

INSPECTION REPORT



For the Property at:
3570 LOCHMILL DR
LOGANVILLE, GA 30052

Prepared for: CUSTOMER SAMPLE
Inspection Date: Saturday, November 3, 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

3570 Lochmill Dr, Loganville, GA November 3, 2018

Report No. 1009, v.4

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](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Missing, loose or torn

Identified loose shingles near chimney chase. Recommend contacting a qualified contractor to replace loose shingles.

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

Location: Exterior

Task: Repair

Time: Immediate

Cost: Minor - \$100

Exterior

OPTIONAL \ Exterior

Condition: • Other

Recommend that large dead tree at rear of property be removed by a qualified contractor. Tree is in excess of 60 feet tall and could potentially rot further, uproot and fall on fence or property. A measurement was taken from base of tree to rear of home and the distance was 77 feet, but the tree is direct in the sight line of the property.

Location: Exterior

Task: Remove

Time: If necessary

Cost: Major

WALLS \ Trim

Condition: • Rot

Various areas of siding and trim contain dry rot. Specifically the chimney chase, fascia board and window trim

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

Location: Various Exterior Wall

Task: Replace

Time: Immediate

Cost: \$500 - \$1,000

WALLS \ Fiber cement siding

Condition: • Loose or missing pieces

Loose, cracked or missing siding on exterior of home needs to be replaced with fiber cement siding, using proper fastener type and painted for protection

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

Location: Various Exterior Wall

Task: Repair

Time: Immediate

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Cost: Minor

Condition: • Nailing problems

Repair attempted with incorrect fastener type. Recommend that a qualified contractor replaces screws with proper fastener type and paint for protection.

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

Location: Exterior Wall

Task: Repair

Time: Discretionary

Cost: Minor

EXTERIOR GLASS/WINDOWS \ General

Condition: • Lintel rusting

Absence of weep holes resulted in the moisture having no where to travel (over the lintel) it has started to rust the lintel. Recommend hiring a qualified contractor to treat the surface rust then maintain the exterior of the home moving forward. Further investigation shows that weep holes have been drilled into the exterior cladding at the bottom of the home, but not above the window.

Implication(s): Weakened structure | Chance of movement

Location: First Floor

Task: Repair

Time: Immediate

Cost: \$100 - \$300

LANDSCAPING \ General

Condition: • Trees or shrubs too close to building

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

Task: Clean

Time: Immediate

Cost: Minor

GARAGE \ Floor

Condition: • Cracked

Recommend that garage floor is monitored over time to determine if shifting occurs where cracks are present then contact a qualified contractor to fill cracks and in garage floor.

Implication(s): Uneven floors

Location: Garage

Task: Monitor

Time: Ongoing

Cost: Minor

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Heating

FURNACE \ Ducts, registers and grilles

Condition: • Dirty

While furnace was serviced recently, the duct work was not cleaned or cleaned properly. Recommended a qualified HVAC contractor clean all duct work, registers and returns.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout

Task: Clean

Time: Immediate

Cost: \$100 - \$200

CHIMNEY AND VENT \ Metal cap

Condition: • Rust

A chase cover is a metal cover that fits over your chimney chase (on chimneys with wood, metal, or vinyl siding) to prevent water from entering the chimney. It's very important that the chase cover is installed properly so that water runs off the chase cover.

Implication(s): Reduced system life expectancy

Location: Roof

Task: Repair

Time: Immediate

Cost: Minor - \$200

Plumbing

WATER HEATER \ Water heater

Condition: • Inoperative

Recommended that water heater be replaced by a qualified contractor as it was unable to be tested due to having no fuel source and seemed to be inoperable for a lengthy period of time. Black water spilled from the tank when attempting to get a pressure reading. Pilot light was unable to be lit. The bottom section of the tank appeared to be rusted through, indicating that the water heater was beyond its usable life and needs to be replaced.

Implication(s): No hot water

Location: Garage

Task: Replace

Time: Immediate

Cost: \$500 - \$900

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Inoperative

Secondary outdoor hose bib was found to be inoperative. Recommend a qualified contractor further investigate the plumbing and correct the water flow to exterior hose bib.

Implication(s): Equipment inoperative

Location: Outside

Task: Correct

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Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Slow drains

Recommend unclogging sink drain for better performance

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

Location: Bathroom

Task: Service

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Shower stall enclosure

Condition: • Caulking loose, missing or deteriorated

Shower head plate needs to be affixed back to wall and caulking applied

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

Location: Bathroom

Task: Repair

Time: Immediate

Cost: Minor

FIXTURES AND FAUCETS \ Toilet

Condition: • Surface defects

Incorrect tank cover installed on toilet. Recommended that tank cover is replaced with proper sized tank cover to prevent foreign matter from getting into opening at top of tank and causing plumbing issues in the future.

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

Location: First Floor Hallway Bathroom

Task: Replace

Time: Immediate

Cost: Less than \$100

COMMENTS \ Additional

Condition: • Multiple faucets dispensed brown dirty water. It is expected that the property has been vacant for a period of time with no usage, causing this issue. With the hot water tank being inoperative, this could be the cause of the tinted water. It is recommended that a qualified contractor further evaluate the plumbing lines to better understand if the water can quickly be flushed out the system prior to occupying the property. It is expected that once the water tank is replaced and all faucets are open for a period of time, the water discoloration will correct itself.

Implication(s): Unable to use dirty water for cooking and cleaning.

Location: Bathroom

Task: Further evaluation

Time: Immediate

Cost: Minor - and up

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Interior

CEILINGS \ General

Condition: • Typical flaws

Typical nail pops and paint tinting of ceiling. Evidence of water leak present in garage ceiling, tested for saturation and found to be dry, proving that leak stain is old and not recent. Recommended correcting nail pops and painting ceiling during next remodel.

Location: Various

Task: Repair

Time: When remodelling

Cost: Minor

WALLS \ General

Condition: • Typical flaws

Typical nail pops and drywall shifting has occurred. Recommend correcting during next remodel.

Task: Improve

Time: When remodelling

Cost: Minor

WINDOWS \ General

Condition: • Difficult to operate

Multiple windows throughout property were either inoperable, broken or damaged. Recommend a qualified contractor provide estimate on replacing all broken windows.

Implication(s): System inoperative or difficult to operate

Location: Various First Floor Bedroom

Task: Repair or replace

Time: When necessary

Cost: Major

WINDOWS \ Blinds

Condition: • Damaged

Multiple blinds throughout various rooms contain broken blinds. Recommend replacing blinds when remodeling.

Location: Various

Task: Replace

Time: If necessary

Cost: Minor

CARPENTRY \ Cabinets

Condition: • Doors or drawers missing or loose

Several kitchen cabinet doors have loose hardware. Recommend tightening all hardware for better door open/closing performance.

Implication(s): Nuisance | Damage or physical injury due to falling materials

Location: Various Kitchen

Task: Improve

Time: Immediate

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Cost: Minor

APPLIANCES \ Dryer

Condition: • Dryer vent obstructed

Recommend cleaning dryer vent when duct work is cleaned to improve operation of dryer and to reduce the risk of fire.

Implication(s): Equipment ineffective | Fire hazard

Location: Laundry Area

Task: Clean

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](#)

ROOFING

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SLOPED ROOFING \ Asphalt shingles

1. Condition: • Missing, loose or torn

Identified loose shingles near chimney chase. Recommend contacting a qualified contractor to replace loose shingles.

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

Location: Exterior

Task: Repair

Time: Immediate

Cost: Minor - \$100



Missing, loose or torn

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OPTIONAL \ Exterior

2. Condition: • Other

Recommend that large dead tree at rear of property be removed by a qualified contractor. Tree is in excess of 60 feet tall and could potentially rot further, uproot and fall on fence or property. A measurement was taken from base of tree to rear of home and the distance was 77 feet, but the tree is direct in the sight line of the property.

Location: Exterior

Task: Remove

Time: If necessary

Cost: Major



Dead Tree

WALLS \ Trim

3. Condition: • Rot

Various areas of siding and trim contain dry rot. Specifically the chimney chase, fascia board and window trim

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

Location: Various Exterior Wall

Task: Replace

Time: Immediate

Cost: \$500 - \$1,000

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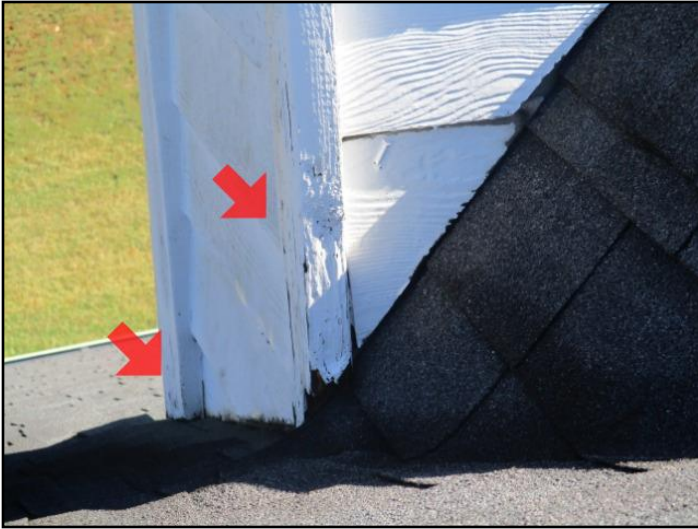
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Rot



Rot



Rot



Rot

WALLS \ Fiber cement siding

4. Condition: • Loose or missing pieces

Loose, cracked or missing siding on exterior of home needs to be replaced with fiber cement siding, using proper fastener type and painted for protection

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

Location: Various Exterior Wall

Task: Repair

Time: Immediate

Cost: Minor

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Loose or missing pieces



Loose or missing pieces



Loose or missing pieces

5. Condition: • Nailing problems

Repair attempted with incorrect fastener type. Recommend that a qualified contractor replaces screws with proper fastener type and paint for protection.

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

Location: Exterior Wall

Task: Repair

Time: Discretionary

Cost: Minor

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Nailing problems

EXTERIOR GLASS/WINDOWS \ General

6. Condition: • Lintel rusting

Absence of weep holes resulted in the moisture having no where to travel (over the lintel) it has started to rust the lintel. Recommend hiring a qualified contractor to treat the surface rust then maintain the exterior of the home moving forward. Further investigation shows that weep holes have been drilled into the exterior cladding at the bottom of the home, but not above the window.

Implication(s): Weakened structure | Chance of movement

Location: First Floor

Task: Repair

Time: Immediate

Cost: \$100 - \$300



Lintel rusting

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LANDSCAPING \ General

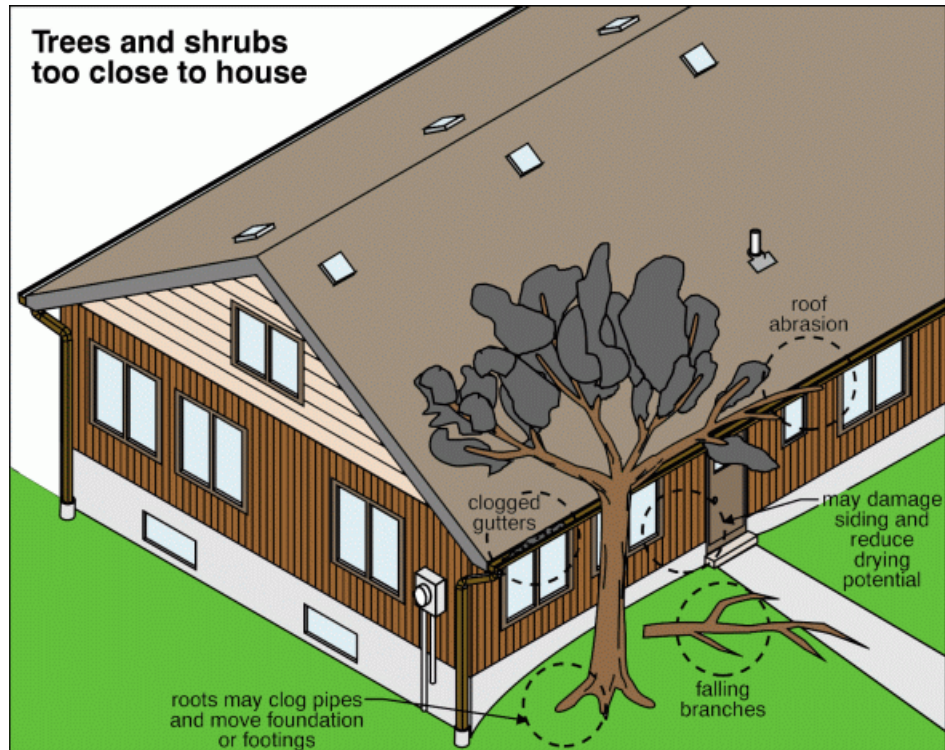
7. Condition: • Trees or shrubs too close to building

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

Task: Clean

Time: Immediate

Cost: Minor



Trees or shrubs too close to building

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GARAGE \ Floor

8. Condition: • Cracked

Recommend that garage floor is monitored over time to determine if shifting occurs where cracks are present then contact a qualified contractor to fill cracks and in garage floor.

Implication(s): Uneven floors

Location: Garage

Task: Monitor

Time: Ongoing

Cost: Minor



Cracked



Cracked



Cracked

STRUCTURE

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RECOMMENDATIONS \ Overview

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

Recommendations

RECOMMENDATIONS \ Overview

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

DISTRIBUTION SYSTEM \ Cover plates

11. Condition: • For outlet (receptacle) is loose

Recommend tightening the outlet plates to improve connection at outlet. Outlet could potentially pull from wall when unplugging small devices or appliances and cause electrical shock.

Location: Various Living Room Bedroom

Task: Correct

Time: Immediate

Cost: Minor



For outlet (receptacle) is loose



For outlet (receptacle) is loose

Recommendations

FURNACE \ Ducts, registers and grilles

12. Condition: • Dirty

While furnace was serviced recently, the duct work was not cleaned or cleaned properly. Recommended a qualified HVAC contractor clean all duct work, registers and returns.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Throughout

Task: Clean

Time: Immediate

Cost: \$100 - \$200



Dirty



Dirty

CHIMNEY AND VENT \ Metal cap

13. Condition: • Rust

A chase cover is a metal cover that fits over your chimney chase (on chimneys with wood, metal, or vinyl siding) to prevent water from entering the chimney. It's very important that the chase cover is installed properly so that water runs off the chase cover.

Implication(s): Reduced system life expectancy

Location: Roof

Task: Repair

Time: Immediate

Cost: Minor - \$200

HEATING

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Rusted Chase Cover

COOLING & HEAT PUMP

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RECOMMENDATIONS \ Overview

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

Recommendations

ATTIC/ROOF \ Hatch/Door

15. Condition: • Not insulated

Home has 2 attic entry ways, neither of which have been insulated. It is recommended that both attic hatches be insulated to improve overall energy costs.

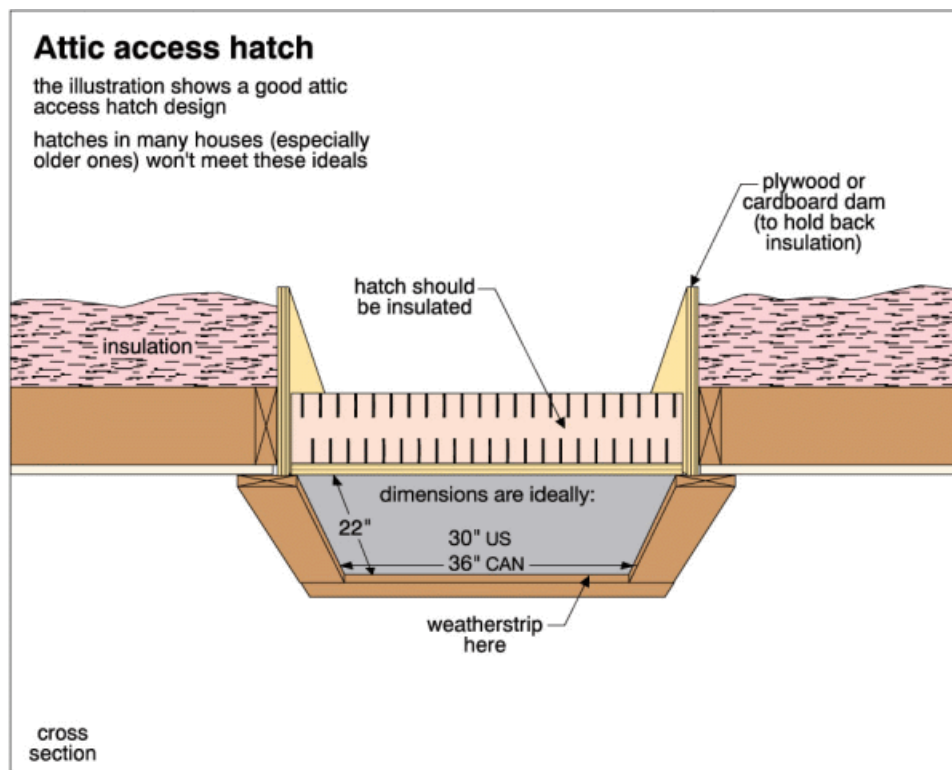
Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Immediate

Cost: Minor



INSULATION AND VENTILATION

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Not insulated



Not insulated

Recommendations

WATER HEATER \ Water heater

16. Condition: • Inoperative

Recommended that water heater be replaced by a qualified contractor as it was unable to be tested due to having no fuel source and seemed to be inoperable for a lengthy period of time. Black water spilled from the tank when attempting to get a pressure reading. Pilot light was unable to be lit. The bottom section of the tank appeared to be rusted through, indicating that the water heater was beyond its usable life and needs to be replaced.

Implication(s): No hot water

Location: Garage

Task: Replace

Time: Immediate

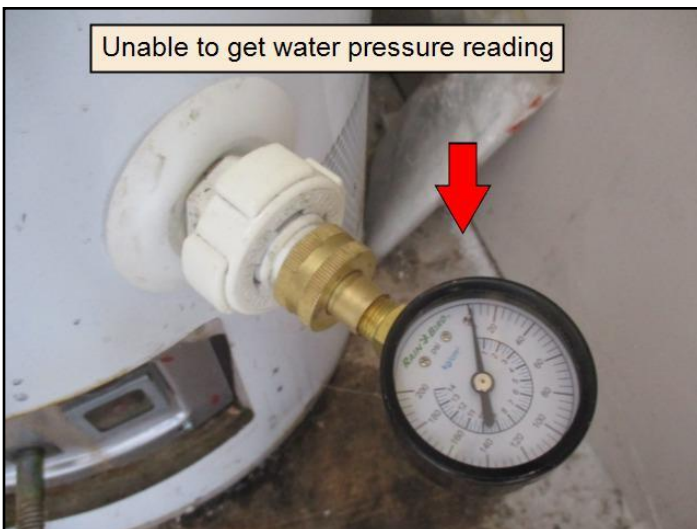
Cost: \$500 - \$900



Inoperative



Inoperative



Inoperative



Inoperative

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

17. Condition: • Inoperative

Secondary outdoor hose bib was found to be inoperative. Recommend a qualified contractor further investigate the plumbing and correct the water flow to exterior hose bib.

Implication(s): Equipment inoperative

Location: Outside

Task: Correct

Time: Immediate

Cost: Minor



Inoperative

FIXTURES AND FAUCETS \ Faucet

18. Condition: • Drip, leak

Found leaky faucet in bathroom. Recommend a qualified contractor tighten and caulk the fixture to prevent leaks.

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

Location: Bathroom

Task: Repair

Time: Immediate

Cost: Minor



Leaky Faucet

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

19. Condition: • Slow drains

Recommend unclogging sink drain for better performance

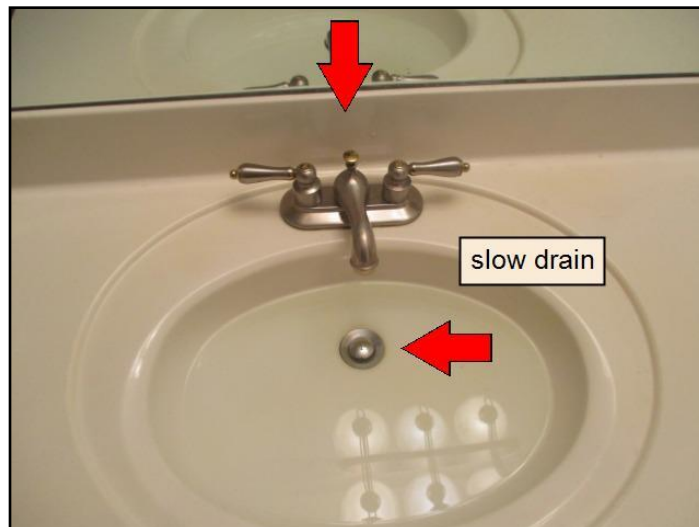
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Bathroom

Task: Service

Time: Immediate

Cost: Minor



Slow drains

FIXTURES AND FAUCETS \ Shower stall enclosure

20. Condition: • Caulking loose, missing or deteriorated

Shower head plate needs to be affixed back to wall and caulking applied

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

PLUMBING

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Location: Bathroom

Task: Repair

Time: Immediate

Cost: Minor



Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Toilet

21. Condition: • Surface defects

Incorrect tank cover installed on toilet. Recommended that tank cover is replaced with proper sized tank cover to prevent foreign matter from getting into opening at top of tank and causing plumbing issues in the future.

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

Location: First Floor Hallway Bathroom

Task: Replace

Time: Immediate

Cost: Less than \$100



Surface defects

COMMENTS \ Additional

22. Condition: • Multiple faucets dispensed brown dirty water. It is expected that the property has been vacant for a period of time with no usage, causing this issue. With the hot water tank being inoperative, this could be the cause of the tinted water. It is recommended that a qualified contractor further evaluate the plumbing lines to better understand if the water can quickly be flushed out the system prior to occupying the property. It is expected that once the water tank is replaced and all faucets are open for a period of time, the water discoloration will correct itself.

Implication(s): Unable to use dirty water for cooking and cleaning.

Location: Bathroom

Task: Further evaluation

Time: Immediate

Cost: Minor - and up



Dirty Water

Recommendations

CEILINGS \ General

23. Condition: • Typical flaws

Typical nail pops and paint tinting of ceiling. Evidence of water leak present in garage ceiling, tested for saturation and found to be dry, proving that leak stain is old and not recent. Recommended correcting nail pops and painting ceiling during next remodel.

Location: Various

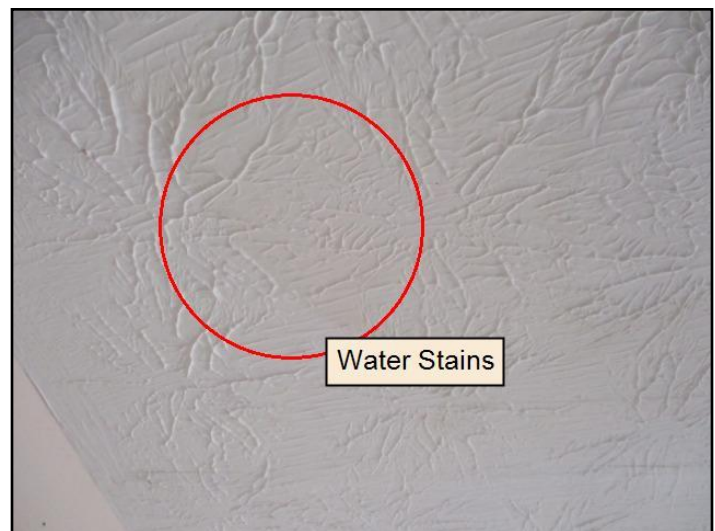
Task: Repair

Time: When remodelling

Cost: Minor



Typical flaws



Typical flaws

WALLS \ General

24. Condition: • Typical flaws

Typical nail pops and drywall shifting has occurred. Recommend correcting during next remodel.

Task: Improve

Time: When remodelling

Cost: Minor

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Typical flaws



Typical flaws

WINDOWS \ General

25. Condition: • Difficult to operate

Multiple windows throughout property were either inoperable, broken or damaged. Recommend a qualified contractor provide estimate on replacing all broken windows.

Implication(s): System inoperative or difficult to operate

Location: Various First Floor Bedroom

Task: Repair or replace

Time: When necessary

Cost: Major



Broken sash and spring



Damage



Difficult to operate

WINDOWS \ Blinds

26. Condition: • Damaged

Multiple blinds throughout various rooms contain broken blinds. Recommend replacing blinds when remodeling.

Location: Various

Task: Replace

Time: If necessary

Cost: Minor



Damaged



Damaged

CARPENTRY \ Cabinets

27. Condition: • Doors or drawers missing or loose

Several kitchen cabinet doors have loose hardware. Recommend tightening all hardware for better door open/closing performance.

Implication(s): Nuisance | Damage or physical injury due to falling materials

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Location: Various Kitchen

Task: Improve

Time: Immediate

Cost: Minor



Doors or drawers missing or loose

APPLIANCES \ Dryer

28. Condition: • Dryer vent obstructed

Recommend cleaning dryer vent when duct work is cleaned to improve operation of dryer and to reduce the risk of fire.

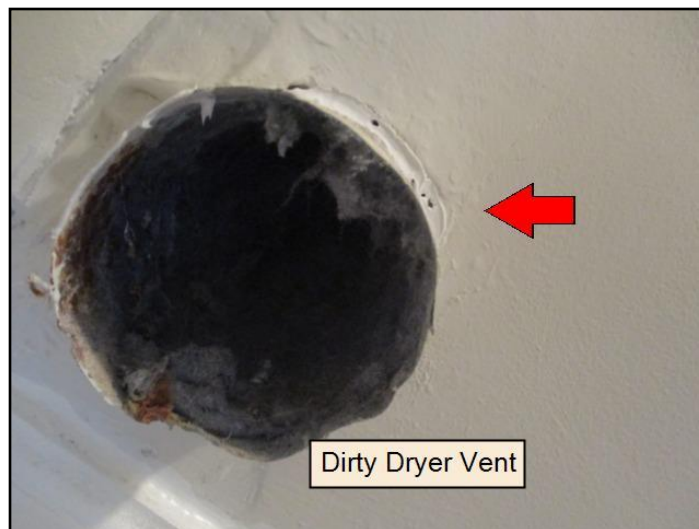
Implication(s): Equipment ineffective | Fire hazard

Location: Laundry Area

Task: Clean

Time: Immediate

Cost: Minor



Dryer vent obstructed

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END OF REPORT

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