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Inspected By: Greg Taylor Jr



Home Inspection Report

Prepared For:

Zana Prator

Property Address:

3091 Rock Creek Rd

Rex, GA

Inspected on Mon, Jun 17 2019 at 3:05 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	Split Level
Bedrooms/Baths:	3/2
Furnished:	No
Occupied:	No
Weather:	Raining
Temperature:	Hot
Soil Condition:	Wet
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Sloped Toward Structure
Condition: Marginal



Comment 1:

French Drains are clogged and need to be removed of all debris in order to properly excavate water away from the garage .



Figure 1-1



Figure 1-2

(Site continued)



Figure 1-3

Vegetation: Growing Against Structure
Condition: Repair or Replace



Comment 2:

The trees and shrubs are planted too close to the house and are growing against the dwelling's siding and roof. Recommend trees be removed.

Retaining Walls: Wood
Condition: Marginal

Driveway: Concrete
Condition: Marginal



Comment 3:

The driveway has settlement cracks. Settlement cracks are normal in concrete driveways, Recommend monitoring over time.

Walkways: Brick
Condition: Satisfactory

Steps/Stoops: Brick
Condition: Satisfactory

Patios/Decks: Wood
Condition: Repair or Replace

(Site continued)



Comment 4:

The Balcony was installed improperly/ Not properly secured to the structure which can cause it to collapse. Recommend repairing/ reframing by a licensed professional contractor.



Figure 4-1

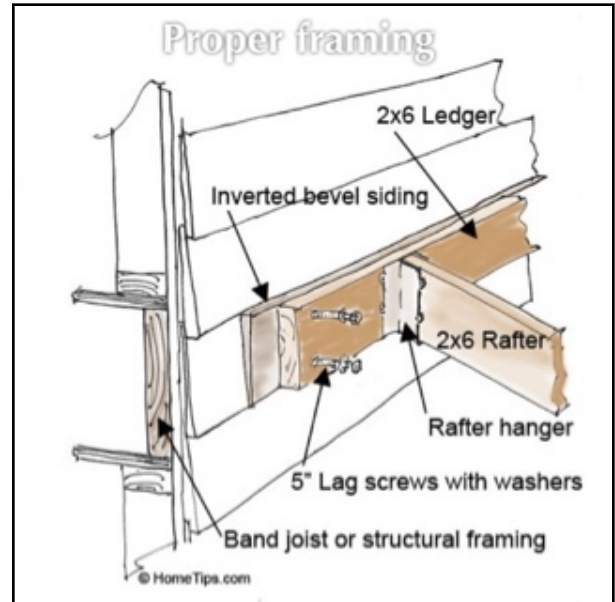


Figure 4-2



Comment 5:

There are signs of erosion at the Balcony pier. Over time this can cause the piers to shift and collapse the Balcony. Recommend repairing by professional contractor.



Comment 6:

The Balcony is improperly flashed along the ledger board. Recommend proper flashing installation by a professional contractor.

(Site continued)



Figure 6-1

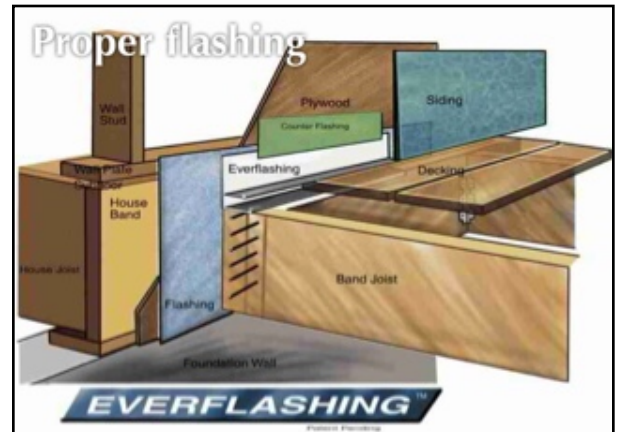


Figure 6-2



Comment 7:

Balcony has loose Nails and unsecured floor joist Which is a tripping hazard. Recommend repairing by professional contractor.



Comment 8:

Balcony is missing Bracing, decks 6' above grade should have diagonal bracing post to girder and from posts to joists. Recommend installation by a professional contractor.

(Site continued)

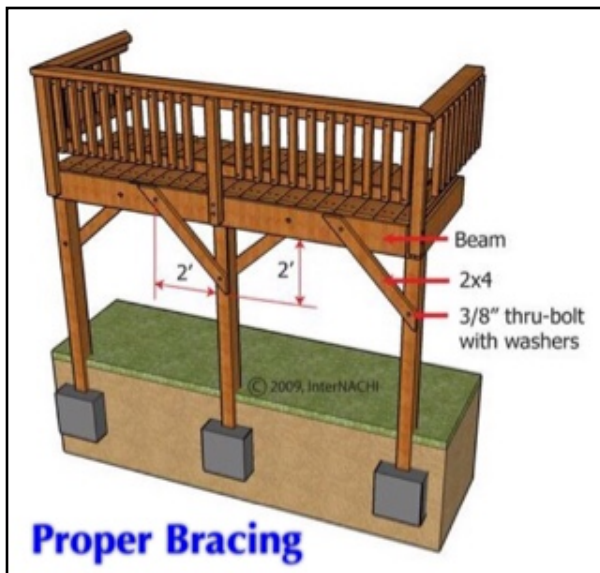


Figure 8-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Brick, Vinyl Siding, Lap Wood
Condition: Satisfactory



Comment 9:

The siding near the Condenser unit is buckling. Also were signs of active mold in the interior Where there were exposed nails into the siding which can create a water intrusion point. Recommend Mold remediation & proper caulking of all exposed nails to the siding by a professional contractor.

Exterior Trim Material: Wood, Vinyl
Condition: Marginal

(Exterior continued)



Comment 10:

The exterior trim shows signs of deterioration. Recommend monitoring for further damage.



Figure 10-1



Figure 10-2

Windows:

Wood

Condition: Repair or Replace



Comment 11:

Multiple windows were stuck or painted shut throughout the dwelling (Living room, 2nd bedroom, kitchen and Basement).

Entry Doors:

Wood, Vinyl

Condition: Satisfactory

Balconies:

Wood

Condition: Repair or Replace

(Exterior continued)



Comment 12:

Balcony is improperly Installed & secured to structure. Nails were used to attach the Balcony to the structure which is unacceptable; This is a Hazard, recommend proper installation and securing by professional contractor.



Figure 12-1



Figure 12-2



Comment 13:

Balcony is improperly attached to structures cantilever (Overhang). Attaching a Deck to a cantilever is improper. Recommend proper installation of post near the house by a professional contractor.

(Exterior continued)



Figure 13-1

Railings:

Wood

Condition: Marginal

Garage

Garage Type:

Attached

Condition: Repair or Replace

Garage Size:

2 Car

Door Opener:

Chain Drive

Condition: Repair or Replace



Comment 14:

The Left side garage door opener does not operate properly. Would not open when operated.

Opener Safety Feature:

Not Present

(Garage continued)



Comment 15:

Both Garage doors are missing automatic reverse safety device. Reverse safety devices are required. Recommend installation of safety devices.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

From Ground with Binoculars



Comment 16:

Due to the weather inclement roof was not accessible to be walked.

Roof Design:

Gable, Hip

Roof Covering:

3 Tab Shingle

Condition: Satisfactory



Ventilation Present:

Soffit, Gable Ends, Ridge Vents

Condition: Satisfactory

Chimney :

Masonry

Condition: Satisfactory

(Roofing continued)

Sky Lights: Not Present
Flashings: Metal, Tar/Caulk
Condition: Marginal



Comment 17:

Multiple Basement window sills are exhibiting signs of puddled water which can promote decay. All windows should be sloped 3" for each 12" of horizontal distance for good rain drainage.

Soffit and Fascia: Wood
Condition: Marginal
Gutters & Downspouts: Metal
Condition: Repair or Replace



Comment 18:

The gutter is damaged & downspout terminals are pinched closed. Downspouts are needed in order to properly excavate water from the foundation



Figure 18-1

(Roofing continued)



Comment 19:

The gutter downspout terminals are missing. Splash blocks aren't efficient to continuously excavate water away from the foundation.



Figure 19-1



Figure 19-2



Comment 20:

The downspout needs an extension. Also exhibited signs of water puddling during inspection which was sloping towards the foundation wall. Recommend installation of downspout termination extensions.

(Roofing continued)



Figure 20-1



Comment 21:

The gutter is clogged. Recommend cleaning of Gutters and installation of gutter guards.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab on Grade
Foundation Material:	Poured Concrete
	Condition: Marginal
Signs of Water Penetration:	Stains
	Condition: Marginal

(Structure continued)



Comment 22:

There are signs of water intrusion at right Basement foundation wall due to lack of downspout extensions. Recommend installing downspout extensions to excavate water from foundation wall.

Prior Waterproofing:	Not Inspected
Floor Structure:	Concrete Slab, Wood Frame Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Wood Trusses Condition: Satisfactory
Roof Deck Material:	Plywood, Oriented Strand Board Condition: Satisfactory
Insulation:	Blown In Fiberglass Condition: Satisfactory

Electrical

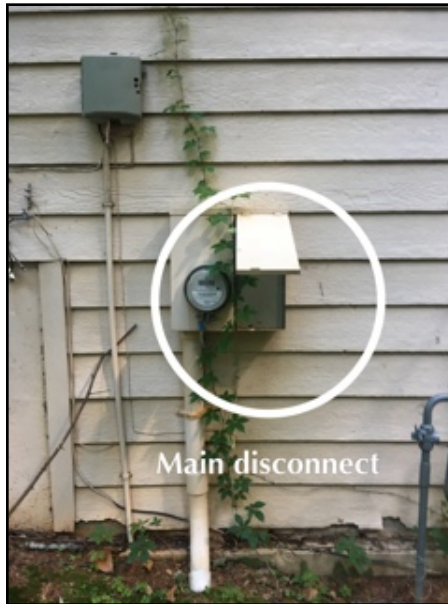
The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
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(Electrical continued)

Main Disconnect Location:

Meter Box



Service Panel Location:

Basement



Service Panel Manufacturer:

Cutler-Hammer

Service Voltage:

240 volts

Service Panel Ground:

Unknown Not Visable

Overcurrent Protection:

Breakers

Condition: Satisfactory

(Electrical continued)

GFCI/AFCI Breakers: Yes
Condition: Marginal



Comment 23:
The kitchen ground fault circuit interrupter (GFCI) outlet is damaged or defective. Did not trip when tested at any receptacles.

Smoke Detectors: 9 volt Battery Type, Hard Wired
Condition: Marginal



Comment 24:
Smoke detectors are older models recommend replacing them.

HVAC

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory
Thermostat Location: Living Room

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Attic
Type of Equipment: Forced Air
Condition: Satisfactory



Comment 25:
Equipment serial number wasn't legible to certify Btu's and Age of Unit.

Manufacturer: Ruud
Heating Fuel: Gas
Condition: Satisfactory

(Heating continued)

Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	Avg 73.5 On 77 Degree Setting
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Condensor Size:	Not visible



Comment 26:
Equipment serial number wasn't legible to certify Btu's and Age of Unit.



Figure 26-1

(Cooling continued)

Condensate Drainage:

To Exterior

Condition: Repair or Replace



Comment 27:

The Unit's Wiring have exposed sheathing and the condensate line is continuously dripping water onto it. Recommend sheathing be installed to avoid any electrical damage.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

Supply Pipe Material:

Copper, PVC

Condition: Satisfactory

Location of Main Water Shutoff:

Basement

Sewer System:

Public

(Plumbing continued)

Waste Pipe Material: PVC
Condition: Satisfactory



Comment 28:

Waste pipe is exhibiting signs of previous leakage seems to have been recently caulked recommend monitoring for further leaking.



Figure 28-1

Water Heater

Manufacturer: Whirlpool



Comment 29:

Water Heaters typically last 10-15 years. The water heater was manufactured in 2004 and may be nearing it's service life However no signs of deteriorating were visible or detected at the time of the Inspection. Recommend monitoring.

Fuel: Natural Gas
Capacity: 53 Gal
Temp & Pressure Relief Valve: Present With Blow Off Leg
Condition: Satisfactory
Fuel Disconnect: Within Sight of Equipment

(Water Heater continued)

Seismic Straps Installed: No
Condition: Further Evaluation Required



Comment 30:
The water heater is missing seismic Straps.

Bathrooms

Bathroom #1

Location:	On Main Level
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 31:
Recommend upgrading to Gfci outlets with test and trip buttons in all bathrooms and Kitchen .

(Bathroom #1 continued)



Figure 31-1

Bathroom #2

Location:	Master Bedroom
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Kitchen

Cabinets:	Wood
	Condition: Marginal
Countertops:	Granite
	Condition: Satisfactory
Sink:	Double
	Condition: Marginal

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Frigidaire
	Condition: Satisfactory
Range:	Frigidaire
	Condition: Satisfactory



Comment 32:
Range is missing Anti Tip brackets. Recommend having Anti-tip brackets installed.

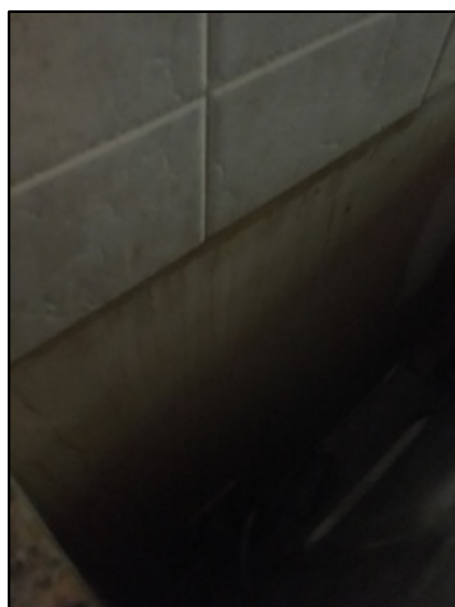


Figure 32-1

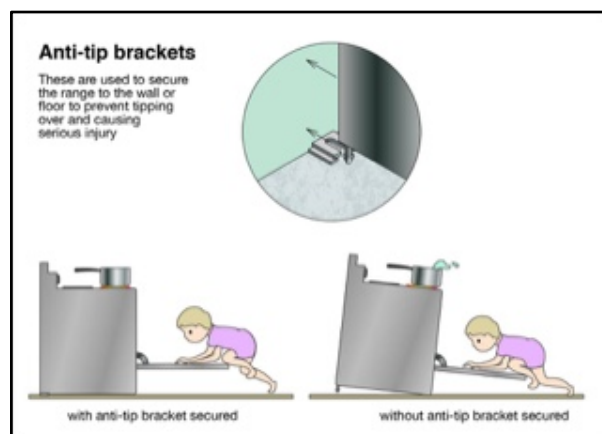


Figure 32-2

Refrigerator:	Frigidaire
	Condition: Satisfactory
Microwave:	Not Inspected
Disposal:	Badger
	Condition: Satisfactory
Washer:	Not Inspected
Dryer:	Not Inspected

Laundry

Dryer Venting: To Attic
Condition: Satisfactory

GFCI Protection: No
Condition: Repair or Replace



Comment 33:

Laundry room are missing required Gfci Receptacles. Recommend installation of Gfci receptacles.

Washer: Frigidaire
Condition: Satisfactory

Dryer: Frigidaire
Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Carpet, Wood
Condition: Satisfactory

Walls: Painted Drywall, Plaster
Condition: Satisfactory

(Interior continued)



Comment 34:

The wall shows active water leaks throughout the basement.



Figure 34-1



Figure 34-2

Window Types:

Single Hung, Fixed
Condition: Marginal

(Interior continued)



Comment 35:

The kitchen window has cloudy glass indicating lost thermoseal.



Figure 35-1



Comment 36:

The kitchen window is missing screen protectors.



Comment 37:

Recommend installation of Child safety window Guards. Many windows throughout the house are at floor level and can be a hazard for small children.

(Interior continued)



Figure 37-1



Comment 38:

Living room windows are missing required safety glazing. Safety glazing is required when the Exposed bottom edge of a pane is less than 18 inches above the floor. Recommend installation of safety by a glass professional.

Window Materials:

Wood

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood, Aluminum , Vinyl

Interior Door Materials:

Wood

Fireplace:

Wood Burning

Condition: Satisfactory

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site Grading

1) French Drains are clogged and need to be removed of all debris in order to properly excavate water away from the garage .



Figure 1-1



Figure 1-2

(Report Summary continued)



Figure 1-3

Vegetation

2) The trees and shrubs are planted too close to the house and are growing against the dwelling's siding and roof. Recommend trees be removed.

Driveway

3) The driveway has settlement cracks. Settlement cracks are normal in concrete driveways, Recommend monitoring over time.

Patios/Decks

4) The Balcony was installed improperly/ Not properly secured to the structure which can cause it to collapse. Recommend repairing/ reframing by a licensed professional contractor.

(Report Summary continued)

7) Balcony has loose Nails and unsecured floor joist Which is a tripping hazard. Recommend repairing by professional contractor.

8) Balcony is missing Bracing, decks 6' above grade should have diagonal bracing post to girder and from posts to joists. Recommend installation by a professional contractor.

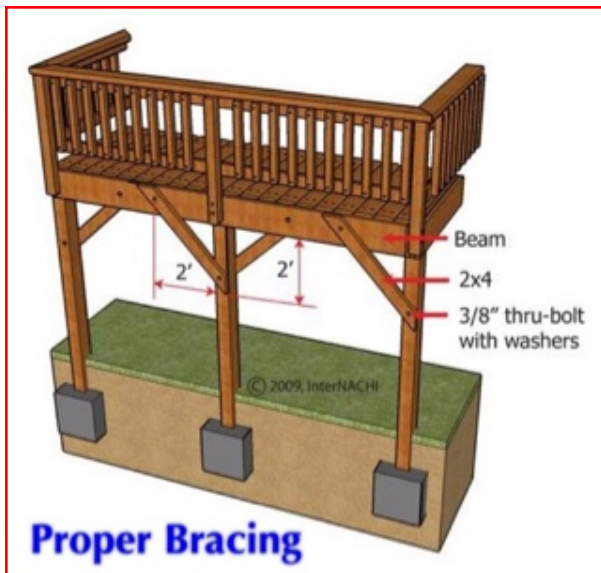


Figure 8-1

Exterior Covering

9) The siding near the Condenser unit is buckling. Also were signs of active mold in the interior Where there were exposed nails into the siding which can create a water intrusion point. Recommend Mold remediation & proper caulking of all exposed nails to the siding by a professional contractor.

Exterior Trim Material

10) The exterior trim shows signs of deterioration. Recommend monitoring for further damage.

(Report Summary continued)



Figure 10-1



Figure 10-2

Windows

11) Multiple windows were stuck or painted shut throughout the dwelling (Living room, 2nd bedroom, kitchen and Basement).

Balconies

12) Balcony is improperly Installed & secured to structure. Nails were used to attach the Balcony to the structure which is unacceptable; This is a Hazard, recommend proper installation and securing by professional contractor.

(Report Summary continued)



Figure 12-1

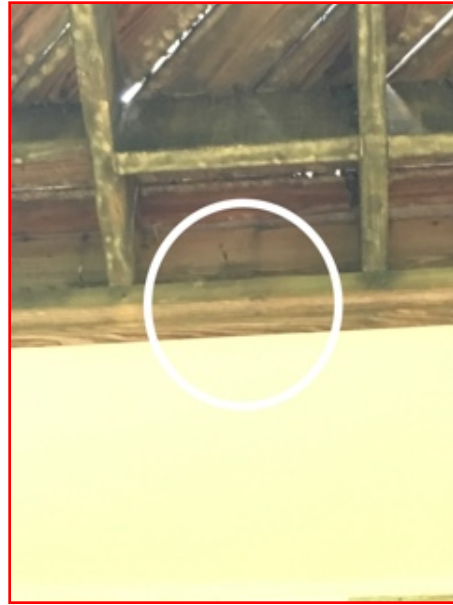


Figure 12-2

13) Balcony is improperly attached to structures cantilever (Overhang). Attaching a Deck to a cantilever is improper. Recommend proper installation of post near the house by a professional contractor.



Figure 13-1

(Report Summary continued)

Door Opener

14) The Left side garage door opener does not operate properly. Would not open when operated.

Opener Safety Feature

15) Both Garage doors are missing automatic reverse safety device. Reverse safety devices are required. Recommend installation of safety devices.

Inspection Method

16) Due to the weather inclement roof was not accessible to be walked.

Flashings

17) Multiple Basement window sills are exhibiting signs of puddled water which can promote decay. All windows should be sloped 3" for each 12" of horizontal distance for good rain drainage.

Gutters & Downspouts

18) The gutter is damaged & downspout terminals are pinched closed. Downspouts are needed in order to properly excavate water from the foundation



Figure 18-1

19) The gutter downspout terminals are missing. Splash blocks aren't efficient to continuously excavate water away from the foundation.

(Report Summary continued)



Figure 19-1



Figure 19-2

20) The downspout needs an extension. Also exhibited signs of water puddling during inspection which was sloping towards the foundation wall. Recommend installation of downspout termination extensions.



Figure 20-1

21) The gutter is clogged. Recommend cleaning of Gutters and installation of gutter guards.

(Report Summary continued)

Signs of Water Penetration

22) There are signs of water intrusion at right Basement foundation wall due to lack of downspout extensions. Recommend installing downspout extensions to excavate water from foundation wall.

GFCI/AFCI Breakers

23) The kitchen ground fault circuit interrupter (GFCI) outlet is damaged or defective. Did not trip when tested at any receptacles.

Smoke Detectors

24) Smoke detectors are older models recommend replacing them.

Type of Equipment

25) Equipment serial number wasn't legible to certify Btu's and Age of Unit.

Condensor Size

26) Equipment serial number wasn't legible to certify Btu's and Age of Unit.



Figure 26-1

(Report Summary continued)

Condensate Drainage

27) The Unit's Wiring have exposed sheathing and the condensate line is continuously dripping water onto it. Recommend sheathing be installed to avoid any electrical damage.

Waste Pipe Material

28) Waste pipe is exhibiting signs of previous leakage seems to have been recently caulked recommend monitoring for further leaking.



Figure 28-1

Manufacturer

29) Water Heaters typically last 10-15 years. The water heater was manufactured in 2004 and may be nearing it's service life However no signs of deteriorating were visible or detected at the time of the Inspection. Recommend monitoring.

Seismic Straps Installed

30) The water heater is missing seismic Straps.

(Report Summary continued)

GFCI Protection

31) Recommend upgrading to Gfci outlets with test and trip buttons in all bathrooms and Kitchen .



Figure 31-1

Range

32) Range is missing Anti Tip brackets. Recommend having Anti-tip brackets installed.

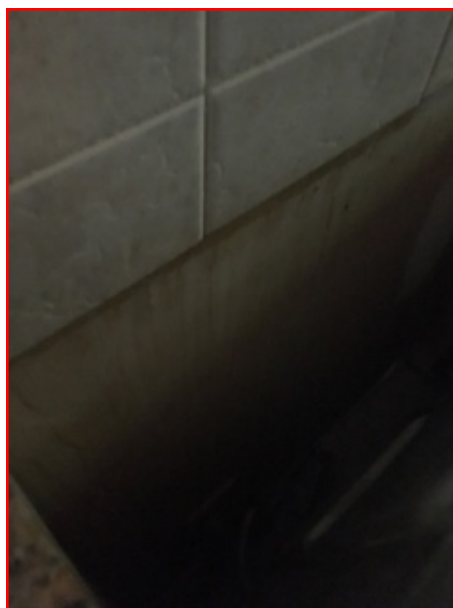


Figure 32-1

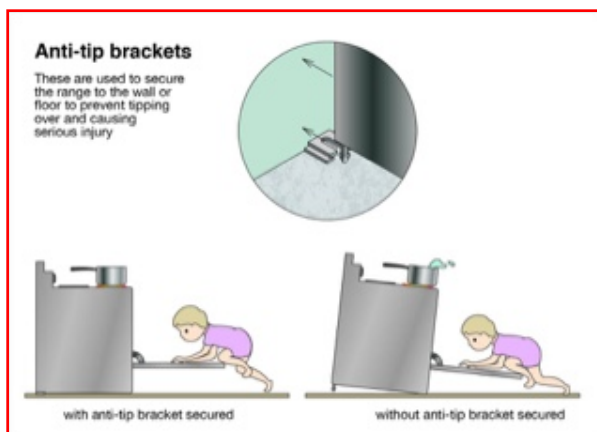


Figure 32-2

(Report Summary continued)

GFCI Protection

33) Laundry room are missing required Gfci Receptacles. Recommend installation of Gfci receptacles.

Walls

34) The wall shows active water leaks throughout the basement.



Figure 34-1



Figure 34-2

(Report Summary continued)

Window Types

35) The kitchen window has cloudy glass indicating lost thermoseal.



Figure 35-1

36) The kitchen window is missing screen protectors.

37) Recommend installation of Child safety window Guards. Many windows throughout the house are at floor level and can be a hazard for small children.



Figure 37-1

(Report Summary continued)

38) Living room windows are missing required safety glazing. Safety glazing is required when the Exposed bottom edge of a pane is less than 18 inches above the floor. Recommend installation of safety by a glass professional.