

INSPECTION REPORT



For the Property at:
211 MILL POND RD
ROSWELL, GA 30076

Prepared for: SAMPLE CONDO
Inspection Date: Monday, November 26, 2018
Prepared by: John Watson



Whole House Home Inspections
609 Baymist Court
Loganville, GA 30052
770-370-4269

www.wholehousehomeinspections.com
customerservice@wholehousehomeinspections.com

HERE TO INSPECT BEYOND YOUR EXPECTATIONS

SUMMARY

211 Mill Pond Rd, Roswell, GA November 26, 2018

Report No. 1011, v.2

www.wholehousehomeinspections.com

SUMMARY

ROOFING

EXTERIOR

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REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ Trim

Condition: • Rot or insect damage

Various locations on the exterior of the home contain rot and/or insect damage. It is recommendation that a qualified contractor be hired to remove rotted trim, siding and/or fascia boards, treat all areas and replace with new trim, caulk and paint.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various First Floor

Task: Repair

Time: Immediate

Cost: \$500 - \$2,000

Condition: • Loose

Small area of siding loose. It is recommended that a qualified contractor secure siding with approved fasteners for the application, caulk and paint.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Repair

Time: Immediate

Cost: Minor

Condition: • Paint or stain needed

Damage to the exterior paint near front entry way seems to have been caused by a heat source (charcoal of gas grill). It is recommended that this area be repainted to prolong the life of the siding.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Entry Way

Task: Improve

Time: Immediate

Cost: Minor

WALLS \ Fiber cement siding

Condition: • Nailing problems

Various areas on exterior of home have nails that have become loose over time. It is recommended that a qualified contractor be contacted to repair all areas containing nailing defects.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Correct

Time: Immediate

Cost: Minor

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DOORS \ General

Condition: • Front entry door has missing address numbers. It is recommended that the number be replaced/secured to the door.

Implication(s): Visitors may have trouble indicating correct address

Location: Front Door

Task: Correct

Time: Immediate

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

Condition: • Trip hazards

Condensate line from the furnace runs perpendicular across the patio. It is recommended that the PVC be rerouted to go under the door way onto the ground instead of directly across the main walk way.

Implication(s): Physical injury

Location: Concrete Patio

Task: Improve

Time: Immediate

Cost: Minor

Heating

HEATING \ Thermostat

Condition: • Loose

Wall thermostat loose causing the unit to constantly reset and not fully charge the internal batteries, which can lead to poor calibration and operation. It is recommended that a qualified HVAC contractor repair the thermostat to improve heating efficiency and operation of the unit.

Implication(s): Increased heating costs | Reduced comfort | No heat for building

Location: First Floor Living Room

Task: Repair

Time: Immediate

Cost: Minor

GAS FURNACE \ Gas piping

Condition: • Rust

Gas pipes in HVAC closet contain rust due to them being exposed to the exterior elements. The rust has caused gas leaks which creates a safety issue for anyone living in the home. It is recommended that the pipe work to the HVAC unit be further evaluated to better understand if it can be corrected by sanding off the rust or if the pipes need to be completely replaced.

Implication(s): Fire or explosion

Location: Exterior

Task: Further evaluation

Time: Discretionary

Cost: Minor - \$100

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FIREPLACE \ Firebox

Condition: • Cracked masonry or refractory

Noticeable cracks found in the masonry of the fireplace. It is recommended that a qualified contractor repair the cracks to prevent further damage.

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: Living Room

Task: Repair

Time: Immediate

Cost: Less than \$100

Plumbing

GAS SUPPLY \ Gas piping

Condition: • Leak

Due to rust at the drip leg, a gas leak was detected. It is recommended that a qualified contractor evaluate the drip leg cap, clean off rust and tighten to prevent further leaking.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Water Closet

Task: Repair

Time: Immediate

Cost: Minor - \$100

GAS SUPPLY \ Gas meter

Condition: • Leak

While inspecting the outside of property, a gas leak was detected at one of the connections. It is highly recommended that the buyer contact the City of Roswell to remedy the situation, by sending a qualified technician to the property to test and tighten the gas connections to the meter.

Implication(s): Equipment not operating properly | Fire or explosion | Increased heating costs

Location: Gas Meter

Task: Service

Time: Immediate

Cost: Minor

WATER HEATER \ Life expectancy

Condition: • Near end of life expectancy

Based on the current age of the hot water heater, it is recommended that the unit be serviced by a qualified professional. While the bottom of the unit was not found to be rusted, grayish/black water exited the tank at the location of the drain valve during the time the water pressure was being tested. This indicates that the tank has not been flushed recently as all sediment has settled to the bottom of the tank which can reduce the efficiency of the unit and cause continuous heating of the tank.

Implication(s): No hot water

Location: Water closet

Task: Monitor

Time: Regular maintenance

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Cost: \$500 - \$700

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • Spillage or backdraft at the draft hood

Back draft hood needs to be secured as well as vent connector cover to restrict combustion gases from entering the livable areas of home.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Utility Room

Task: Repair

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Bathtub

Condition: • Drain stop missing

Drain stop missing in 1 of bathrooms. Recommend replacing drain stop.

Implication(s): Reduced operability

Location: Main bathroom

Task: Replace

Time: Immediate

Cost: Minor

Condition: • Drain stop ineffective

2nd bathroom has drain stop, but it is ineffective in terms of keeping water from draining. Recommend tightening the current drain stop or replacing with newer drain stop.

Implication(s): Reduced operability

Location: Bathroom

Task: Repair or replace

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Toilet

Condition: • Loose

Caulking missing from toilet base. Recommend that caulking be applied around the toilet to prevent movement, improve stability and stop sewer gases from entering the living space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Bathroom

Task: Improve

Time: Immediate

Cost: Minor

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Interior

WINDOWS \ General

Condition: • Difficult to operate

Multiple windows throughout property were either inoperable, broken or damaged due to being the original metal frame windows. Recommend a qualified contractor provide estimate on replacing all windows as they are beyond their usable life, creating increased utility bills and lower level of comfort throughout the home.

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Replace

Time: When remodelling

Cost: \$2,500 - and up

DOORS \ Doors and frames

Condition: • Weatherstripping missing or ineffective

Although weather stripping is present at the front entrance, it has become ineffective overtime and daylight can be seen between the door and the casing when the door is fully closed. Indicating that the weather stripping needs to be replaced.

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Front Entry

Task: Improve

Time: Immediate

Cost: Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

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WALLS \ Trim

2. Condition: • Rot or insect damage

Various locations on the exterior of the home contain rot and/or insect damage. It is recommendation that a qualified contractor be hired to remove rotted trim, siding and/or fascia boards, treat all areas and replace with new trim, caulk and paint.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various First Floor

Task: Repair

Time: Immediate

Cost: \$500 - \$2,000



Rot or insect damage



Rot or insect damage



Rot or insect damage



Rot or insect damage

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Rot or insect damage



Rot or insect damage



Rot or insect damage



Rot or insect damage

3. Condition: • Loose

Small area of siding loose. It is recommended that a qualified contractor secure siding with approved fasteners for the application, caulk and paint.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Repair

Time: Immediate

Cost: Minor

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Loose

4. Condition: • Paint or stain needed

Damage to the exterior paint near front entry way seems to have been caused by a heat source (charcoal or gas grill). It is recommended that this area be repainted to prolong the life of the siding.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Entry Way

Task: Improve

Time: Immediate

Cost: Minor



Paint or stain needed

WALLS \ Fiber cement siding

5. Condition: • Nailing problems

Various areas on exterior of home have nails that have become loose over time. It is recommended that a qualified contractor be contacted to repair all areas containing nailing defects.

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Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Correct

Time: Immediate

Cost: Minor



Nailing problems



Nailing problems

DOORS \ General

6. Condition: • Front entry door has missing address numbers. It is recommended that the number be replaced/secured to the door.

Implication(s): Visitors may have trouble indicating correct address

Location: Front Door

Task: Correct

Time: Immediate

Cost: Minor



Fallen Address Number



Fallen Address Number

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Patios

7. Condition: • Trip hazards

Condensate line from the furnace runs perpendicular across the patio. It is recommended that the PVC be rerouted to go under the door way onto the ground instead of directly across the main walk way.

Implication(s): Physical injury

Location: Concrete Patio

Task: Improve

Time: Immediate

Cost: Minor



Trip hazards

STRUCTURE

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8. Condition: • No structure recommendations are offered as a result of this inspection.

ELECTRICAL

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9. Condition: • No electrical recommendations are offered as a result of this inspection.

HEATING

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HEATING \ Thermostat

10. Condition: • Loose

Wall thermostat loose causing the unit to constantly reset and not fully charge the internal batteries, which can lead to poor calibration and operation. It is recommended that a qualified HVAC contractor repair the thermostat to improve heating efficiency and operation of the unit.

Implication(s): Increased heating costs | Reduced comfort | No heat for building

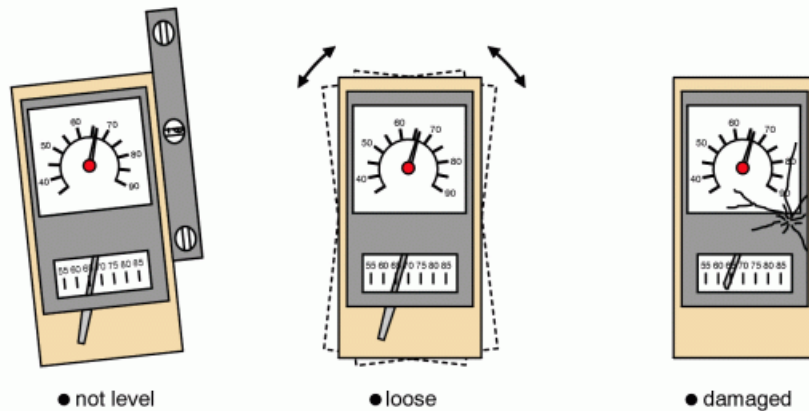
Location: First Floor Living Room

Task: Repair

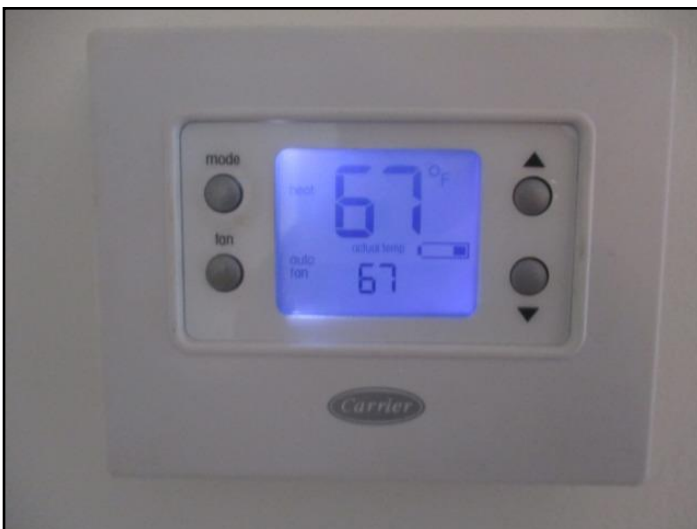
Time: Immediate

Cost: Minor

Thermostat conditions to watch for



- not level
- loose
- damaged
- poor location
- dirty
- poor adjustment/calibration
- anticipator problems



Loose



Loose

GAS FURNACE \ Gas piping

11. Condition: • Rust

Gas pipes in HVAC closet contain rust due to them being exposed to the exterior elements. The rust has caused gas leaks which creates a safety issue for anyone living in the home. It is recommended that the pipe work to the HVAC unit be further evaluated to better understand if it can be corrected by sanding off the rust or if the pipes need to be completely replaced.

Implication(s): Fire or explosion

Location: Exterior

Task: Further evaluation

Time: Discretionary

Cost: Minor - \$100



Rust

FIREPLACE \ Firebox

12. Condition: • Cracked masonry or refractory

Noticeable cracks found in the masonry of the fireplace. It is recommended that a qualified contractor repair the cracks to prevent further damage.

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: Living Room

Task: Repair

Time: Immediate

Cost: Less than \$100

HEATING

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Cracked masonry or refractory

COOLING & HEAT PUMP

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13. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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14. Condition: • No insulation recommendations are offered as a result of this inspection.

Recommendations

GAS SUPPLY \ Gas piping

15. Condition: • Leak

Due to rust at the drip leg, a gas leak was detected. It is recommended that a qualified contractor evaluate the drip leg cap, clean off rust and tighten to prevent further leaking.

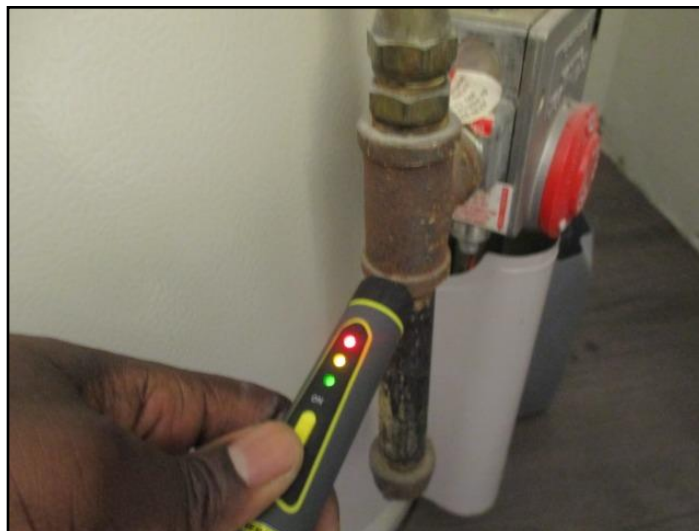
Implication(s): Equipment not operating properly | Fire or explosion

Location: Water Closet

Task: Repair

Time: Immediate

Cost: Minor - \$100



Leak

16. Condition: • Rust

Implication(s): Fire or explosion

GAS SUPPLY \ Gas meter

17. Condition: • Leak

While inspecting the outside of property, a gas leak was detected at one of the connections. It is highly recommended that the buyer contact the City of Roswell to remedy the situation, by sending a qualified technician to the property to test and tighten the gas connections to the meter.

Implication(s): Equipment not operating properly | Fire or explosion | Increased heating costs

Location: Gas Meter

Task: Service

Time: Immediate

Cost: Minor



Leak

WATER HEATER \ Life expectancy

18. Condition: • Near end of life expectancy

Based on the current age of the hot water heater, it is recommended that the unit be serviced by a qualified professional. While the bottom of the unit was not found to be rusted, grayish/black water exited the tank at the location of the drain valve during the time the water pressure was being tested. This indicates that the tank has not been flushed recently as all sediment has settled to the bottom of the tank which can reduce the efficiency of the unit and cause continuous heating of the tank.

Implication(s): No hot water

Location: Water closet

Task: Monitor

Time: Regular maintenance

Cost: \$500 - \$700



Near end of life expectancy

WATER HEATER - GAS BURNER AND VENTING \ Venting system

19. Condition: • Spillage or backdraft at the draft hood

Back draft hood needs to be secured as well as vent connector cover to restrict combustion gases from entering the livable areas of home.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Utility Room

Task: Repair

Time: Immediate

Cost: Minor



Spillage or backdraft at the draft hood



Spillage or backdraft at the draft hood

FIXTURES AND FAUCETS \ Bathtub

20. Condition: • Drain stop missing

Drain stop missing in 1 of bathrooms. Recommend replacing drain stop.

Implication(s): Reduced operability

Location: Main bathroom

Task: Replace

Time: Immediate

Cost: Minor



Drain stop missing

21. Condition: • Drain stop ineffective

2nd bathroom has drain stop, but it is ineffective in terms of keeping water from draining. Recommend tightening the current drain stop or replacing with newer drain stop.

Implication(s): Reduced operability

Location: Bathroom

Task: Repair or replace

Time: Immediate

Cost: Minor



Drain stop ineffective

FIXTURES AND FAUCETS \ Toilet

22. Condition: • Loose

Caulking missing from toilet base. Recommend that caulking be applied around the toilet to prevent movement, improve stability and stop sewer gases from entering the living space.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Bathroom

Task: Improve

Time: Immediate

Cost: Minor

Loose toilet



Loose

Recommendations

WINDOWS \ General

23. Condition: • Difficult to operate

Multiple windows throughout property were either inoperable, broken or damaged due to being the original metal frame windows. Recommend a qualified contractor provide estimate on replacing all windows as they are beyond their usable life, creating increased utility bills and lower level of comfort throughout the home.

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Replace

Time: When remodelling

Cost: \$2,500 - and up



Difficult to operate

24. Condition: • Air leaks

Implication(s): Leakage

DOORS \ Doors and frames

25. Condition: • Weatherstripping missing or ineffective

Although weather stripping is present at the front entrance, it has become ineffective overtime and daylight can be seen between the door and the casing when the door is fully closed. Indicating that the weather stripping needs to be replaced.

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Front Entry

Task: Improve

Time: Immediate

Cost: Minor

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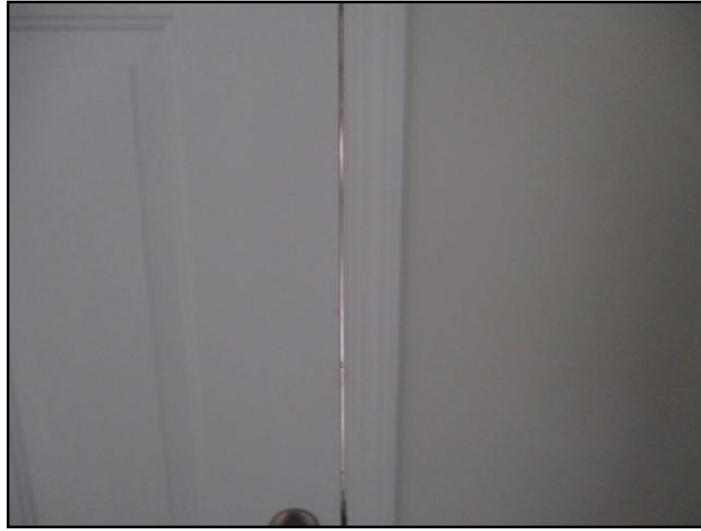
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Weatherstripping missing or ineffective

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS