



Phase Inspection Report



1078 Lawanna Dr, Marietta, GA 30060

Inspection Date:

Wednesday, January 15, 2020

Prepared For:

Private Client

Prepared By:

Ally Property Inspection
PO Box 43302
Vestavia, AL 35243
4047933773

Report Number:

011520

Inspector:

Stan King

License/Certification #:

Inspector Signature:

A handwritten signature in black ink, appearing to read "Stan King", written over a horizontal line.

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Conventions Used In This Report

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

State of Occupancy

Vacant

Weather Conditions

Raining

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

New

Report Summary

Major Concerns

None apparent

Potential Safety Hazards

None apparent

Deferred Cost Items

None apparent

Improvement Items

None apparent

Items To Monitor

None apparent

Repair Items

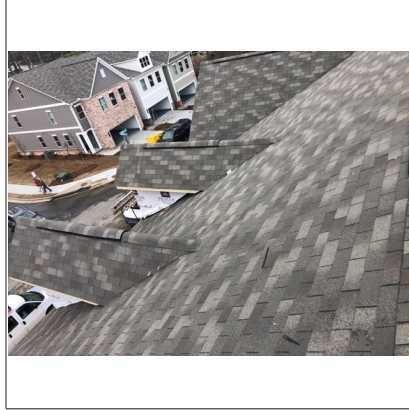
Roof

1. Recommend sealing the exposed nail heads on the ridge shingles.
2. Recommend sealing the exposed nail heads on the plumbing vents.

Roof

General

Visibility All
Inspected From Roof
Photos



Style of Roof

Type Gable
Pitch Low
Roof #1 Type:3-tab shingle
Layers:One
Age:New
Roof #2 None
Roof #3 None

Ventilation System

Type Ridge

Flashing

Material Galv/Alum
Condition Satisfactory

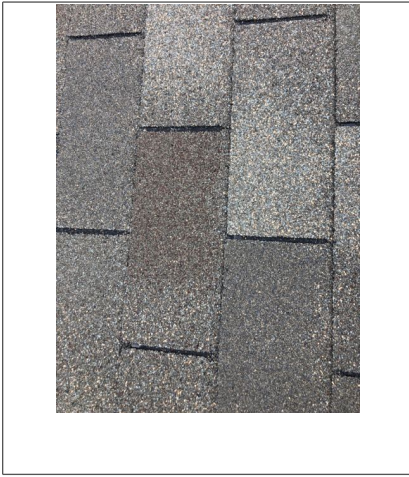
Valleys

Material Not Visible
Condition Not Visible

Condition of Roof Coverings

Roof #1 Satisfactory
Roof #2 N/A
Roof #3 N/A

Photos



Recommend sealing the exposed nail heads on the ridge shingles.

Skylights

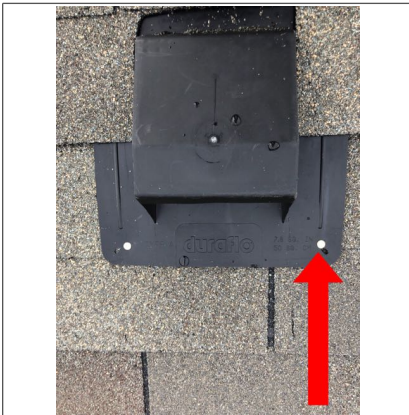
N/A

Plumbing Vents

Condition

Satisfactory

Photos



Recommend sealing the exposed nail heads on the plumbing vents.

Exterior

Chimney(s)

None

Gutters/Scuppers/Eavestrough

None

Siding

Material Fiber-cement

Condition Satisfactory

Trim

Material Fiberboard

Condition Satisfactory

Soffit

None

Comments Not yet installed

Fascia

Material Fiberboard

Condition Satisfactory

Flashing

Material Aluminum/Steel

Condition Satisfactory

Caulking

None

Windows/Screens

Condition Satisfactory

Material Vinyl

Screens Not installed

Storms Windows

None

Slab-On-Grade/Foundation

Foundation Wall Poured concrete

Condition Satisfactory

Concrete Slab Satisfactory

Service Entry

Location Underground

Condition Satisfactory

Exterior receptacles Yes

Photos



Building(s) Exterior Wall Construction

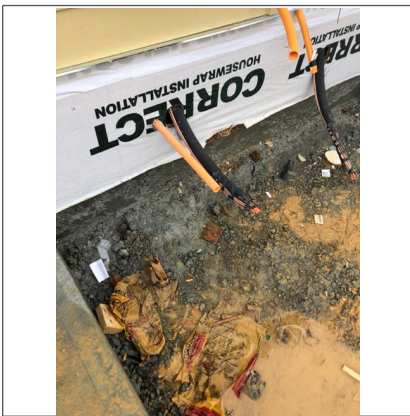
Type Framed
Condition Satisfactory

Exterior Doors

Main Entrance Door condition: Satisfactory
Patio Door condition: Satisfactory
Rear door N/A
Other door N/A

Exterior A/C - Heat pump #1

Unit #1 Location:Rear elevation of house.
Comments Not installed
Photos



Exterior Photos

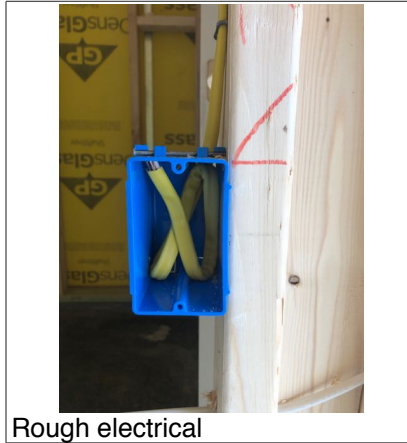


Garage/Carport

Type

Attached 2-Car

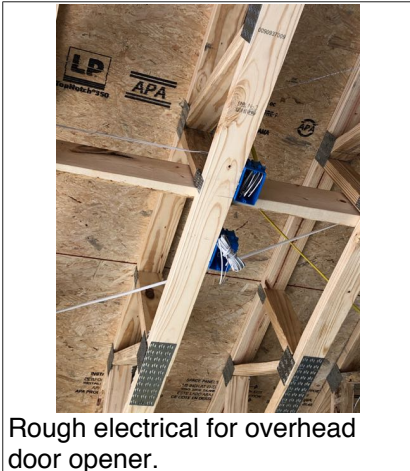
Photos



Automatic Opener

N/A

Photos



Safety Reverse

N/A

Floor

Material Concrete

Condition Satisfactory

Source of Ignition within 18" of the floor No

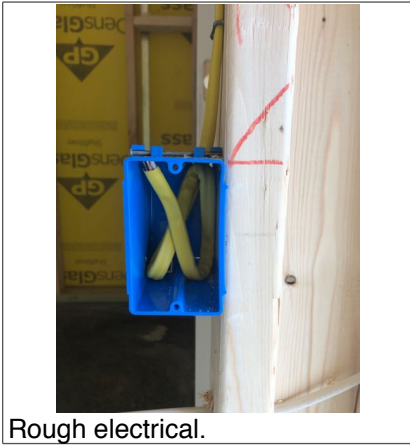
Overhead Door(s)

N/A

Electrical Receptacles

Yes

Photos



Rough electrical.

Fire Separation Walls & Ceiling

N/A

Kitchen

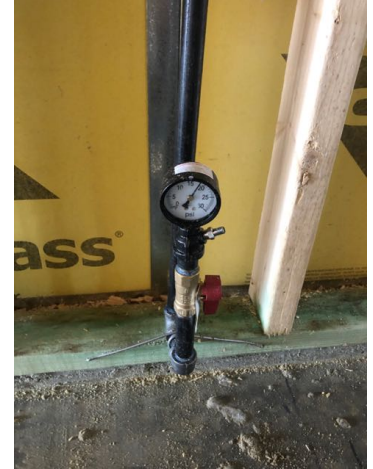
Kitchen Photos



Rough plumbing



Rough electrical



Rough plumbing for gas.

Laundry Room

Laundry

Laundry sink N/A

Heat source present Yes

Room vented Yes

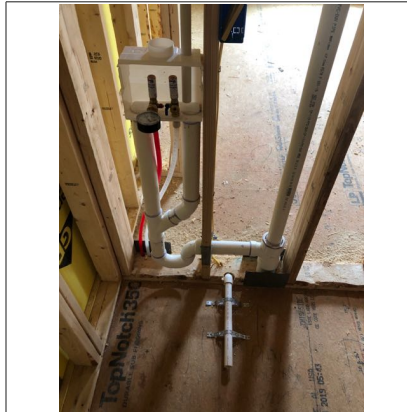
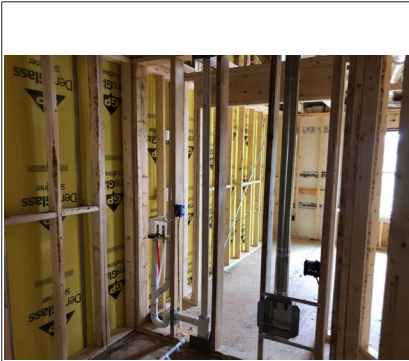
Dryer vented Wall

Appliances Washer Dryer Water heater

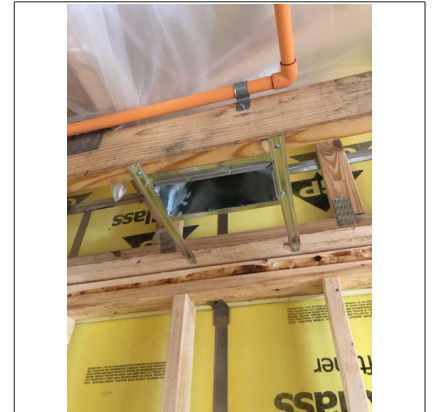
Washer hook-up lines/valves Satisfactory

Gas shut-off valve N/A

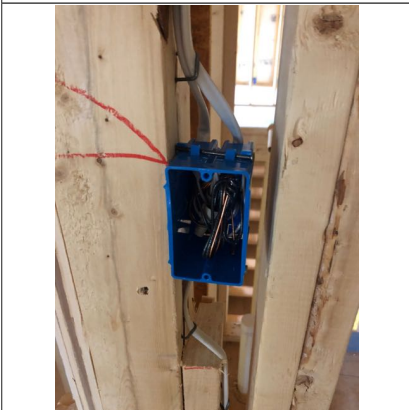
Photos



Rough plumbing



Rough HVAC



Rough electrical

Powder Room

Bath

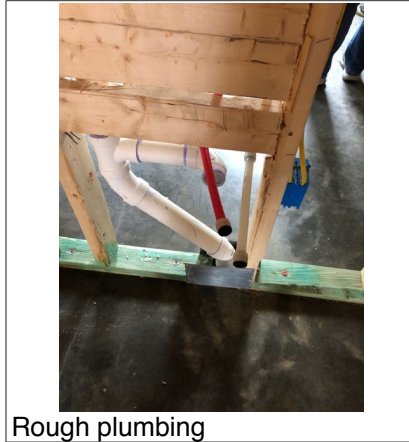
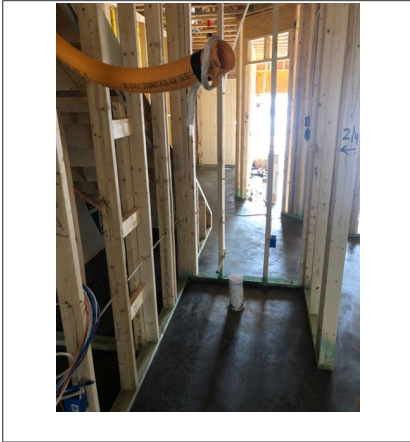
Location Main level

Window None

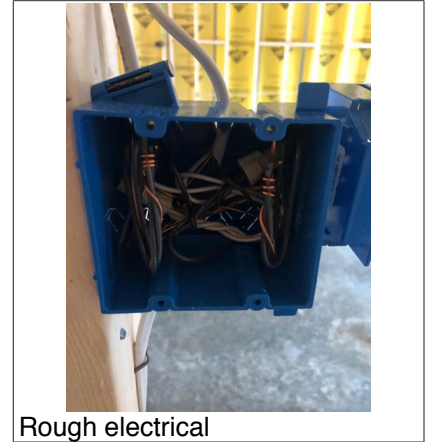
Heat source present Yes

Exhaust fan Yes

Photos



Rough plumbing



Rough electrical

Primary Bathroom

Bath

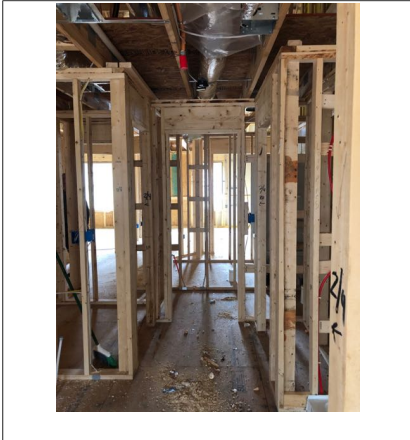
Location Attached to master on second level.

Window None

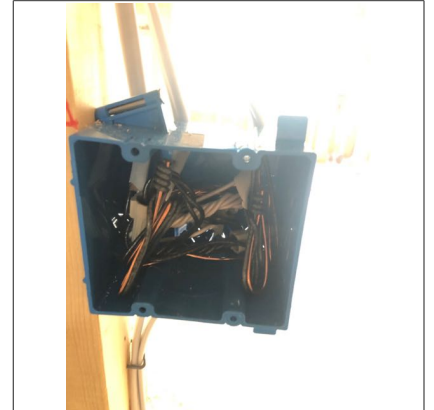
Heat source present Yes

Exhaust fan Yes

Photos



Rough plumbing



Rough electrical



Rough plumbing



Rough HVAC



Rough exhaust fan.

Bathroom

Bath

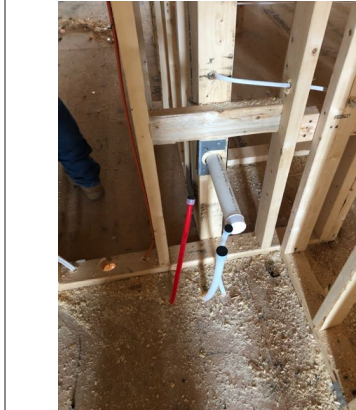
Location Second level hallway.

Window Satisfactory

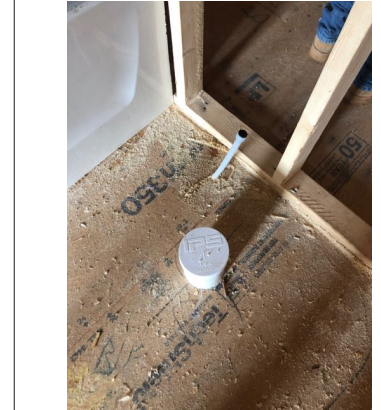
Heat source present Yes

Exhaust fan Yes

Photos



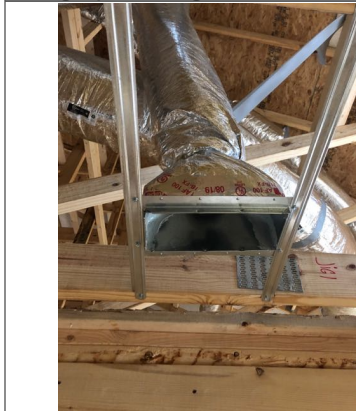
Rough plumbing



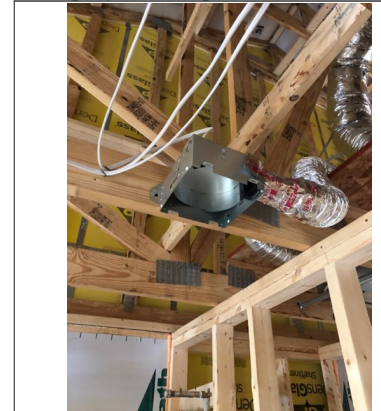
Rough plumbing



Rough electrical



Rough HVAC



Rough exhaust fan

Living Room

Living Room

Location Right side of main level.

Floor Satisfactory

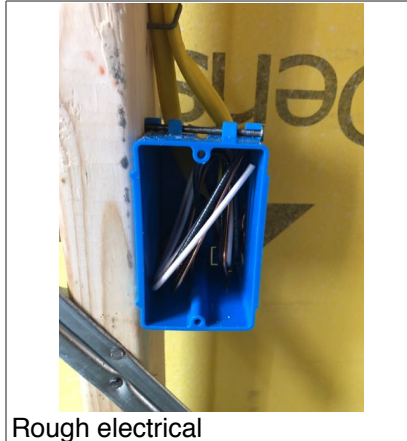
Electrical Switches: Yes Receptacles: Yes

Heating source present Yes

Doors None

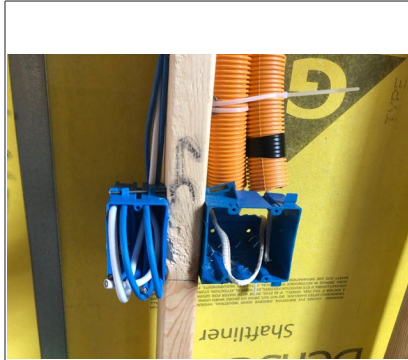
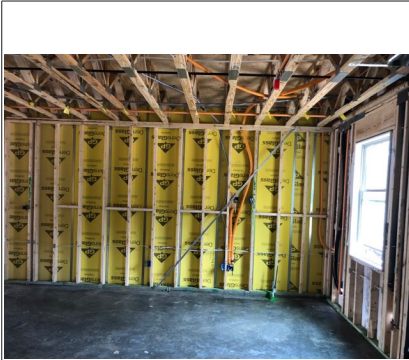
Windows Satisfactory

Photos



Rough electrical

Location Left side of main level.
Floor
Electrical Switches: Yes Receptacles: Yes
Heating source present Yes
Doors None
Windows
Photos



Rough electrical



Electrical entry on back wall.



Rebar on the left wall that according to the builder will be removed.

Primary Bedroom

Room

Location Rear of second level.

Type Bedroom

Floor Satisfactory

Electrical Switches: Yes Receptacles: Yes

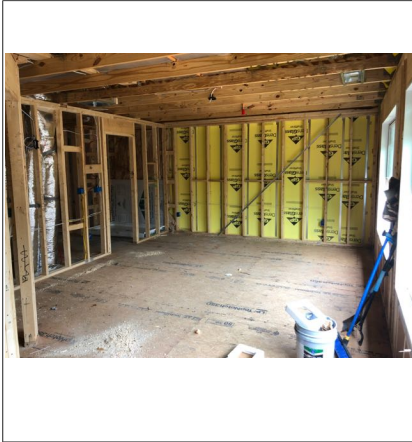
Heating source present Yes

Bedroom Egress restricted No

Doors None

Windows Satisfactory

Photos



Rough electrical



Rough HVAC

Bedroom (1)

Room

Location Left side of the hallway on the second level.

Type Bedroom

Floor Satisfactory

Electrical Switches: Yes Receptacles: Yes

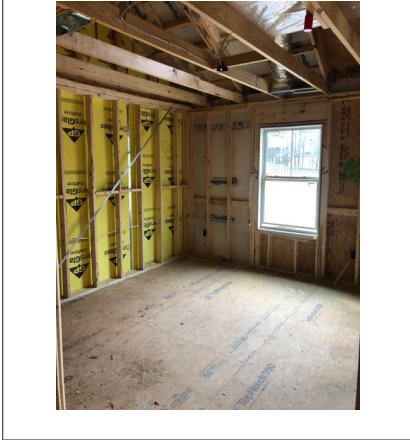
Heating source present Yes

Bedroom Egress restricted No

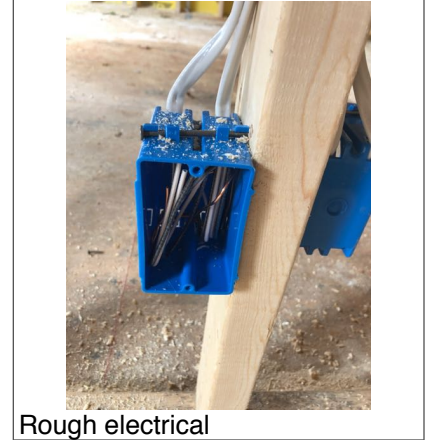
Doors None

Windows Satisfactory

Photos



Rough HVAC



Rough electrical

Bedroom (2)

Room

Location Right side of hallway on the second level.

Type Bedroom

Floor Satisfactory

Electrical Switches: Yes Receptacles: Yes

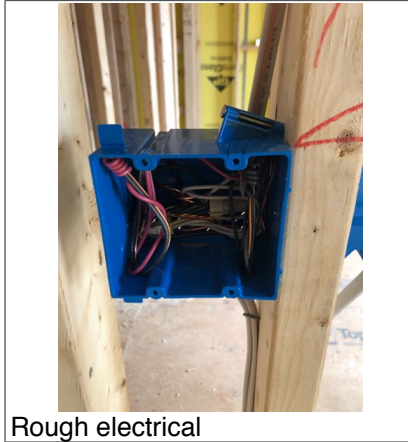
Heating source present Yes

Bedroom Egress restricted No

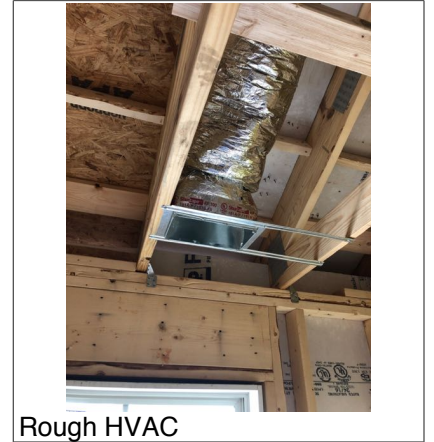
Doors None

Windows Satisfactory

Photos



Rough electrical



Rough HVAC

Interior

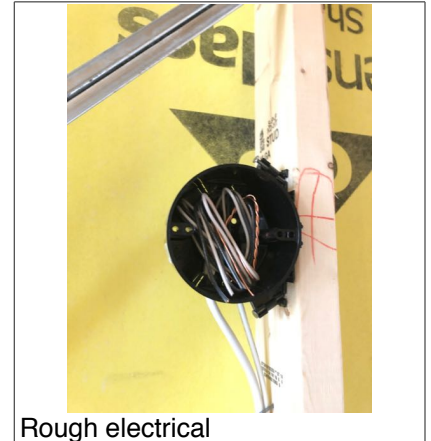
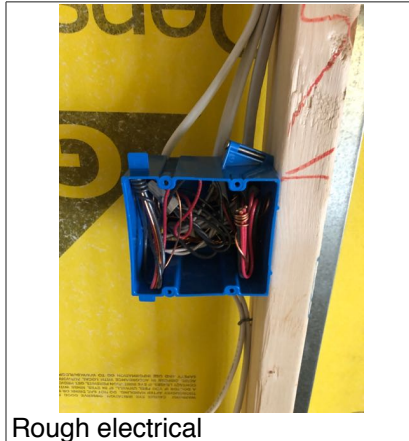
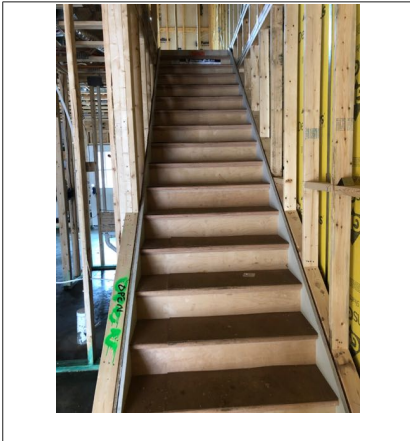
Fireplace

Location(s) Living room
Type Gas
Material Metal (pre-fabricated)
Photos



Stairs/Steps/Balconies

Condition Satisfactory
Handrail Not yet installed
Risers/Treads Satisfactory
Photos



Smoke/Carbon Monoxide detectors

Smoke Detector Not Present
CO Detector Not Present
Comments They have not yet been installed.

Attic/Structure/Framing/Insulation

Access Other: Visible from second level
Access limited by:

The inspector will not traverse attic load-bearing components that are concealed by insulation or by other materials. It is not possible for the inspector to inspect 100% of most attic areas. There may also be components of the plumbing, HVAC, and electrical that may not be inspected as a result.

Inspected from In the attic
Location Hallway
Flooring Partial

Interior

Attic/Structure/Framing/Insulation cont.

Fans exhausted to Attic: No Outside: Yes

HVAC Duct Satisfactory

Chimney chase N/A

Structural problems observed No

Roof structure Trusses

Ceiling joists Wood

Sheathing OSB

Evidence of condensation No

Evidence of moisture No

Evidence of leaking No

Firewall between units Yes

Electrical No apparent defects

Interior Photos



Plumbing

Water service

Main shut-off location Garage closet

Water entry piping PEX Plastic

Lead other than solder joints No

Visible water distribution piping PEX Plastic

Condition Satisfactory

Pipes Supply/Drain Satisfactory

Drain/Waste/Vent pipe PVC

Condition Satisfactory

Support/Insulation N/A

Traps proper P-Type Yes

Interior fuel storage system N/A

Fuel line Black iron

Condition Satisfactory

Photos



Water main shut off and sprinkler system located in garage closet.

Main fuel shut-off location

N/A

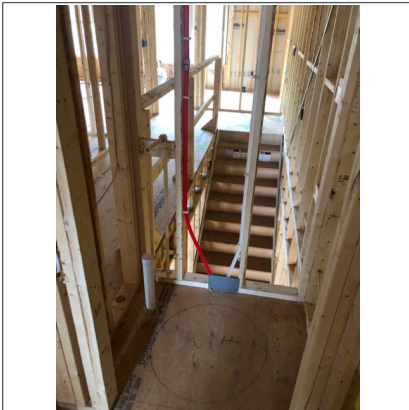
Sanitary/Grinder pump

N/A

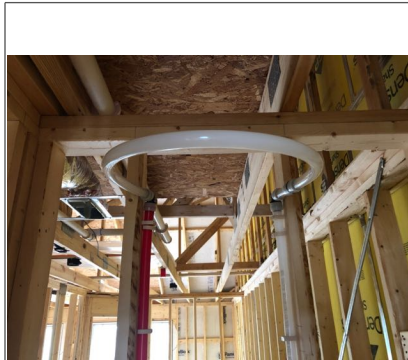
Water heater #1

N/A

Photos



Water heater is to be installed in laundry room closet.



Rough plumbing for the water heater.



Rough electrical

Heating System

Heating system

- Unit #1** Brand name: Lennox
 Approx. age: New
 Unknown
- Unit #2** None
- Energy source** Electric
- Warm air system** Central system
- Heat exchanger** N/A
- Carbon monoxide** N/A
- Combustion air venting present** N/A
- Controls** Disconnect: Yes
- Distribution** Insulated flex duct
- Flue piping** N/A
- Filter** Standard
- When turned on by thermostat** Proper operation: Not tested
- Heat pump** Supplemental electric
- Sub-slab ducts** N/A
- System not operated due to** Other: not fully installed

Photos



Electric/Cooling System

Main panel

Location Rear elevation of house.
Condition Satisfactory
Amperage/Voltage 150a
Adequate Clearance to Panel Yes
Breakers/Fuses Breakers
Appears grounded Yes
GFCI breaker No
AFCI breaker No
Main wire Aluminum Condition: Satisfactory
Branch wire condition Satisfactory
Branch wire Aluminum

Photos



Sub panel(s)

Location(s) Location 1:Garage
Evaluation Satisfactory
Branch wire Copper
Condition Satisfactory

Photos



Evaporator Coil Section Unit #1

General Central system
Location:Attic
Age:New
Evaporator coil Satisfactory
Refrigerant lines Satisfactory
Condensate line/drain To exterior
Secondary condensate line/drain Present: Yes

Electric/Cooling System

Evaporator Coil Section Unit #1 cont.

Operation Differential: not operated
Brand Lennox
Photos

