



DS Murphy Inspections
Suwannee, GA 30024
678 573 6005

Inspection Report

Prepared for~Jennifer & James Thomas



4893 Arcado Rd SW
Lilburn, GA 30047

DS Murphy Inspections

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Jennifer & James Thomas
4893 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.

Roof

1. Plumbing Vents: ABS~ Roof boots are pulling upwards in several areas creating an improper seal around shingles. Recommend roofer replace before water intrusion / damage occurs.

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4893 Arcado Rd SW

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~ Cracks in concrete typical for the age of property. Recommend sealing.
2. Deck: Treated wood~ Peeling paint noted on various areas of deck posts and railings. Recommend repair as necessary to protect wood from outside weather.

Minor wood rot noted in areas where wood is in contact with the ground. The footers are buried in a couple areas. Recommend clearing dirt away to avoid accelerating the deterioration of wood.

Exterior

3. All Exterior Surface Type: Vinyl siding~ Minor damage to bottom of siding on front of home. recommend repair or replace as necessary.
4. Windows: Wood double hung~ Some raw unpainted wood noted on exterior of several windows. Priming and painting recommend to protect the wood from moisture.
5. Window Screens: Vinyl mesh~ Several window screens are damaged or missing at various areas. Recommend repair or replace as necessary.

Garage

6. Service Doors: Metal~ Wood rot noted at bottom of door frame on the side entry door in garage. The leaking in this area appeared to have been fixed as it was raining during the entire inspection and this area remained dry.

Interior

7. Walls: Paint, Paneling~ Drywall/paint has been damaged. Recommend repair or replace as necessary.
8. Floors: Tile, Vinyl floor covering, Hardwood, Carpet~ Several deep carpet stains present throughout the home. No real way to determine if the sub floor underneath is damaged without pulling carpet back and inspecting. Recommend replacing carpet/flooring and re-evaluating the condition of the floor underneath.
9. Doors: Hollow wood~ The front door sticks at bottom, adjustments are necessary.

Damage noted to door in kitchen. Repair replace as necessary.

Upstairs Bi-fold closet door has come loose from track. Recommend repair or replace as necessary.

Appliances

10. Cooking Appliances: Jenn-Air~ Could only get one burner to ignite. It appeared that the control knobs were stuck. Recommend repair or replace as necessary.
11. Ventilator: Recirculating~ Fan does not appear to be functioning properly. Control button appeared to be stuck. Recommend repair or replace as necessary.

HVAC

12. Attic Furnace / Heating System Heating System Operation: Functional at the time of inspection~ Furnace existing beyond design life. Recommend service inspection and cleaning by HVAC Tech every year.

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Minor Defect Summary (Continued)

13. Basement Furnace / Heating System Heating System Operation: Functional at the time of inspection~ Furnace existing beyond design life. The furnace in the basement was making lots of noise. Recommend service inspection and cleaning by HVAC Tech every year.
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. Both units are original to the home (33 years) and have past their designed life span, though they remain 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 whatever price the market supports.
16. Rear of home Air Conditioning System A/C System Operation: Functional
17. Rear of home Air Conditioning System Refrigerant Lines: R22~ R-22 coolant. (see note above)

Plumbing

18. Faucets/Traps: Functioning no leaks observed at the time of inspection~ Signs of possible previous leak under upstairs hall bathroom sink. Did not appear to still be leaking when testing sink drainage or water. Recommend future monitoring.

Drain stopper does not function properly in downstairs bathroom. It appears to be held in place with vice grip pliers. Recommend repair or replace as necessary.
19. Toilets: Functional at time of inspection no leaks closet bolts secure~ The toilet is loose at the floor and will require tightening of the closet bolts at a minimum. As the toilet is jarred around, it is possible for the wax ring at the base to become damage and leak. Recommend repair or replace as necessary.

Basement

20. Ceiling: Suspended ceiling, Exposed framing~ Water stains present. These were dry at the time of inspection. Consult current owner regarding cause and monitor these in the future for leaks. 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.

Grounds

1. **Steps: Wood~** 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.

Current safety standards require graspable handrails on any stairs that have more than a 30" drop. This may have been an acceptable building practice at the time of construction, but consider a safety upgrade.

Current standards call for stair risers to be enclosed. This is a safety hazard consider a safety upgrade by enclosing.

2. **Deck: Treated wood~** Wrap around deck posts are 4x4. This size post was acceptable at the time of construction but current standards call for 6x6 post. Recommend upgrade for improved safety and longevity of deck posts.

Garage

3. **Door Operation: Mechanized~** Down force adjustments are necessary. This is a safety hazard. There should be an auto reverse should the door hit something on the way down, "Down Force" safety reverse did not function adjust setting on back of the motor head as necessary.

Photoelectric eye beams missing on garage doors. This is a safety hazard as the doors will not stop if someone walks under it during operation.

Appliances

4. **Disposal: Badger~** Septic Tank Present ~When you use a garbage disposal with a septic tank, the ground up food particles contribute to the layer of solids that is deposited on the bottom of your septic tank. Regular use of a garbage disposal can drastically increase the amount of waste you are pumping into the septic tank. Natural bacteria cant decompose the materials quickly enough, meaning your septic tank will need to be inspected more frequently and pumped as much as twice as often.

Homeowners must also be extra vigilant about what types of materials they put in the garbage disposal. Food waste is the only material that should ever be put down a garbage disposal. Fats and grease are problematic, as well as non-food items that often inadvertently end up in a garbage disposal—small toys, nuts and bolts, or kitchen utensils. These materials can cause a garbage disposal to malfunction, clog pipes on the way to the septic tank, or contribute to a septic tank backup.

Electrical

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

Safety Hazard Summary (Continued)

6. Carbon Monoxide Detectors: Carbon Monoxide may be hardwired with smoke detectors~ 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

7. Railings: Loose~ The railings/posts are loose on all inside and outside railings, the 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes may still be in effect specify a smaller load of 20 pounds per linear foot.

Outside railings are missing a graspable handrail. This may have been acceptable at the time of construction. Consider a safety upgrade.

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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 4893 Arcado Rd SW
City Lilburn State GA Zip 30047
Contact Name Amy Martin

Client Information

Client Name Jennifer & James Thomas
City State GA Zip

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 Seller Property Occupied Occupied
Estimated Age 1988 (33 years) Entrance Faces
Inspection Date 09/20/2021
Start Time 9:30AM End Time 12PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature High 70s
Weather Rain Soil Conditions Wet

General Information (Continued)

Space Below Grade Basement

Building Type Single family Garage Attached

Water Source Public How Verified Multiple Listing Service

Sewage Disposal Septic How Verified Multiple Listing Service

Additions/Modifications N/A

Permits Obtained N/A

Grounds

Minor Defect

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



Acceptable
Safety Hazard

Walks: Concrete

Steps: Wood~ 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.

Current safety standards require graspable handrails on any stairs that have more than a 30" drop. This may have been an acceptable building practice at the time of construction, but consider a safety upgrade.

Current standards call for stair risers to be enclosed. This is a safety hazard consider a safety upgrade by enclosing.



Safety Hazard

Deck: Treated wood~ Wrap around deck posts are 4x4. This size post was acceptable at the time of construction but current standards call for 6x6 post. Recommend upgrade for improved safety and longevity of deck posts.

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Grounds (Continued)

Deck: (continued)



Minor Defect

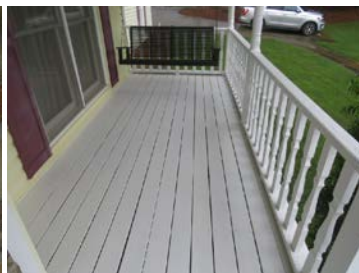
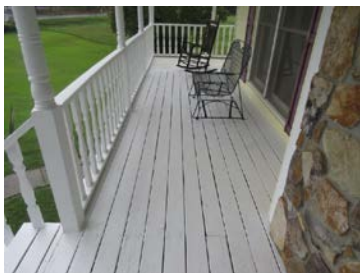
Deck: Treated wood~ **Peeling paint noted on various areas of deck posts and railings. Recommend repair as necessary to protect wood from outside weather.**

Minor wood rot noted in areas where wood is in contact with the ground. The footers are buried in a couple areas. Recommend clearing dirt away to avoid accelerating the deterioration of wood.



Acceptable

Porch: Treated Wood



Acceptable
Acceptable
Acceptable

Vegetation: Trees, Decorative
Retaining Walls: Wood
Basement Stairwell: Wood Timbers

Grounds (Continued)

Basement Stairwell: (continued)



Acceptable

Grading: Moderate 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: Vinyl siding~ **Minor damage to bottom of siding on front of home. recommend repair or replace as necessary.**

Acceptable

Trim: Wood

Acceptable

Fascia: Wood

Acceptable

Soffits: Wood

Acceptable

Flashing: Visual inspection by Drone only.

Acceptable

Caulking and Sealant Visual inspection by Drone only.

Acceptable

Entry Doors: Wood

Minor Defect

Windows: Wood double hung~ **Some raw unpainted wood noted on exterior of several windows. Priming and painting recommend to protect the wood from moisture.**



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Exterior (Continued)

Minor Defect

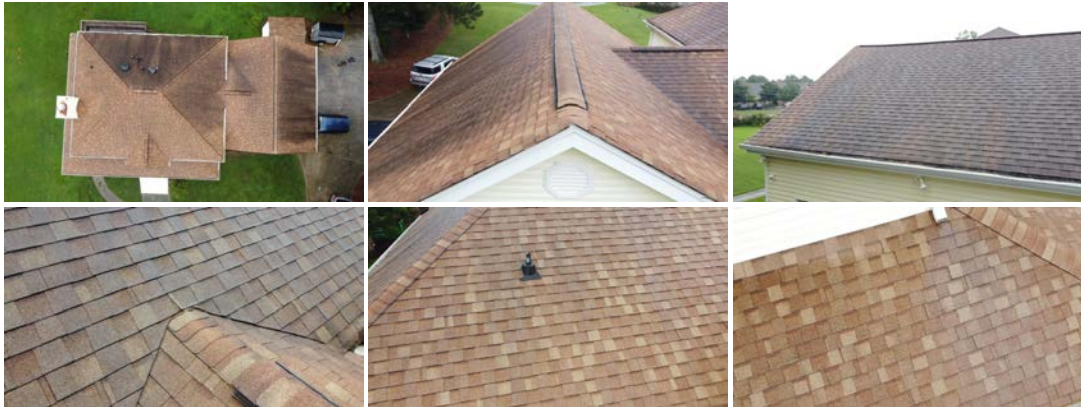
Window Screens: Vinyl mesh~ Several window screens are damaged or missing at various areas. Recommend repair or replace as necessary.



Roof

All Roof Surface

Method of Inspection: Ground level, Drone



Acceptable

Unable to Inspect: 20%

Acceptable

Material: Asphalt shingle

Type: Gable

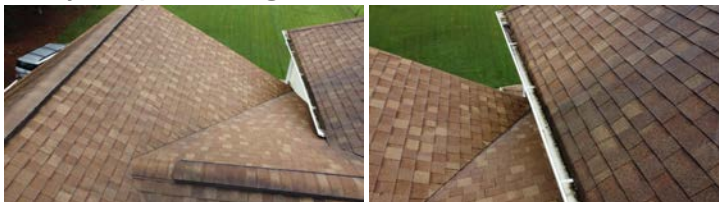
Approximate Age: Appears to be 10-15 years old

Acceptable

Flashing: Present

Acceptable

Valleys: Asphalt shingle

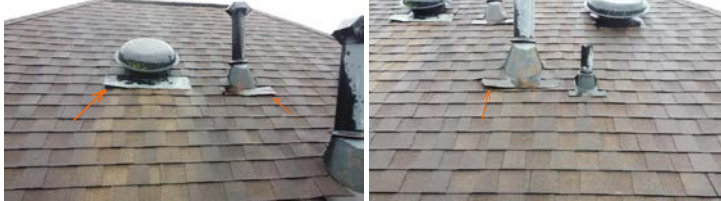


Major Defect

Plumbing Vents: ABS~ Roof boots are pulling upwards in several areas creating an improper seal around shingles. Recommend roofer replace before water intrusion / damage occurs.

Roof (Continued)

Plumbing Vents: (continued)



Roof Water Control

Acceptable
Acceptable

Gutters: Aluminum
Downspouts: Aluminum

Attic

2nd floor Attic

Acceptable
Method of Inspection: In the attic
Acceptable
Acceptable

Attic Access: Drop Down Stairs
Unable to Inspect: 20%
Roof Framing: 2x6 Rafter



Acceptable

Sheathing: Dimensional wood



Acceptable
Acceptable

Ventilation: Gable, ridge and soffit vents, Attic fan
Insulation: Fiberglass



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Attic (Continued)

Acceptable

Insulation Depth: 13"

Acceptable

Attic Fan: Thermostatic switch controlled attic fan, Belt drive~ The thermostatically controlled attic fan was not tested/inspected due to the temperature is being colder than what the switch is set at typically. It is typically set between 100~ 110 attic temperature was well below that at the time of inspection



Acceptable

Wiring/Lighting: 110 VAC lighting circuit



Acceptable

Bathroom Fan Venting: Electric fan

Garage

Type of Structure: Attached Car Spaces: 2

Acceptable

Ceiling: Vaulted , Paint



Acceptable

Walls: Paint, Paneling



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Garage (Continued)

Acceptable

Floor/Foundation: Poured concrete



Acceptable
Safety Hazard

Garage Doors: Insulated aluminum

Door Operation: Mechanized~ Down force adjustments are necessary. This is a safety hazard. There should be an auto reverse should the door hit something on the way down, "Down Force" safety reverse did not function adjust setting on back of the motor head as necessary.

Photoelectric eye beams missing on garage doors. This is a safety hazard as the doors will not stop if someone walks under it during operation.



Minor Defect

Service Doors: Metal~ Wood rot noted at bottom of door frame on the side entry door in garage. The leaking in this area appeared to have been fixed as it was raining during the entire inspection and this area remained dry.



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Interior

General Interior

Acceptable
Acceptable
Minor Defect

Closets: Bedroom hall and linen closets

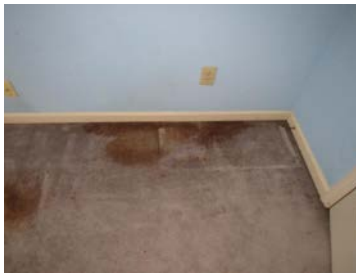
Ceilings: Paint, Suspended ceiling

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



Minor Defect

Floors: Tile, Vinyl floor covering, Hardwood, Carpet~ Several deep carpet stains present throughout the home. No real way to determine if the sub floor underneath is damaged without pulling carpet back and inspecting. Recommend replacing carpet/flooring and re-evaluating the condition of the floor underneath.

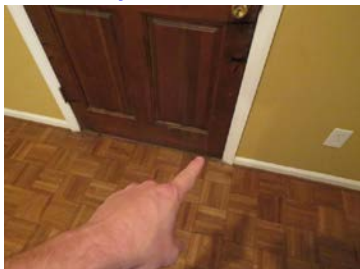


Minor Defect

Doors: Hollow wood~ The front door sticks at bottom, adjustments are necessary.

Damage noted to door in kitchen. Repair replace as necessary.

Upstairs Bi-fold closet door has come loose from track. Recommend repair or replace as necessary.



Interior (Continued)

Kitchen

Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Laminate and composite materials



Bathroom

Acceptable

Bathroom Cabinets: Wood



Acceptable

Bathroom Counter Tops: Composite and wood

Acceptable

Ventilation: Electric ventilation fan



Appliances

Kitchen

Acceptable

Cooking Appliances: Functional at the time of inspection



Minor Defect

Cooking Appliances: Jenn-Air~ Could only get one burner to ignite. It appeared that the control knobs were stuck. Recommend repair or replace as necessary.



Minor Defect

Ventilator: Recirculating~ Fan does not appear to be functioning properly. Control button appeared to be stuck. Recommend repair or replace as necessary.

Safety Hazard

Disposal: Badger~ Septic Tank Present ~When you use a garbage disposal with a septic tank, the ground up food particles contribute to the layer of solids that is deposited on the bottom of your septic tank. Regular use of a garbage disposal can drastically increase the amount of waste you are pumping into the septic tank. Natural bacteria cant decompose the materials quickly enough, meaning your septic tank will need to be inspected more frequently and pumped as much as twice as often.

Homeowners must also be extra vigilant about what types of materials they put in the garbage disposal. Food waste is the only material that should ever be put down a garbage disposal. Fats and grease are problematic, as well as non-food items that often inadvertently end up in a garbage disposal—small toys, nuts and bolts, or kitchen utensils. These materials can cause a garbage disposal to malfunction, clog pipes on the way to the septic tank, or contribute to a septic tank backup.



Appliances (Continued)

Acceptable

Dishwasher: Functional at the time of inspection



Acceptable
Acceptable

Refrigerator: Functional at time of inspection
Ice Maker Yes



Other Appliances

Acceptable

Dryer Vent: Metal flex

HVAC

Acceptable

Thermostats: Individual



Acceptable

Ductwork & Distribution: Insulflex duct



Acceptable

Registers & Returns: Wall, Floor, Ceiling , Toe Kick

Attic Furnace / Heating System

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HVAC (Continued)

Minor Defect

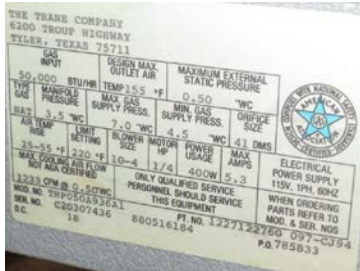
Heating System Operation: Functional at the time of inspection~ **Furnace existing beyond design life. Recommend service inspection and cleaning by HVAC Tech every year.**



Acceptable

Heat Exchanger: Functional

Manufacturer: Trane



Heating Type: Forced Air

Area Served: 1st floor, 2nd floor Approximate Age: 1988

Fuel Type: Natural gas

Unable to Inspect: 30%

Acceptable

Blower Fan/Filter: Disposable filter

Acceptable

Flue Pipe: Single wall

Basement Furnace / Heating System

Minor Defect

Heating System Operation: Functional at the time of inspection~ **Furnace existing beyond design life. The furnace in the basement was making lots of noise. Recommend service inspection and cleaning by HVAC Tech every year.**



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HVAC (Continued)

Acceptable

Heat Exchanger: Functional



Manufacturer: Trane



Heating Type: Forced Air

Area Served: Basement Approximate Age: 1988

Fuel Type: Natural gas

Unable to Inspect: 20%

Acceptable

Blower Fan/Filter: Reusable filter

Acceptable

Flue Pipe: Double wall

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. Both units are original to the home (33 years) and have past their designed life span, though they remain functional.

Acceptable

Exterior Unit: Pad mounted



Manufacturer: Trane



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HVAC (Continued)

Area Served: 1st floor, 2nd floor Approximate Age: 1988
Fuel Type: 208 - 230 V Temperature Differential: 17 degrees
A/C Type: Central Air
Acceptable
Minor Defect

Condensate Removal: PVC
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.

Acceptable

Electrical Disconnect: Pull-out handle disconnect



Rear of home Air Conditioning System

Minor Defect

A/C System Operation: Functional

Acceptable

Exterior Unit: Pad mounted



Manufacturer: Trane



Area Served: Basement Approximate Age: 1988
Fuel Type: 208 - 230 V Temperature Differential: 17 degrees
A/C Type: Central Air
Acceptable
Condensate Removal: PVC

HVAC (Continued)

Minor Defect

Refrigerant Lines: R22~ [R-22 coolant. \(see note above\)](#)

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

Acceptable

Fireplace Construction: Stone



Acceptable

Hearth: Raised

Acceptable

Flue: Metal

Fireplace/Wood Stove (Continued)

Acceptable

Damper: Metal



Acceptable

Smoke Chamber: Brick



Main Chimney

Acceptable

Chimney: Vinyl & frame covered 3 wall pipe

Acceptable

Flue/Flue Cap: Metal

Acceptable

Chimney Flashing: Present

Plumbing

Interior

Acceptable

Service Line: Copper

Acceptable

Water Lines: CPVC, Copper

Acceptable

Vent Pipes: PVC

Acceptable

Drain Pipes: PVC

Acceptable

Service Caps: Accessible

Acceptable

Kitchen Sink: Stainless Steel



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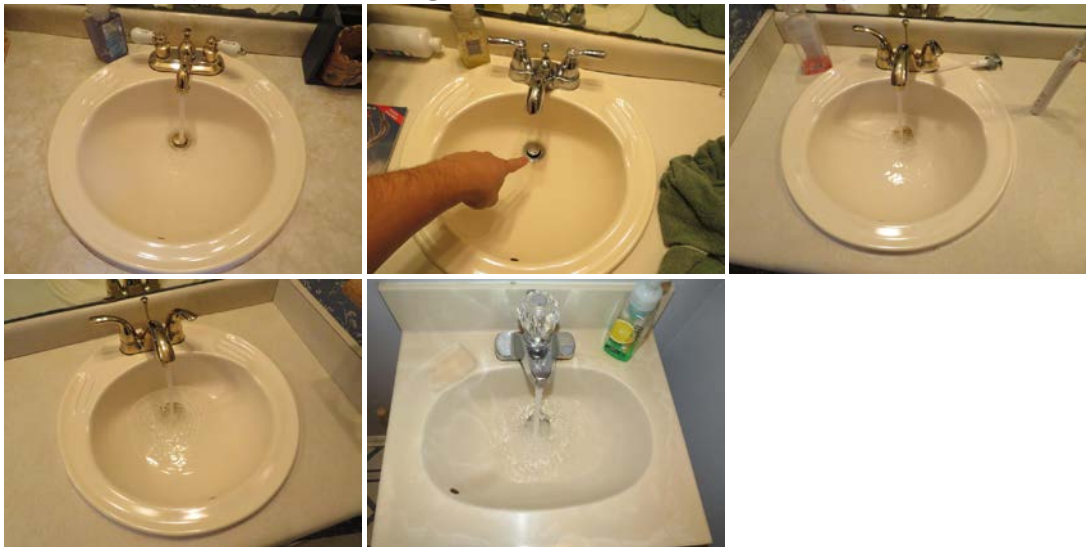
Plumbing (Continued)

Kitchen Sink: (continued)



Acceptable

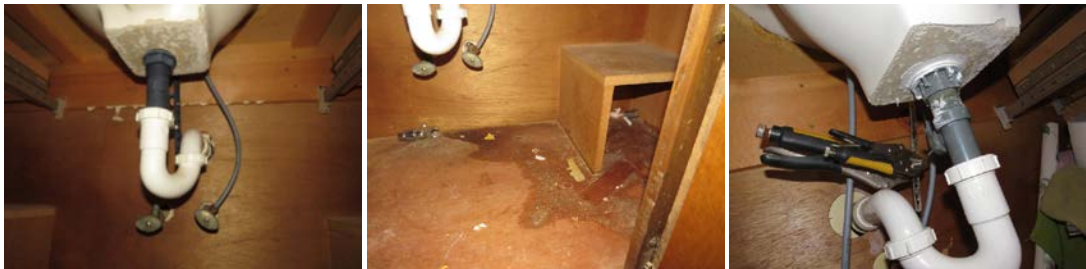
Bathroom Sink/Basin: Functioning with no leaks at the time of inspection



Minor Defect

Faucets/Traps: Functioning no leaks observed at the time of inspection~ Signs of possible previous leak under upstairs hall bathroom sink. Did not appear to still be leaking when testing sink drainage or water. Recommend future monitoring.

Drain stopper does not function properly in downstairs bathroom. It appears to be held in place with vice grip pliers. Recommend repair or replace as necessary.



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Plumbing (Continued)

Faucets/Traps: (continued)



Acceptable
Acceptable

Plumbing/Fixtures: Functional
Sump Pump: Submerged



Acceptable

Tub/Surround: Fiberglass tub and fiberglass surround~ Shower diverter in upstairs hall bath not functioning properly. Shower head is not receiving all the water, and pressure is not as desired. Recommend repair or replace as necessary.



Minor Defect

Toilets: Functional at time of inspection no leaks closet bolts secure~ The toilet is loose at the floor and will require tightening of the closet bolts at a minimum. As the toilet is jarred around, it is possible for the wax ring at the base to become damage and leak. Recommend repair or replace as necessary.



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Plumbing (Continued)

Toilets: (continued)



Acceptable

Spa Tub/Surround: Jetted tub



Acceptable

Shower/Surround: Fiberglass pan and fiberglass surround



Basement Water Heater

Plumbing (Continued)

Acceptable

Water Heater Operation: Functional at time of inspection



Manufacturer: General Electric



Type: Natural gas Capacity: 40 Gal.

Approximate Age: 2008 Area Served: Basement

Acceptable

Flue Pipe: Single wall

Acceptable

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



Basement Water Heater

Acceptable

Water Heater Operation: Functional at time of inspection



Plumbing (Continued)

Manufacturer: Rheem



Type: Natural gas Capacity: 40 Gal.

Approximate Age: 2014 Area Served: 1st floor, 2nd floor

Acceptable

Flue Pipe: Single wall

Acceptable

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



Exterior

Acceptable

Hose Bibs: Rotary



Gas Service

Acceptable

Gas Meter: Exterior surface mount at side of home



Acceptable

Main Gas Valve: Located at gas meter

Acceptable

Gas Service Line: Cast iron

Laundry Area

Plumbing (Continued)

Acceptable

Laundry Tub: PVC



Acceptable

Laundry Tub Drain: PVC



Acceptable

Washer Hose Bib: Rotary



Acceptable

Washer Drain: Wall mounted drain

Acceptable

Floor Drain: Not visible

Electrical

Acceptable

Service Entrance: Under ground utilities



Service Size Amps: 200 Volts: 120~240

Acceptable

Service: Copper and aluminum

Acceptable

Ground: Not Observable

DS Murphy Inspections

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Electrical (Continued)

Acceptable
Acceptable
Acceptable
Acceptable

120 VAC Branch Circuits: GFCI outlets, Copper
240 VAC Branch Circuits: Copper and aluminum
Conductor Type: Romex
Interior Lighting: 110 VAC outlets and lighting circuits



Acceptable
Acceptable

120 Vac Outlets: 110 VAC, 110 VAC GFCI
240 VAC Outlets: 3-pole 3-wire grounded



Acceptable

Exterior Electric Outlets: 110 VAC GFCI



Laundry room Electric Panel

Acceptable

Manufacturer: Challenger



Electrical (Continued)

Maximum Capacity: 200 Amps



Acceptable

Main Breaker Size: 200 Amps



Acceptable

Breakers: Copper alloy



Acceptable

AFCI: Not Present in panel

Acceptable

GFCI: At GFCI receptacles only

Is the panel bonded? Yes

Acceptable

Door Bell: Hard wired



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Electrical (Continued)

Safety Hazard

Smoke Detectors: Battery operated with light~ **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: Carbon Monoxide may be hardwired with smoke detectors~ **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, Spot lights



Basement

Minor Defect

Ceiling: Suspended ceiling, Exposed framing~ **Water stains present. These were dry at the time of inspection. Consult current owner regarding cause and monitor these in the future for leaks. Replace as necessary.**



Acceptable

Walls: Paint, Exposed framing, Paneling



Basement (Continued)

Acceptable	Floors: Poured, Carpet, Vinyl floor covering
Acceptable	Ventilation: Windows
Acceptable	Insulation: Fiberglass

Structure

Acceptable	Structure Type: Wood frame
Acceptable	Foundation: Poured
Acceptable	Differential Movement: No movement or displacement noted
Acceptable	Beams: Bonded wood
Acceptable	Bearing Walls: Frame with OSB sheathing
Acceptable	Joists/Trusses: 2x12



Acceptable	Piers/Posts: Block piers and wood posts
Acceptable	Floor/Slab: Poured concrete basement floor
Acceptable	Stairs (Interior): Wood stairs with wood handrails

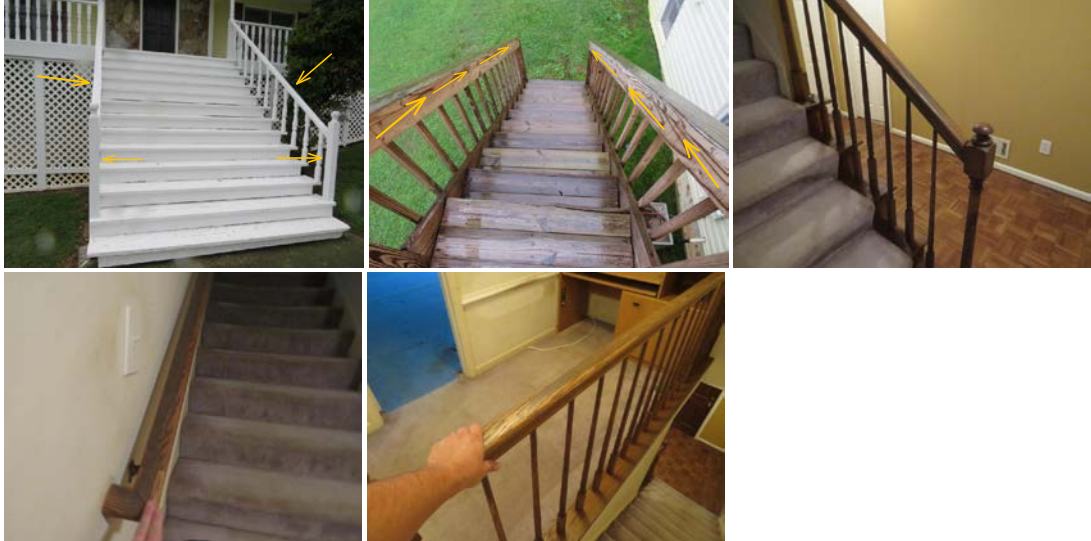


Safety Hazard Railings: Loose~ The railings/posts are loose on all inside and outside railings, the 2000 IRC (IRC Table R301.5) and other typical building codes requires that a guardrail or a handrail be able to resist a 200-pound concentrated load applied along the top in any direction, while some local codes may still be in effect specify a smaller load of 20 pounds per linear foot.

Outside railings are missing a graspable handrail. This may have been acceptable at the time of construction. Consider a safety upgrade.

Structure (Continued)

Railings: (continued)



Acceptable

Subfloor: Dimensional wood