



PREPARED FOR M. & J. CARTER

1428 Twin Oaks Drive

Marietta, GA 30062

This home is in generally sound condition. Of the 16 items noted in this report, 4 relate to safety and 3 are recommended for evaluation by a qualified specialist — each is detailed below by system, with photos and clear next steps.

INSPECTED

May 22, 2026

INSPECTOR

Jeremy Hill, CPI

PROPERTY TYPE

Single-family

APPROX. YEAR BUILT 1998	APPROX. SQUARE FOOTAGE 2,340 sq. ft.	BEDROOMS / BATHROOMS 4 / 2.5
FOUNDATION TYPE Crawlspace	STRUCTURE TYPE Wood frame	EXTERIOR CLADDING Brick / fiber-cement siding
ROOF TYPE Gable	ROOF COVERING Asphalt shingle	HVAC TYPE Split system + heat pump
WATER SUPPLY Public	WASTE SYSTEM Public sewer	ELECTRICAL SERVICE 200A / 240V
TEMPERATURE 78°F	WEATHER Clear	OCCUPANCY Vacant
UTILITIES All on	PERSONS PRESENT Client, Buyer's agent	AGENT Pat Lawson / Peachtree Realty / (770) 555-0192

Inspected by **Jeremy Hill**, certified by the International Association of Certified Home Inspectors® (InterNACHI®)
 jhilldev@gmail.com · Performed in general accordance with the InterNACHI Residential Standards of Practice.

At a glance

This home is well-kept overall. **16 items** warrant attention — tap a category to filter the report.



4 Safety May create an unsafe condition or elevated risk.	3 Major Defect A significant defect affecting a major system.	6 Monitor Serviceable today, but aging or showing early wear.	3 Maintenance Routine upkeep item, not a defect.
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How to read this report

Every finding is tagged with a category and, where action is needed, an urgency.

CATEGORIES

● **Safety**

May create an unsafe condition or elevated risk.

● **Major Defect**

A significant defect affecting a major system.

● **Monitor**

Serviceable today, but aging or showing early wear.

● **Maintenance**

Routine upkeep item, not a defect.

URGENCY

Immediate

Address before occupancy or use of the affected system.

Before closing

Address as a condition of purchase.

Near term

Address within 90 days of closing.

Routine

Ongoing maintenance; no specific deadline.

Deferred

Budget for within 1–3 years.

01 Roofing

MAJOR DEFECT

METHOD

Viewed from ladder at eave and from grade with binoculars; not walked due to slope and surface condition.

LIMITATIONS

Roof not traversed; areas obscured by surface debris were not fully evaluated.

MAJOR DEFECT

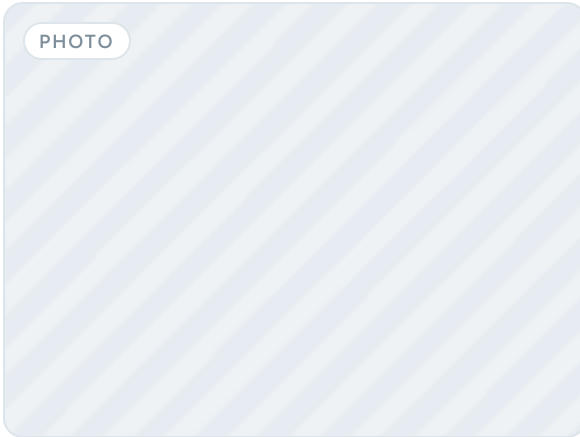
FURTHER EVALUATION

REAR SLOPE

Shingle covering

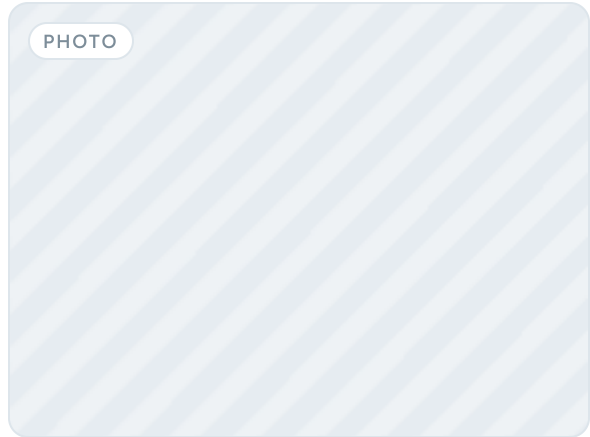
CONDITION	Localized shingle damage and evidence of prior patching observed on the rear roof slope.
WHY IT MATTERS	Active leakage was not confirmed, but the condition may allow water intrusion and can shorten the remaining service life of the covering.
WHAT TO DO	Evaluation and repair by a qualified roofing contractor. — Roofing contractor.

PHOTO



Rear roof slope — damaged shingle field with prior patch

PHOTO



Close-up — lifted tabs at patched area

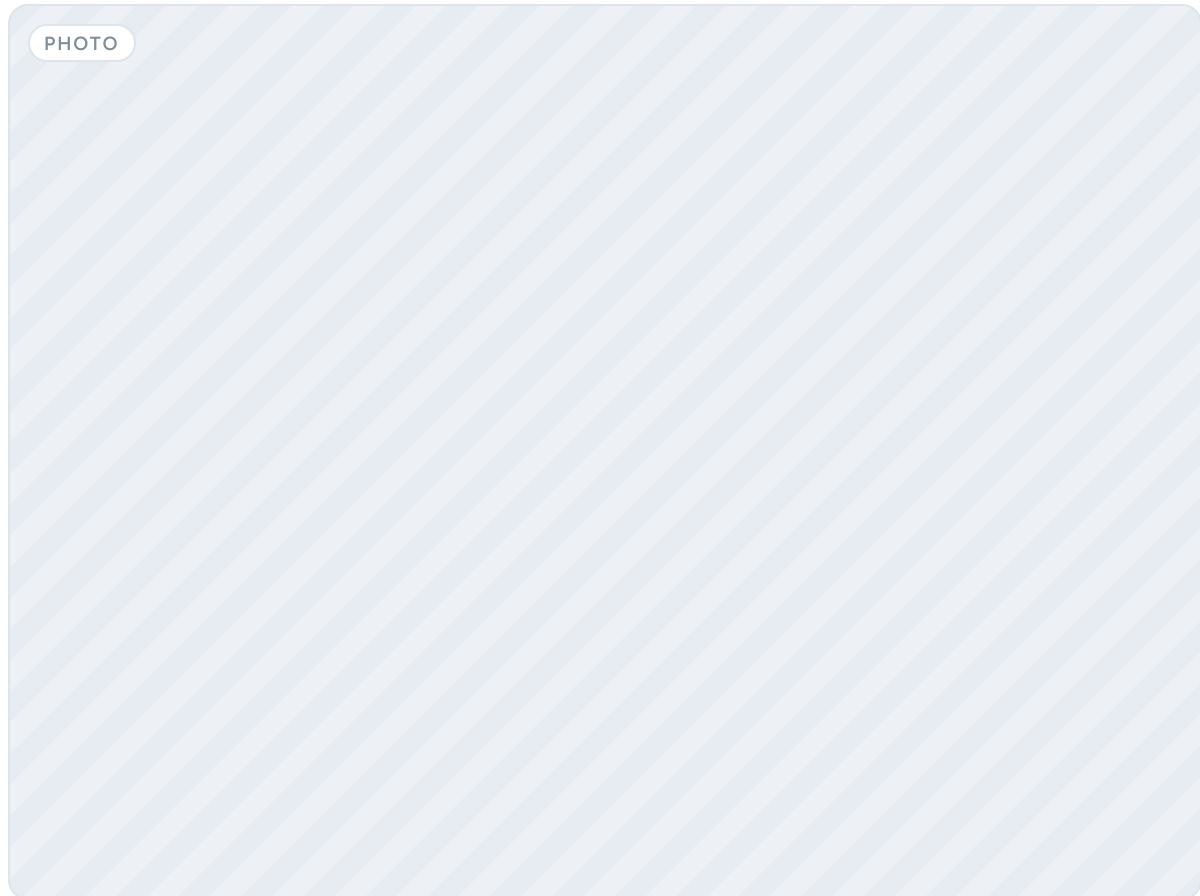
TRADE
Roofing contractor

URGENCY
Before closing

Step / counter flashing

CONDITION	Damaged and improperly lapped flashing observed where the chimney meets the roof field.
WHY IT MATTERS	This condition can allow water intrusion into concealed roof and wall assemblies and may lead to wood decay over time.
WHAT TO DO	Repair by a qualified roofing contractor. — Roofing contractor.

PHOTO



Chimney base — open flashing lap

TRADE
Roofing contractor

URGENCY
Near term

Gutters

CONDITION	Debris accumulation observed in gutters along the right elevation.
WHY IT MATTERS	Restricted drainage can overflow toward the foundation and contribute to perimeter moisture.
WHAT TO DO	Clean gutters and establish routine maintenance. — Owner / handyman.

TRADE
Owner / handyman

URGENCY
Routine

02 Exterior

SAFETY

METHOD

Visual inspection of readily accessible cladding, trim, grading, and attached structures from grade.

LIMITATIONS

Areas behind stored items and dense vegetation were not fully visible.

DRIVEWAY MATERIAL

Concrete

WALKWAY MATERIAL

Concrete

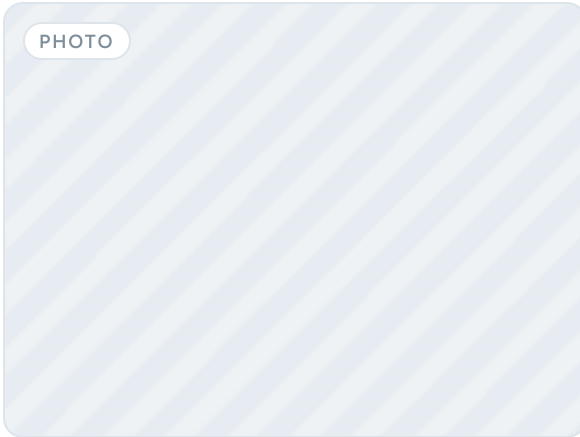
WALKWAYS & DRIVEWAYS CONDITION

Minor surface cracking; serviceable

Guardrail

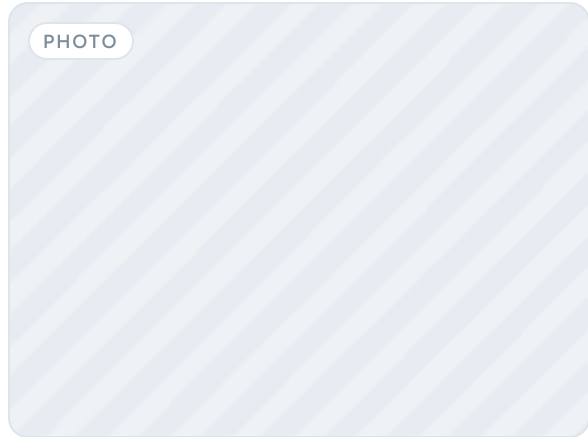
CONDITION	The rear deck guardrail is loose and moves under hand pressure; baluster spacing is wider than modern safety standards in one run.
WHY IT MATTERS	A loose guard and wide spacing present a fall hazard, particularly for children.
WHAT TO DO	Repair and reinforce the guardrail; correct spacing by a qualified contractor. — Carpenter / deck contractor.

PHOTO



Rear deck — loose guardrail post

PHOTO



Baluster spacing exceeds guideline

TRADE

Carpenter / deck contractor

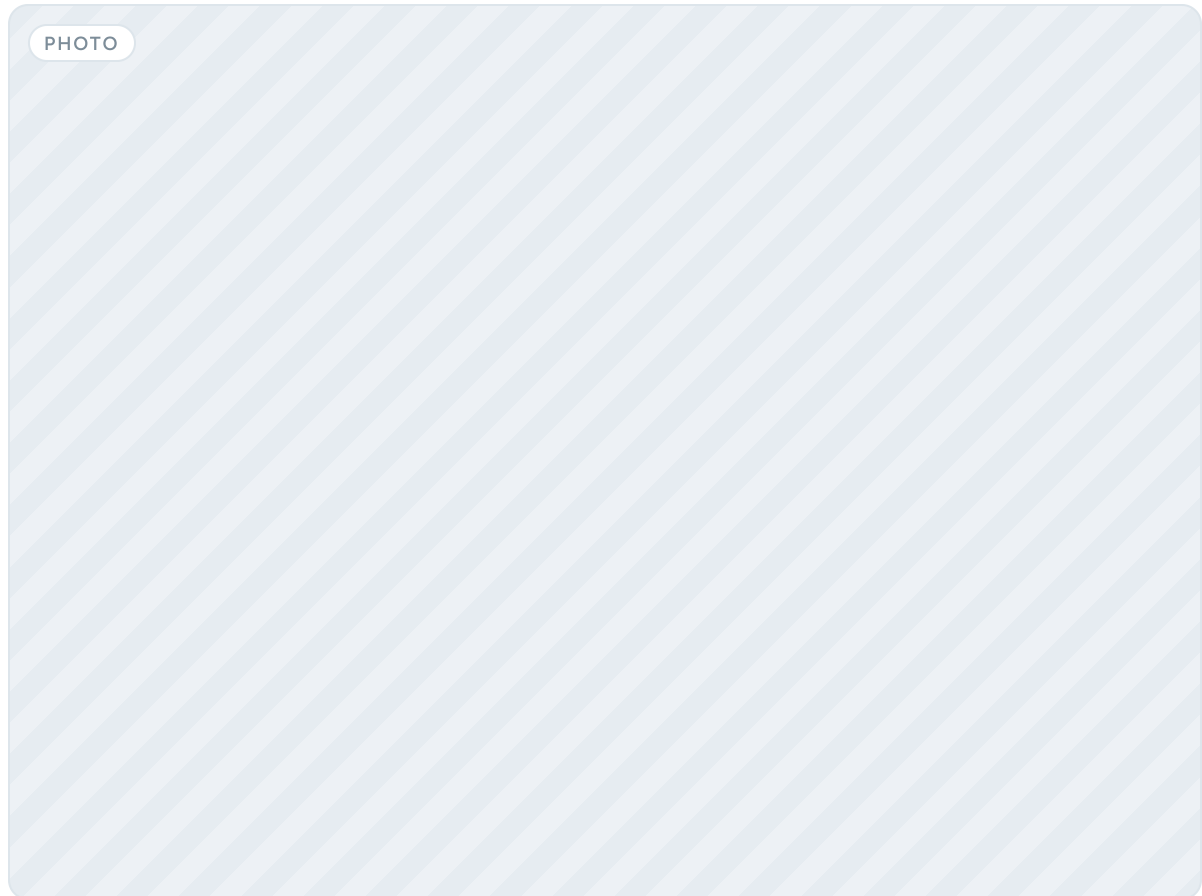
URGENCY

Immediate

Fascia & door trim

CONDITION	Wood rot and sealant failure observed at fascia trim and the exterior door frame.
WHY IT MATTERS	In Georgia's hot, humid climate, sealant failure and decay can progress and admit moisture into the wall assembly.
WHAT TO DO	Repair affected trim, re-seal, and maintain finishes. — Carpenter.

PHOTO



Front door frame — softened, decayed trim

TRADE
Carpenter

URGENCY
Near term

Site grading

CONDITION	Negative grading observed at portions of the foundation perimeter, directing surface water toward the home.
WHY IT MATTERS	Poor drainage at the perimeter contributes to crawlspace moisture and foundation movement over time.
WHAT TO DO	Re-grade to slope away from the foundation and extend downspout discharge. — Landscaper / grading contractor.

TRADE

Landscaper / grading contractor

URGENCY

Near term

03 Garage

● FUNCTIONAL

METHOD

Visual inspection of accessible garage components and overhead door operation.

LIMITATIONS

Stored items limited visibility of walls and slab.

● FUNCTIONAL

Overhead door operated normally and auto-reverse safety responded when tested.

04 Structure

● FUNCTIONAL

METHOD

Visual inspection of readily visible structural components.

LIMITATIONS

Finished surfaces concealed most structural members.

 **FUNCTIONAL**

No significant structural deficiencies observed in readily visible framing at time of inspection.

05 **Crawlspace / Foundation**

MONITOR

METHOD

Entered and traversed accessible portions of the crawlspace where headroom and access allowed.

LIMITATIONS

Low-clearance areas and areas beneath HVAC ductwork were not fully accessible.

MONITOR

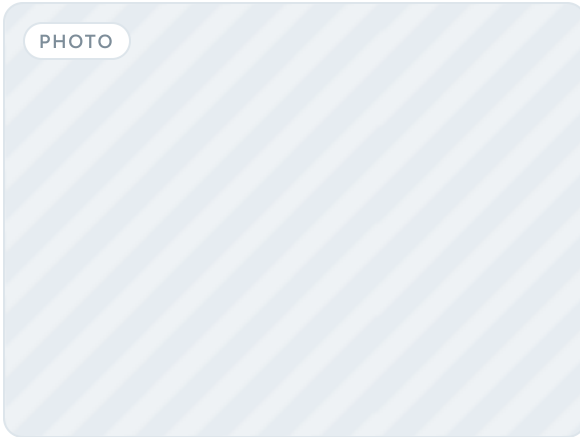
FURTHER EVALUATION

BELOW PRIMARY BATH

Subfloor & insulation

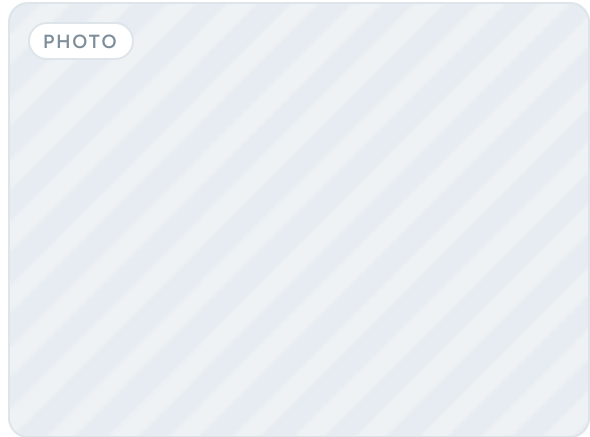
CONDITION	Elevated moisture staining and fallen insulation observed below the primary bathroom area.
WHY IT MATTERS	Continued moisture exposure can contribute to insulation damage, wood deterioration, and conditions favorable to microbial growth.
WHAT TO DO	Perform a plumbing leak check above this area and improve crawlspace moisture management. — Plumber + crawlspace contractor.

PHOTO



Crawlspace below primary bath — staining at subfloor

PHOTO



Fallen batt insulation

TRADE

Plumber + crawlspace contractor

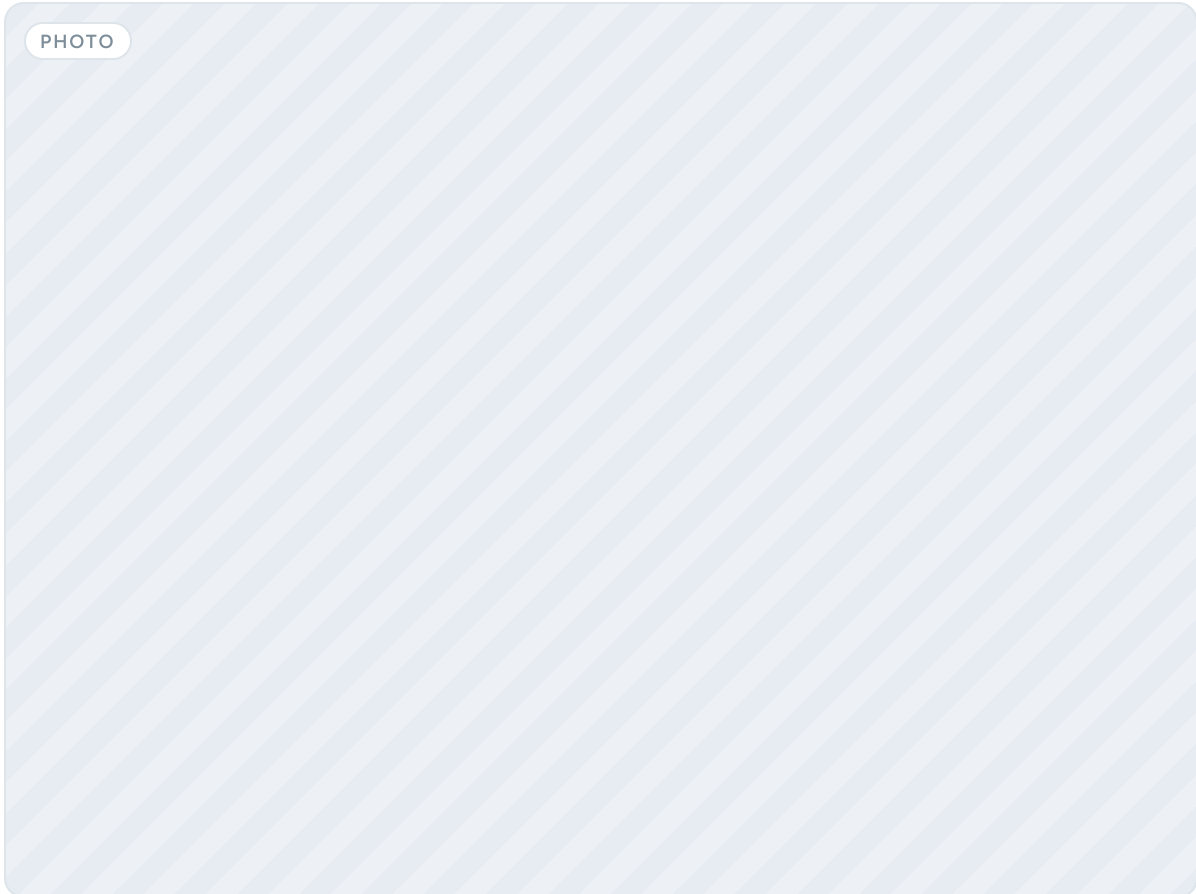
URGENCY

Near term

Vapor barrier

CONDITION	Vapor barrier is damaged and provides insufficient coverage over the soil.
WHY IT MATTERS	Exposed soil raises crawlspace humidity and adds to the moisture load on framing.
WHAT TO DO	Repair / replace vapor barrier for continuous coverage. — Crawlspace contractor.

PHOTO



Torn vapor barrier, exposed soil

TRADE
Crawlspace contractor

URGENCY
Near term

06

Heating

FUNCTIONAL

METHOD

Operated heating in heating mode at the thermostat; visual inspection of equipment.

LIMITATIONS

Heat exchanger interiors are not visible during a visual inspection.

BRAND	TYPE
Trane	Heat pump (split)
ENERGY SOURCE	CAPACITY
Electric	2.5 ton
ESTIMATED AGE	LOCATION
8 years	Exterior condenser + crawlspace air handler
THERMOSTAT LOCATION(S)	THERMOSTAT TYPE
Hallway	Programmable
DUCTWORK	
Insulated flex	

FUNCTIONAL

Heating system responded and produced warm air at registers when tested.

07

Cooling

MAJOR DEFECT

METHOD

Operated cooling at the thermostat and measured supply/return temperature differential.

LIMITATIONS

Refrigerant charge is not measured during a standard visual inspection.

BRAND

Trane

ENERGY SOURCE

Electric

ESTIMATED AGE

8 years

TYPE

Split system

CAPACITY

2.5 ton

LOCATION

Exterior condenser, right elevation

MAJOR DEFECT

FURTHER EVALUATION

CENTRAL SYSTEM

Cooling performance

CONDITION	The cooling system produced a temperature differential below the typical expected range at the time of inspection.
WHY IT MATTERS	Reduced performance may indicate maintenance needs, low refrigerant, airflow restriction, or mechanical wear.
WHAT TO DO	Service and evaluation by a qualified HVAC contractor. — HVAC contractor.

PHOTO

Supply/return temperature split below range

TRADE
HVAC contractor

URGENCY
Near term

Condensate drain

CONDITION	Condensate drain line shows partial restriction and staining at the secondary pan.
WHY IT MATTERS	A clogged condensate drain can overflow and cause water damage near the air handler.
WHAT TO DO	Clear and treat the condensate line; verify secondary protection. — HVAC contractor.

TRADE
HVAC contractor

URGENCY
Near term

08 Plumbing

METHOD

Operated fixtures, ran water, and visually inspected accessible supply, drain, and water heating.

LIMITATIONS

Concealed piping within walls and below slab was not inspected.

WATER SUPPLY SOURCE

Public

SUPPLY PIPE MATERIAL

Copper / PEX

WATER PRESSURE

62 PSI

SEWAGE TYPE

Public sewer

WATER HEATER — CAPACITY

50 gal

WATER HEATER — YEAR / AGE

2019 (7 years)

TPR VALVE PRESENT

Yes

MAIN WATER SHUT-OFF LOCATION

Crawlspace

DRAIN/WASTE/VENT MATERIAL

PVC

GAS SHUT-OFF LOCATION

Left exterior wall at meter

WATER HEATER — MANUFACTURER

Rheem

WATER HEATER — ENERGY SOURCE

Gas

WATER HEATER — LOCATION

Utility closet

DISCHARGE PIPE CONFIGURED CORRECTLY

Yes

MAINTENANCE

RIGHT ELEVATION

Exterior hose bib

CONDITION	Minor drip observed at the right-side exterior hose bib.
WHY IT MATTERS	A persistent drip wastes water and can promote perimeter moisture.
WHAT TO DO	Replace washer / repair bib. — Plumber / handyman.

TRADE
Plumber / handyman

URGENCY
Routine

○ FUNCTIONAL

Water heater (2019) operated normally; TPR valve and discharge configuration appeared appropriate.

09 Electrical

SAFETY

METHOD

Removed the panel cover where safe; visually inspected the panel, a representative sample of devices, and operated a sample of fixtures.

LIMITATIONS

Concealed wiring and areas behind finished surfaces were not inspected.

SERVICE AMPERAGE

200A

PANEL TYPE

Circuit breaker

SUB-PANEL PRESENT

No

WIRING METHOD

Romex (NM cable)

AFCI DEVICES TESTED

Yes — satisfactory

SERVICE VOLTAGE

240V

PANEL LOCATION

Garage

BRANCH WIRING TYPE

Copper

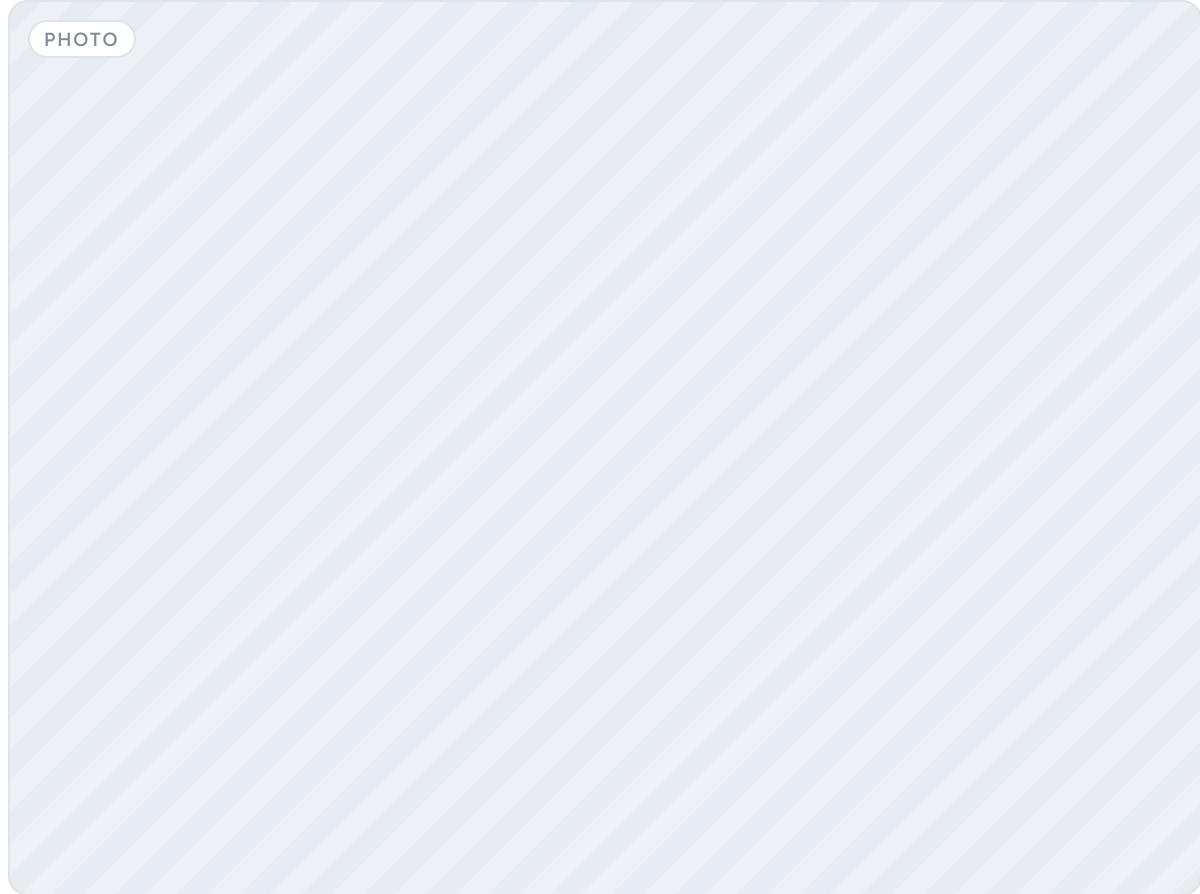
GFCI DEVICES TESTED

Yes — defects noted (see findings)

Breaker termination

CONDITION	A double-tapped breaker was observed at the panel (two conductors under one breaker terminal).
WHY IT MATTERS	This condition can lead to poor conductor termination and overheating.
WHAT TO DO	Correction by a qualified electrical contractor. — Electrical contractor.

PHOTO



Main panel — two conductors at one breaker lug

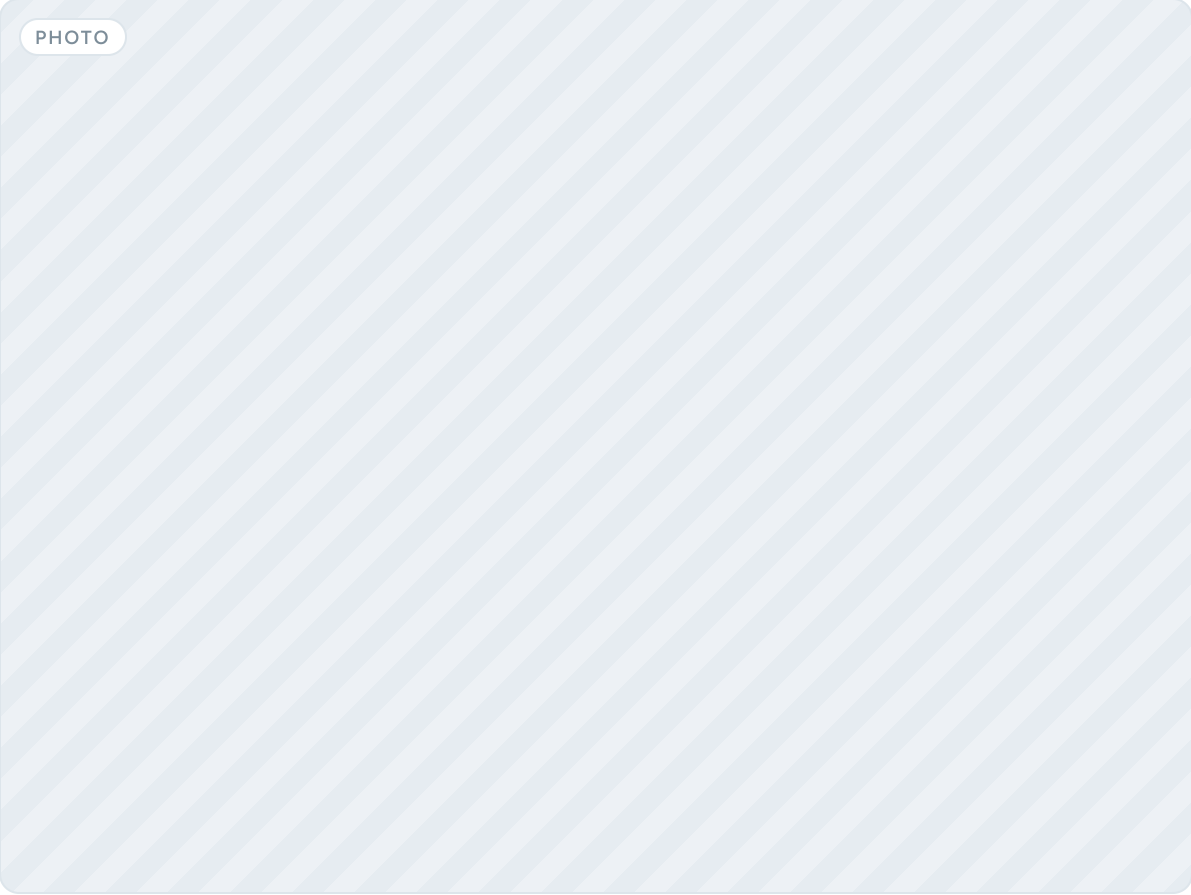
TRADE
Electrical contractor

URGENCY
Immediate

Receptacles

CONDITION	An open-ground condition was observed at one or more receptacles in the living area.
WHY IT MATTERS	Improper grounding may reduce shock protection and can affect the safe operation of connected equipment.
WHAT TO DO	Evaluation and correction by a qualified electrical contractor. — Electrical contractor.

PHOTO



Receptacle tester — open ground indication

TRADE
Electrical contractor

URGENCY
Near term

● FUNCTIONAL

Service rated 200A; panel labeling and overall condition were otherwise appropriate.

SS Safety Systems

SAFETY

METHOD

Observed the presence and placement of smoke and carbon-monoxide alarms in readily accessible areas; alarms were not functionally tested.

LIMITATIONS

Alarm age, battery condition, and interconnection were not verified during a visual inspection.

SMOKE DETECTORS

Present — hallway and bedrooms

DETECTOR TYPE

Battery / hardwired mix

CARBON MONOXIDE DETECTORS

Absent

LOCATIONS TESTED

Hallway, primary bedroom

SAFETY

THROUGHOUT

Carbon monoxide detectors

CONDITION No carbon monoxide detectors were observed at the time of inspection. The home has combustion appliances (gas water heater and gas fireplace).

WHY IT MATTERS Without CO detection, occupants may not be warned of dangerous carbon monoxide levels from combustion appliances.

WHAT TO DO Install CO detectors per manufacturer guidance, typically one per floor and outside sleeping areas. — Electrical contractor.

TRADE

Electrical contractor

URGENCY

Immediate

10

Fireplace

FUNCTIONAL

METHOD

Visual inspection of accessible firebox, damper, and hearth.

LIMITATIONS

Flue interiors require a Level 2 inspection, which is outside this scope.

FUNCTIONAL

Gas fireplace operated at the switch; damper and hearth appeared serviceable.

11

Attic / Insulation / Ventilation

MONITOR

METHOD

Inspected from the attic access hatch; entered accessible areas where decking allowed.

LIMITATIONS

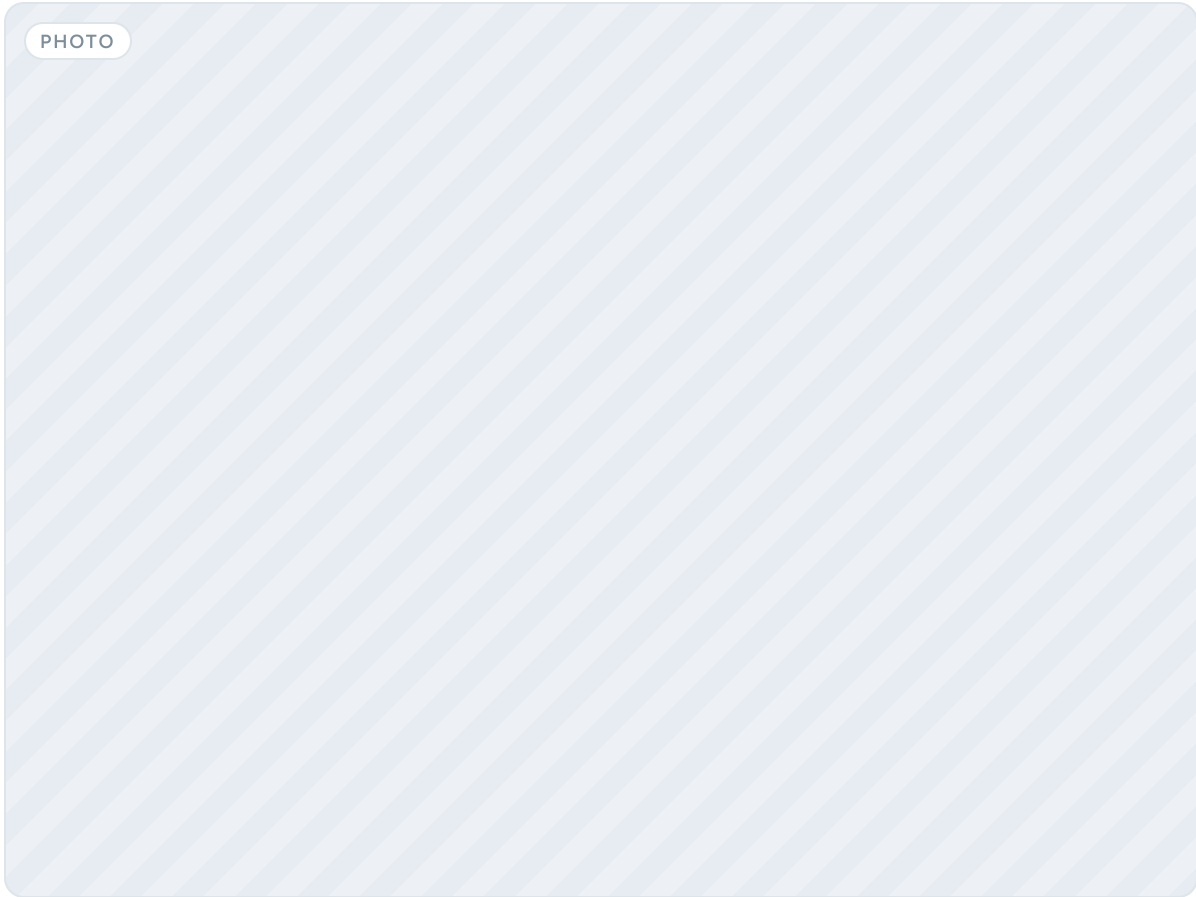
Low areas near the eaves were viewed from the hatch only.

ACCESS LOCATION	ACCESS TYPE
Hallway pull-down stairs	Viewed from hatch; entered where decking allowed
INSULATION TYPE	APPROXIMATE DEPTH
Blown cellulose	6–8 inches (current)
APPROXIMATE R-VALUE	VENTILATION TYPE
R-19 current / R-38 recommended	Soffit + ridge

Insulation depth

CONDITION	Insulation is unevenly distributed and below current recommended depth in areas; heat-stress indicators noted.
WHY IT MATTERS	Reduced insulation increases cooling load and energy cost in Georgia's climate.
WHAT TO DO	Add insulation to a consistent recommended depth. — Insulation contractor.

PHOTO



Thin, uneven attic insulation

TRADE
Insulation contractor

URGENCY
Deferred

12 **Doors / Windows / Interior**

 **FUNCTIONAL**

METHOD

Operated a representative sample of doors and windows; visual inspection of interior finishes.

LIMITATIONS

Furnishings and stored items limited inspection of some surfaces.

FLOOR COVERING(S) Hardwood / carpet / tile	WALL MATERIAL Drywall
CEILING MATERIAL Drywall	WINDOW FRAME MATERIAL Vinyl
WINDOW TYPE Double-hung	WINDOW GLAZING Double pane
DOOR TYPES Hollow & solid core	WINDOW SEAL CONDITION No failed seals observed

 **FUNCTIONAL**

Representative doors and windows operated normally; no significant interior deficiencies observed.

13 **Kitchen / Appliances**

 **FUNCTIONAL**

METHOD

Operated built-in appliances through a normal cycle where practical.

LIMITATIONS

Appliances tested for basic operation only, not full performance.

 **FUNCTIONAL**

Built-in appliances operated during testing; no significant deficiencies observed.

14 Laundry

MAINTENANCE

METHOD

Visual inspection of laundry connections and ventilation.

LIMITATIONS

Appliances were not present at time of inspection.

MAINTENANCE

LAUNDRY

Dryer vent

CONDITION	Dryer vent termination shows lint accumulation.
WHY IT MATTERS	Restricted dryer venting reduces efficiency and is a fire-safety maintenance item.
WHAT TO DO	Clean dryer vent run and termination. — Owner / handyman.

TRADE
Owner / handyman

URGENCY
Routine

NI Not inspected

Pool / spa

Confirm absent, or note if present but excluded.

Septic system

Inspected only if the property is served by septic and access is provided.

Termite / WDO

Wood-destroying organism inspection is a separately contracted service.

Radon

Radon testing was not contracted for this inspection.

Irrigation / sprinkler systems

Outside the scope of a general home inspection.

Security & alarm systems

Low-voltage life-safety/security components are not inspected.

Low-voltage wiring

Doorbell, data, and other low-voltage wiring are not evaluated.

Private wells

Well equipment and water quality are separately contracted services.

Underground utilities

Buried lines, tanks, and piping are not visible or inspected.

Fire suppression systems

Sprinkler/suppression systems require specialist evaluation.

Sauna / steam equipment

Specialty equipment is outside the scope of inspection.

Solar / geothermal systems

Specialty systems require a qualified specialist.

Outbuildings & detached structures

Not inspected unless specifically noted.

This inspection is a visual, non-invasive evaluation of the readily accessible systems and components of the property at the time of inspection. It is performed in general accordance with the InterNACHI Residential Standards of Practice. It is not a code-compliance inspection, design verification, warranty, or guarantee of future performance. Concealed conditions may exist. Components that were blocked, locked, shut down, unsafe to access, or otherwise not readily accessible were not inspected.

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