

Acceptable

Fireplace Construction: Brick



Acceptable

Hearth: Raised

Minor Defect

Flue: Brick~ **Deferred maintenance item ~ fireplace has been used and as a result there is some build up of soot in the flue / recommend standard cleaning every year to prevent creosote build up.**

Fireplace/Wood Stove (Continued)

Acceptable

Damper: Metal



Acceptable

Smoke Chamber: Brick



Right, Rear Chimney

Acceptable

Chimney: Brick

Acceptable

Flue/Flue Cap: Mortar, Metal

Acceptable

Chimney Flashing: Present

Plumbing

Interior

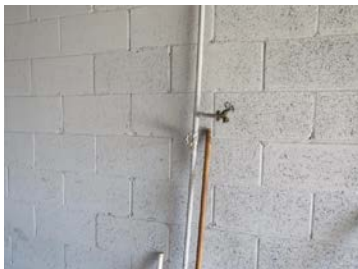
Acceptable

Service Line: Copper~ Household water pressure noted at @ 55 PSI . Typically household pressure should be between 40 and 80 PSI.



Acceptable

Main Water Shutoff: Basement



Acceptable

Water Lines: Copper

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Plumbing (Continued)

Acceptable

Vent Pipes: PVC

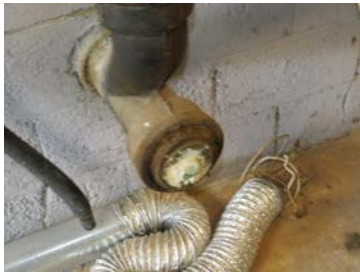
Acceptable

Drain Pipes: Cast iron, PVC



Acceptable

Service Caps: Accessible



Acceptable

Kitchen Sink: Stainless Steel



Minor Defect

Bathroom Sink/Basin: Pedestal, Porcelain~ **Drain stopper pull handle is missing. Recommend repair or replace as necessary.**



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Plumbing (Continued)

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

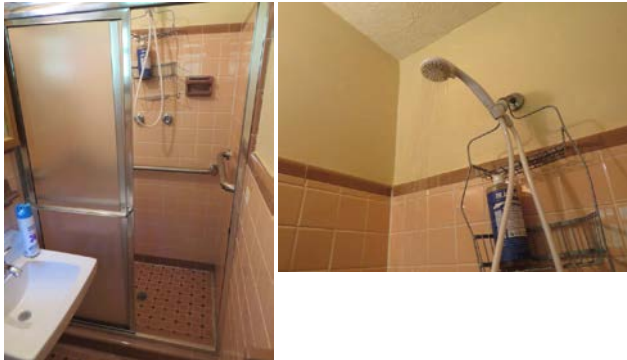
Acceptable

Spa Tub/Surround: Fiberglass tub and fiberglass surround



Acceptable

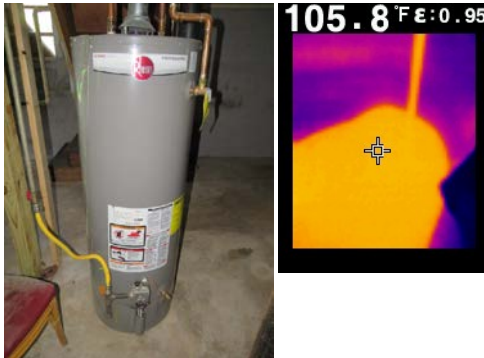
Shower/Surround: Custom tile shower



Basement Water Heater

Acceptable

Water Heater Operation: Functional at time of inspection



Plumbing (Continued)

Manufacturer: Rheem



Type: Natural gas Capacity: 50 Gal.

Approximate Age: 2015 Area Served: Whole building

Acceptable

Flue Pipe: Single wall

Acceptable

TPRV and Drain Tube: Brass Valve with , Copper Drain line



Exterior

Acceptable

Hose Bibs: Rotary

Gas Service

Acceptable

Gas Meter: Front of house



Acceptable

Main Gas Valve: Located at gas meter

Acceptable

Gas Service Line: Cast iron

Laundry Area

Acceptable

Washer Hose Bib: Gate valves

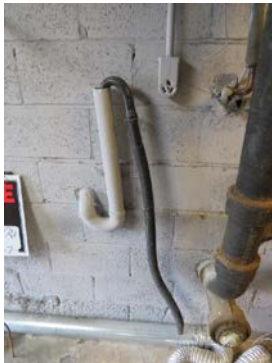
Plumbing (Continued)

Washer Hose Bib: (continued)



Acceptable

Washer Drain: Wall mounted drain



Electrical

Acceptable

Service Entrance: Above Ground From Mast

Service Size Amps: 150 Volts: 120~240

Acceptable

Service: Copper and aluminum

Acceptable

Ground: Not Observable

Acceptable

120 VAC Branch Circuits: Copper

Acceptable

240 VAC Branch Circuits: Copper and aluminum



Acceptable

Conductor Type: Romex

Acceptable

Interior Lighting: 110 VAC outlets and lighting circuits

Safety Hazard

120 Vac Outlets: 110 VAC~ Majority of the outlets in the home have an open ground. This is typical for a house this age as a ground was not required when it was built. Without the ground present, errors that occur with your outlet may cause arcing sparks and electrical charge that can spawn fire along walls or on nearby furniture and fixtures.

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Electrical (Continued)

120 Vac Outlets: (continued)



Acceptable

240 VAC Outlets: 3-pole 3-wire grounded

Acceptable

Exterior Electric Outlets: 110 VAC

Garage Electric Panel

Acceptable

Manufacturer: Walker



Maximum Capacity: No Mains Rating listed

Acceptable

Main Breaker Size: No Mains Rating listed



Acceptable

Breakers: Copper alloy~



Acceptable

AFCI: Not Present in panel

Acceptable

GFCI: At GFCI receptacles only

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Electrical (Continued)

Is the panel bonded? Yes

Acceptable

Door Bell: Hard wired

Safety Hazard

Smoke Detectors: Not Present~ **Current standards recommend smoke detectors be installed any room with a fireplace on all floors, outside sleeping areas, and in all bedrooms.**



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



Basement

Acceptable

Ceiling: Exposed framing

Acceptable

Walls: Concrete block



Acceptable

Floors: Poured

Acceptable

Ventilation: Windows

Acceptable

Insulation: Batting

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Structure

Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Structure Type: Wood frame
Foundation: Poured
Differential Movement: No movement or displacement noted
Beams: Bonded wood
Bearing Walls: Block



Acceptable

Joists/Trusses: 2x12



Acceptable

Piers/Posts: Steel posts, Block piers and wood posts



Acceptable
Safety Hazard

Floor/Slab: Poured slab
Stairs (Interior): Wood stairs with wood handrails~ **Missing return caps at end of handrails. This is a safety hazard as clothing or other items could get caught and cause a fall. Consider a safety upgrade by installing return caps at top and bottom of railings.**

Hand rails have improper baluster spacing. Balusters should be spaced no farther than four (4) inches apart for safety reasons. At the time of construction this may have been an acceptable building practice, but recommend upgrading for safety.

Structure (Continued)

Stairs (Interior): (continued)



Acceptable

Subfloor: Dimensional wood