



DS Murphy Inspections  
Suwannee, GA 30024  
678 573 6005

# Inspection Report

Prepared for~



**405 County Line Rd  
Fayetteville, Ga 30215**

## 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

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1. West corner of lot Outbuilding Electrical: 110 VAC outlets and lighting circuits~ **Open ground outlet noted in the pool house. Recommend remediation by a licensed electrician.**

### HVAC

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2. Attic Furnace / Heating System Heating System Operation: Functional at the time of inspection~ **Furnace existing beyond its design life. The furnace still functioned however recommend budgeting for a replacement should one be needed in the future.**
3. 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.**

### Electrical

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4. 120 Vac Outlets: 110 VAC GFCI~ **Multiple open ground or hot/neutral reverse outlets noted at various areas in the basement. Recommend remediation by a licensed electrician.**
5. Exterior Electric Outlets: 110 VAC GFCI~ **Outlets at the rear wooden deck was tripped at the time of the inspection and would not reset. Recommend further evaluation and remediation by a licensed electrician.**

## 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. Steps: Brick~ The railing was loose at the right side steps and ramp. Recommend securing the handrail.
2. Deck: Wood~ Slight rot observed at the rear deck footers. Recommend repair or replace as necessary.
3. Fences: Vinyl~ Slight damage to one of the fence posts. Recommend remediation as necessary.
4. West corner of lot Outbuilding Ceiling: Exposed framing, Texture paint~ Recommend re-mudding and taping the two areas in the pool house ceiling that were falling.
5. West corner of lot Outbuilding Doors: Solid wood~ Deterioration noted at the outbuilding doors as well as knocked out glass panes. Recommend repair or replace.
6. West corner of lot Outbuilding Plumbing: PVC~ The pool house sink was leaking at the time of the inspection. Remediation recommended.
7. Behind home Swimming Pool Liner: Fiberglass~ Slight crack in the pool liner that may hasten deterioration and cause further damage. Recommend remediation as necessary.
8. Behind home Swimming Pool Deck: Concrete~ Concrete apron is cracked. This is typical and should be sealed to prevent further deterioration.

### Exterior

9. Windows: Vinyl single hung~ Window shutter at the front left of the home was detached at the time of the inspection. Recommend remediation as necessary.

### Attic

10. 2nd floor Attic Wiring/Lighting: 110 VAC lighting circuit~ Unknown if the bulb in the attic lighting circuit is burnt. Recommend replacing bulb first and then further evaluation and remediation if necessary.

### Garage

11. Walls: Paint~ Slight damage to the garage wall where the golf cart was parked. Recommend remediation as necessary.

### Interior

12. Doors: Hollow wood, Bi-fold~ Slight deterioration at the primary bath door. Recommend repair or replace as necessary.

### Plumbing

13. Bathroom Sink/Basin: Molded single bowl, Pedestal~ No drain stopper present at one of the primary bath sinks. Recommend adding as necessary.
14. Toilets: Functional at time of inspection no leaks closet bolts secure~ The main floor hallway 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.

### Electrical

15. Door Bell: Hard wired~ The doorbell was inoperative at the time of inspection.

## 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 405 County Line Rd  
City Fayetteville State Ga Zip 30215

### 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 Home Owner Property Occupied Occupied  
Estimated Age 2000 Entrance Faces East  
Inspection Date 04/25/2022  
Start Time 1p End Time 3p  
Electric On Yes  
Water On Yes  
Temperature High 70s  
Weather Sunny Soil Conditions Dry  
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



## Grounds

Acceptable

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



Acceptable

Walks: Concrete



Acceptable

Steps: Brick



Minor Defect

Steps: Brick~ The railing was loose at the right side steps and ramp. Recommend securing the handrail.



Acceptable

Patio: Concrete

Minor Defect

Deck: Wood~ Slight rot observed at the rear deck footers. Recommend repair or replace as necessary.

## Grounds (Continued)

Deck: (continued)



Acceptable

Rear Porch: Concrete, Brick~ Settlement cracks noted at the porch. These cracks are typical and should be sealed.



Acceptable  
Acceptable

Vegetation: Shrubs, Decorative  
Retaining Walls: Brick



Acceptable

Grading: Moderate slope~ Grading was more than sufficient to direct water flow away from the homes foundation.



Minor Defect

Fences: Vinyl~ Slight damage to one of the fence posts. Recommend remediation as necessary.

## Grounds (Continued)

Fences: (continued)



West corner of lot Outbuilding

Acceptable

Exterior Surface: Wood



Acceptable

Roof: Asphalt shingle

Acceptable

Roof Structure: Rafter

Minor Defect

Ceiling: Exposed framing, Texture paint~ **Recommend re-mudding and taping the two areas in the pool house ceiling that were falling.**



Acceptable

Walls: Exposed framing, Paint, Paint

Acceptable

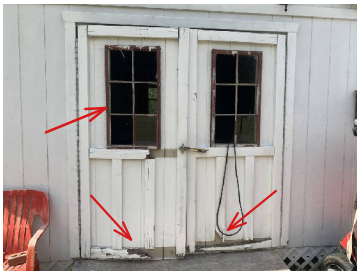
Floor: Wood

Acceptable

Foundation: Block

Minor Defect

Doors: Solid wood~ **Deterioration noted at the outbuilding doors as well as knocked out glass panes. Recommend repair or replace.**





## Grounds (Continued)

Acceptable

Windows: Aluminum single hung



Major Defect

Electrical: 110 VAC outlets and lighting circuits~ **Open ground outlet noted in the pool house. Recommend remediation by a licensed electrician.**



Minor Defect

Plumbing: PVC~ **The pool house sink was leaking at the time of the inspection. Remediation recommended.**



Behind home Swimming Pool

Acceptable

Type: In ground



Current Status: Open operation

## Grounds (Continued)

Minor Defect

Liner: Fiberglass~ Slight crack in the pool liner that may hasten deterioration and cause further damage. Recommend remediation as necessary.



Minor Defect

Deck: Concrete~ Concrete apron is cracked. This is typical and should be sealed to prevent further deterioration.



Acceptable  
Acceptable  
Acceptable  
Acceptable

Coping: Concrete  
Drainage: Direct connect to main drainage system  
Skimmer: Strainer basket  
Pump Motor: 1/2 HP



Acceptable

Filter: Sand filter



Acceptable  
Acceptable

Shut-off Valve: Gate  
Back Wash Valve: Gate

## Grounds (Continued)

Acceptable

Ladder/Steps: Aluminum



Acceptable

Pool Enclosure: Metal fence



## 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, Brick veneer~ Siding on the home was recently painted as per the home owner.



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.



## Exterior (Continued)

Acceptable

Entry Doors: Wood, Full Glass



Acceptable

Entry Doors: Wood, Full Glass



Minor Defect

Windows: Vinyl single hung~ Window shutter at the front left of the home was detached at the time of the inspection. Recommend remediation as necessary.



Acceptable

Window Screens: Vinyl mesh

## Roof

All Roof Surface

Method of Inspection: Drone

Acceptable

Unable to Inspect: 20%

Acceptable

Material: Asphalt shingle~ Roof was in good condition and was replaced in December 2021 as per the homeowner.



## Roof (Continued)

Material: (continued)



Type: Composition

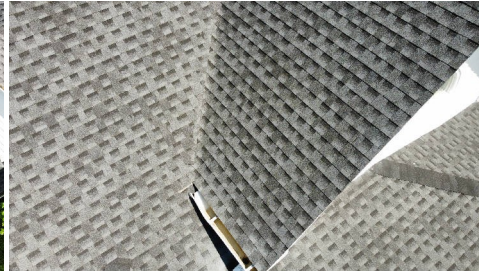
Approximate Age: 2022

Acceptable

Acceptable

Flashing: Aluminum

Valleys: Asphalt shingle



Acceptable

Plumbing Vents: PVC



## Roof Water Control

Acceptable

Gutters: Aluminum~ Gutters had little to no debris at the time of the inspection. Recommend continuing routine maintenance at least twice a year.

Acceptable

Downspouts: Aluminum





## Attic

2nd floor Attic

Acceptable

Attic Access: Door



Method of Inspection: In the attic

Acceptable

Unable to Inspect: 50%



Acceptable

Roof Framing: 2x6 Rafter



Acceptable

Sheathing: Plywood

Acceptable

Ventilation: Ridge vent, Window

Acceptable

Insulation: Batts, Blown in



## Attic (Continued)

Minor Defect

Wiring/Lighting: 110 VAC lighting circuit~ **Unknown if the bulb in the attic lighting circuit is burnt. Recommend replacing bulb first and then further evaluation and remediation if necessary.**



Acceptable

Moisture Penetration: None noted at the time of inspection

Acceptable

Pest Activity: None noted at the time of inspection.

Acceptable

Bathroom Fan Venting: Electric fan

## Garage

Type of Structure: Attached Car Spaces: 2

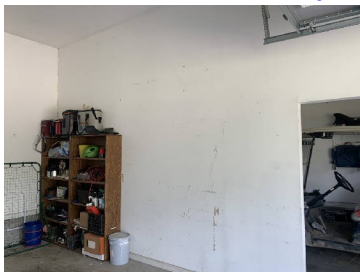
Acceptable

Ceiling: Paint



Minor Defect

Walls: Paint~ **Slight damage to the garage wall where the golf cart was parked. Recommend remediation as necessary.**



Acceptable

Floor/Foundation: Poured concrete



## Garage (Continued)

Acceptable

Garage Doors: Insulated vinyl

Acceptable

Door Operation: Mechanized

## Interior

### General Interior

Acceptable

Closets: Bedroom hall and linen closets



Acceptable

Ceilings: Paint



Acceptable

Walls: Paint



Acceptable

Floors: Hardwood, Ceramic tile, Carpet





## Interior (Continued)

Minor Defect

Doors: Hollow wood, Bi-fold~ Slight deterioration at the primary bath door. Recommend repair or replace as necessary.



### Kitchen

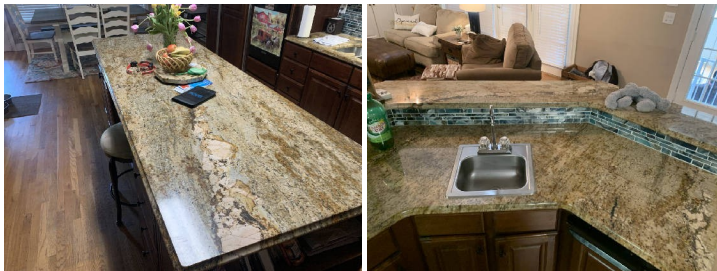
Acceptable

Kitchen Cabinets: Wood



Acceptable

Kitchen Counter Tops: Marble



### Bathroom

Acceptable

Bathroom Cabinets: Wood

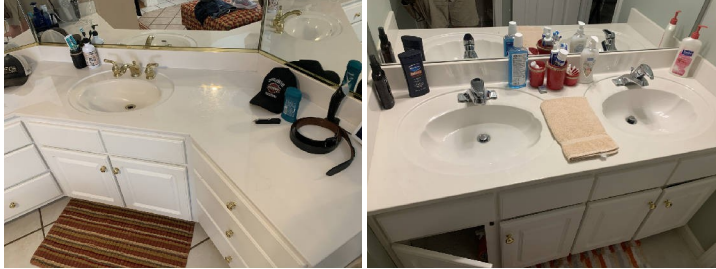




## Interior (Continued)

Acceptable

Bathroom Counter Tops: Composite



Acceptable

Ventilation: Electric ventilation fan



## Appliances

### Kitchen

Acceptable

Cooking Appliances: Thermador



Acceptable

Cooking Appliances: Kenmore



## Appliances (Continued)

Acceptable

Ventilator: tested and functional at time of inspection



Acceptable

Disposal: In-Sinkerator



Acceptable

Dishwasher: Kitchenaid



Acceptable

Refrigerator: Subzero



Acceptable

Wine Storage: Present



Ice Maker No

## Appliances (Continued)

### Other Appliances

Acceptable

Dryer Vent: Plastic flex

## HVAC

Acceptable

Thermostats: Individual



Acceptable

Ductwork & Distribution: Insulflex duct



Acceptable

Registers & Returns: Ceiling



### Attic Furnace / Heating System

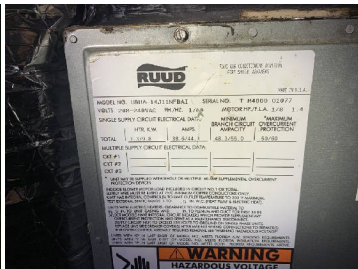
Major Defect

Heating System Operation: Functional at the time of inspection~ **Furnace existing beyond its design life. The furnace still functioned however recommend budgeting for a replacement should one be needed in the future.**

Acceptable

Heat Exchanger: Functional

Manufacturer: Ruud



## HVAC (Continued)

Heating Type: Forced Air

Area Served: 1st floor Approximate Age: 2000

Fuel Type: Electric

Unable to Inspect: 30%

Acceptable

Blower Fan/Filter: Disposable filter



Attic Furnace / Heating System

Acceptable

Heating System Operation: Functional at the time of inspection

Acceptable

Heat Exchanger: Functional

Manufacturer: Lennox



Heating Type: Forced Air

Area Served: 2nd floor Approximate Age: 2010

Fuel Type: Gas

Unable to Inspect: 30%

Acceptable

Blower Fan/Filter: Disposable filter



Acceptable

Flue Pipe: Double wall





## HVAC (Continued)

### Basement Furnace / Heating System

Acceptable

Heating System Operation: Functional at the time of inspection

Acceptable

Heat Exchanger: Functional

Manufacturer: Ruud



Area Served: Basement Approximate Age: 2002

Heating Type: Forced Air

Fuel Type: Electric

Unable to Inspect: 30%

### 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.

Acceptable

Exterior Unit: Pad mounted

Manufacturer: Ruud



Area Served: Basement Approximate Age: 2000

Fuel Type: 208 - 230 V Temperature Differential: 18 degrees

A/C Type: Central Air

Acceptable

Refrigerant Lines: High pressure



Acceptable

Electrical Disconnect: Pull-out handle disconnect

### Left side (facing front) Air Conditioning System

Acceptable

A/C System Operation: Functional

Acceptable

Exterior Unit: Pad mounted

## HVAC (Continued)

Manufacturer: Lennox



Area Served: 1st floor Approximate Age: 2010  
Fuel Type: 208 - 230 V Temperature Differential: 18 degrees  
A/C Type: Central Air  
Acceptable

Refrigerant Lines: High pressure



Acceptable

Electrical Disconnect: Pull-out handle disconnect



Left side (facing front) Air Conditioning System  
Acceptable  
Acceptable  
Manufacturer: Ruud

A/C System Operation: Functional  
Exterior Unit: Pad mounted



Area Served: 2nd floor Approximate Age: 2003  
Fuel Type: 208 - 230 V Temperature Differential: 18 degrees  
A/C Type: Central Air



## HVAC (Continued)

Acceptable

Refrigerant Lines: High pressure



Acceptable

Electrical Disconnect: Pull-out handle disconnect

## Plumbing

### Interior

Acceptable

Service Line: Copper

Acceptable

Main Water Shutoff: Behind Access panel

Acceptable

Water Lines: Copper, CPVC



Acceptable

Vent Pipes: PVC

Acceptable

Drain Pipes: PVC

Acceptable

Service Caps: Accessible

Acceptable

Kitchen Sink: Stainless Steel



Minor Defect

Bathroom Sink/Basin: Molded single bowl, Pedestal~ **No drain stopper present at one of the primary bath sinks. Recommend adding as necessary.**

## Plumbing (Continued)

Bathroom Sink/Basin: (continued)



Acceptable  
Acceptable

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



Acceptable

Sump Pump: Submerged, Unobservable/ uninspected



Minor Defect

Toilets: Functional at time of inspection no leaks closet bolts secure~ **The main floor hallway 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.**



## Plumbing (Continued)

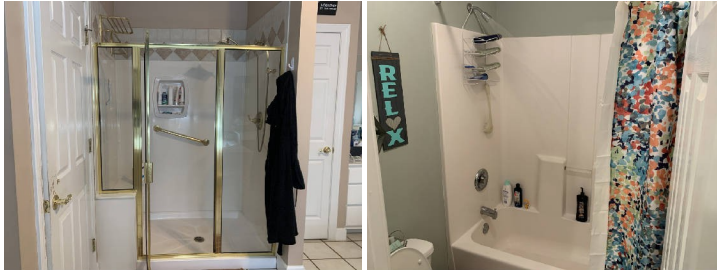
Acceptable

Spa Tub/Surround: Fiberglass tub and ceramic tile surround



Acceptable

Shower/Surround: Fiberglass pan and ceramic tile surround, Fiberglass pan and fiberglass surround



Basement Water Heater

Acceptable

Water Heater Operation: Adequate

Manufacturer: Rinnai



Type: Electric Capacity: N/A

Approximate Age: Area Served: Whole building

Acceptable

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

Exterior

Acceptable

Hose Bibs: Rotary

Gas Service

Acceptable

Dryer Gas Line: Insulflex

Laundry Area



## Plumbing (Continued)

Acceptable

Laundry Tub: Composite



Acceptable

Laundry Tub Drain: PVC



Acceptable

Washer Hose Bib: Rotary



Acceptable

Washer Drain: Wall mounted drain

## Electrical

Acceptable

Service Entrance: Above Ground From Mast



Service Size Amps: 200 Volts: 120~240

Acceptable

Service: Copper

Acceptable

Ground: Plumbing and rod in ground

Acceptable

120 VAC Branch Circuits: GFCI outlets

Acceptable

240 VAC Branch Circuits: Copper

Acceptable

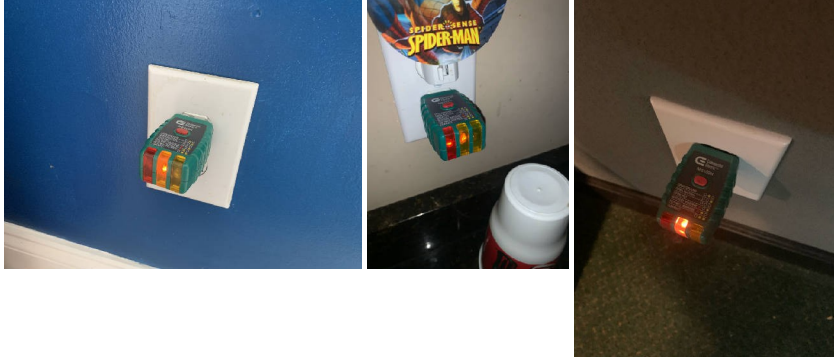
Conductor Type: Romex

## Electrical (Continued)

Acceptable  
Major Defect

Interior Lighting: 110 VAC outlets and lighting circuits

120 Vac Outlets: 110 VAC GFCI~ Multiple open ground or hot/neutral reverse outlets noted at various areas in the basement. Recommend remediation by a licensed electrician.



Acceptable  
Major Defect

240 VAC Outlets: 3-pole 3-wire grounded

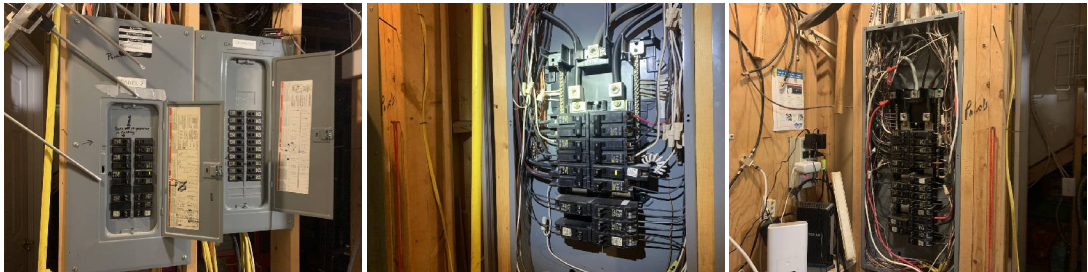
Exterior Electric Outlets: 110 VAC GFCI~ Outlets at the rear wooden deck was tripped at the time of the inspection and would not reset. Recommend further evaluation and remediation by a licensed electrician.



### Basement Electric Panel

Acceptable

Manufacturer: Square D



Maximum Capacity: 200 Amps

Acceptable

Breakers: Copper alloy

Acceptable

GFCI: At GFCI receptacles only

Is the panel bonded? Yes

## Electrical (Continued)

Minor Defect

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



Acceptable  
Acceptable  
Acceptable

Smoke Detectors: Battery operated with light  
Carbon Monoxide Detectors: Battery operated with light  
Exterior Lighting: Surface mount



## Basement

Acceptable  
Acceptable

Unable to Inspect: 30%  
Ceiling: Suspended ceiling, Paint



Acceptable

Walls: Paint, Exposed framing





## Basement (Continued)

Acceptable

Floors: Tile, Carpet



Acceptable

Ventilation: Windows

Acceptable

Insulation: Batting

Acceptable

Moisture Location: None noted at the time of inspection

## 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

Acceptable

Floor/Slab: Poured concrete basement floor

Acceptable

Stairs (Interior): Carpeted stairs with wooden handrails



Acceptable

Subfloor: Dimensional wood