



**BPG Inspection, LLC**





**2279 Columbia Drive  
Decatur GA 30032**

Client(s): Gumataotao  
Inspection Date: 4/11/2025  
Inspector: Colin Chandler ,

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<b>Date:</b> 4/11/2025	<b>Time:</b> 10:00:00 AM	<b>Report ID:</b> 1087631
<b>Property:</b> 2279 Columbia Drive, Decatur, GA 30032		<b>Prepared By:</b> Colin Chandler

## General Information

### Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

### Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

### Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

### Report Definitions

The following definitions of comment descriptions represent this inspection report.

**Inspected:** The item was visually observed and appears to be functioning as intended.

**Not Inspected:** The item was not inspected (reason for non-inspection should be noted):

**Not Present:** The item was not found or is not present.

**Action Item:** The item is not functioning as intended or needs repair or further evaluation.

**Consideration Item:** The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

<b>Attendees:</b> Inspector Only	<b>Property Type:</b> Multi-Unit Residential Dwelling	<b>Age Of Building:</b> 66 years
<b>Temperature:</b> 56 degrees	<b>Rain in last 3 days:</b> Yes	<b>Weather:</b> Clear
<b>Soil Conditions:</b> Damp	<b>Building Faces:</b> East	<b>Building Status:</b> Occupied with a heavy amount of interior furnishings - limiting access to a number of areas

### 1. Client Advice

#### Inspection Items

#### Comments

- ◆ **SAFETY/HEALTH:** Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

**MAJOR DEFECT:** A list of items that if corrected could likely have estimated repair costs over \$500.

Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less.

All defects should be repaired.

**SERVICE/REPAIR:** Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

### 2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

#### Styles & Materials

<b>Exterior Walls:</b> 2 x 4	<b>Foundation Type:</b> CMU (Concrete Block) Partial Basement - Partial Crawlspace	<b>Posts:</b> Concrete Block Piers
<b>Beams:</b> Wood	<b>Floor Framing:</b> 2 x 8	<b>Ceiling Framing:</b> Truss 2 x 6
<b>Crawlspace Access:</b> Exterior	<b>Crawlspace View:</b> Fully Accessed	<b>Crawlspace Vapor Barrier:</b> Yes

### Inspection Items

**Foundation Walls** [Inspected]

**Post / Pier / Column** [Inspected]

**Beams** [Inspected]

**Floor / Subfloor** [Inspected]

**Walls** [Inspected]

**Insulation** [Inspected]

**Basement - Access** [Inspected]

**Basement - Ventilation / Insulation** [Inspected]

**Basement - Moisture Intrusion** [Inspected]

**Crawlspace - Access** [Inspected]

**Crawlspace - Ventilation / Insulation / Vapor Barrier** [Inspected]

♦ **GENERAL NOTE:** The vapor barrier is in acceptable condition.

**Crawlspace - Moisture Intrusion** [Inspected]

### 3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

### Styles & Materials

<b>Lot Grade:</b> Flat	<b>Driveway:</b> Concrete	<b>Walkways:</b> Concrete
<b>Porch:</b> Concrete	<b>Patio:</b> Concrete	<b>Type of Home:</b> 2 Story Plus Basement
<b>Trim / Soffit / Fascia:</b> Wood	<b>Exterior Entry Doors:</b> Metal	<b>Cladding:</b> Brick
<b>Windows:</b> Double Hung Single Pane	<b>Storms / Screens:</b> *Screens Missing	<b>Retaining Wall:</b> Brick
<b>Fences:</b> Wood	<b>Trees / Shrubs / Ivy:</b> *Trees / shrubs against house *Trees overhanging roof	

### Inspection Items

**Grading** [Inspected]

**Driveways / Walkways** [Inspected]

- ♦ **SERVICE / REPAIR:** Extensive cracking of the concrete driveway . Repair will be necessary. Recommend professional concrete contractor to repair / replace.



**Steps** [Inspected]

**Porch** [Inspected]

**Cladding** [Inspected]

**Windows** [Inspected]

- ♦ **SERVICE / REPAIR:** Missing screens noted at dwelling. Many owners choose to remove screens to enhance the views from the window. Verification of possession by the owner is recommended.

**Doors** [Inspected]

**Trim / Soffit / Fascia** [Inspected]

**Brick** [Inspected]

**Cement board siding (Hardie)** [Not Present]

**Fences** [Inspected]

**Patio** [Inspected]

**Retaining walls** [Inspected]

**Deck Material / Framing** [Not Present]

**Deck Support Post / Footer** [Not Present]

**Deck Railing** [Not Present]

**Deck Stairs** [Not Present]

**Deck Attachment To House** [Not Present]

**Chimney** [Not Present]



**Building Envelope** [Inspected]

**Comments** [Inspected]

**✘** ♦ **SERVICE / REPAIR:** Overgrown shrubs and vegetation are against the home on the front and right side. This condition promotes insect and pest infestation. Trim the vegetation low and at least two feet from the home.



**4. Roofing**

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.


**Styles & Materials**

<b>Roof Covering:</b> Asphalt / Fiberglass *Older Roof System	<b>How Inspected:</b> Partially Viewed From Ground With Binoculars	<b>Estimated Age of Roof:</b> *20+ years
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<b>Number of Layers:</b> 1 layer	<b>Flashing:</b> Metal	<b>Plumbing Vent Boots:</b> Rubber / Neoprene
<b>Gutters:</b> *Dirty Clogged Gutters	<b>Downspouts:</b> Aluminum	

**Inspection Items**

**Roof Coverings** [Inspected]

 ♦ **MAJOR DEFECT:** The roofing is at the end of its useful and predictable life. There are cupped curled shingles, there are stained roof shingles. The roof has been patched in several locations. Budget to replace the roof soon.





- ❌ ♦ **SERVICE / REPAIR:** Large trees overhang the roof on the left side. Limbs and debris from the trees will damage the roof. The trees provide easy access to the roof and attic for unwanted pest and insects. The trees are nearing the end of life. Remove the trees as required for safety.





**Flashing** [Inspected]

**Valleys** [Not Present]

**Plumbing Vents** [Inspected]

**Furnace / Water Heater Vents** [Not Present]

**Attic Vents** [Inspected]

**Gutters / Downspouts / Drain Lines** [Inspected]

♦ **SERVICE / REPAIR:** Debris present in the gutter system. Cleaning is necessary so that the roof run off will be properly directed away from the home and to prevent water from overflowing and saturating the ground next to the foundation. Sometimes responsible for moisture damage in wood components below.

Install downspout extensions at all downspouts to carry roof runoff water away from the foundation.



**5. Plumbing**

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

**Styles & Materials**

<b>Water Provider:</b> Public	<b>Sewer Provider:</b> Public	<b>Water Shut Off:</b> Crawlspace
<b>Service Piping:</b> CVPC	<b>Supply Piping:</b> Copper	<b>Waste Piping:</b> PVC Cast Iron
<b>Water Heater Type #1:</b> AO Smith	<b>Water Heater Age #1:</b> 8 Yrs	<b>Water Heater Fuel/Size #1:</b> 40 Gallons
<b>BTU's/Watts #1:</b> 4500 Watt	<b>T/P Valve / Expansion Device:</b> CPVC	<b>Water Heater Temperature:</b> 110-115

**Inspection Items**

- Service Entrance** [Inspected]
- Supply Piping** [Inspected]
- Exterior Hose Faucets** [Not Inspected]
- Waste Piping** [Inspected]
- Fuel Piping - General** [Not Present]
- Water Heater - Condition** [Inspected]
- Water Heater - Safety** [Inspected]
- Water Heater - Fuel / Flue** [Not Present]
- Comments** [Inspected]

- ✘ ◆ **SERV:** There is a sump pump installed in the crawlspace for foundation water mitigation. The sump pump did not operate. A plumber can repair or replace the sump pump as needed.



**6. Electrical**

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

**Styles & Materials**

<b>Service Entrance:</b> Overhead	<b>Panel Location:</b> Laundry	<b>Main Disconnect Location:</b> Located in Panel Box
<b>Grounding Method:</b> Grounding Rod	<b>Supply Conductor:</b> Aluminum	<b>Service Capacity:</b> 200 Amps
<b>Overcurrent Protection:</b> Breakers	<b>Distribution Wires:</b> Copper	<b>Wire Type:</b> Type NM plastic sheathed 3 wire
<b>AFCI / GFCI receptacles:</b> GFCI did not trip	<b>Receptacles:</b> 3 Prong	<b>Switches:</b> Tested

**Inspection Items**

**Service Entrance** [Inspected]

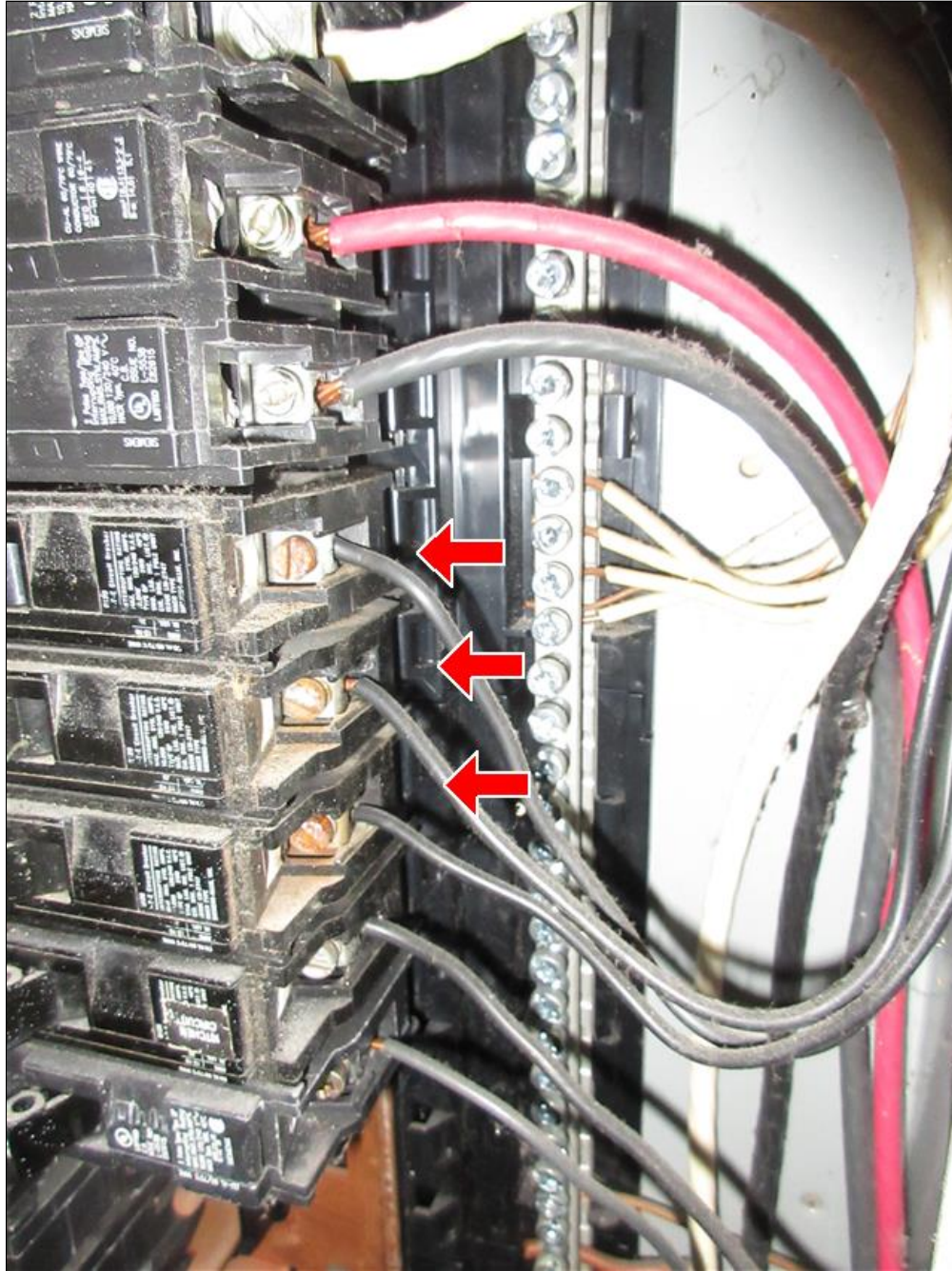
**Grounding** [Inspected]

**Panel / Disconnect** [Inspected]

**Panel Interior** [Inspected]

- ✘ ◆ **SERVICE / REPAIR:** There are rusted breakers inside the electric panel. The effected breakers may not trip in an over current condition. An electrician can replace the rusted breakers as required for safety.





Wiring [Inspected]

GFCI / AFCI Devices [Inspected]

- ♦ **SAFETY / HEALTH:** GFCI device failed to trip when tested with pocket tester or when test button used. While it will still appear to function, it does not provide the required level of safety. Required to be GFCI protected at this location. Replacement with a functional GFCI is necessary by qualified electrician. **LOCATION: left on the kitchen sink**



**Receptacles** [Inspected]

- ❌ ♦ **SERVICE / REPAIR:** There is a ungrounded outlet in a main level front bedroom. This is a safety hazard. An electrician can repair this outlet as required for safety.



**Switches** [Inspected]

**Fixtures** [Inspected]

**7. Heating and Cooling**


Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

**Styles & Materials**

<b>AC Type #1:</b> Heat Pump	<b>Cooling System Manufacturer #1:</b> Rheem	<b>Cooling System Size (s) #1:</b> 3.5 Ton
<b>Cooling System Age #1:</b> 3 Yrs	<b>AC Temperature Differential #1:</b> *Too cold to operate	<b>Heating Type #1:</b> Electric
<b>Heating System Manufacturer #1:</b> Rheem	<b>Heating System Age #1:</b> 3 Yrs	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 16 x 25 x 1	<b>Ductwork:</b> Metal	<b>Thermostat:</b> Programmable
<b>Overflow Pan:</b> Drain Pan installed below Unit		

**Inspection Items**

**Air Conditioner** [Inspected]

 **GENERAL NOTE:** Manufacturers do not recommend operating air conditioners when the temperature has been under sixty-five degrees within the previous twenty-four hours. For this reason the air conditioner was not operated. Verification of working condition should be made by the seller.



heat pump

**Heating System** [Inspected]

- ◆ electric furnace



electric furnace

**Fuel / Controls** [Not Present]

**Venting / Make Up Air** [Not Present]

**Filter / Accessories** [Inspected]

**Distribution System** [Inspected]

**Thermostat** [Inspected]

**8. Attic**

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

**Styles & Materials**

<b>Attic Venting:</b> Soffit Box Power Ventilator Fan	<b>Method Used to Observe Attic:</b> Entered	<b>Attic Access:</b> Short Door Located in Closet
<b>Attic Insulation Type:</b> Blown Fiberglass	<b>Attic Insulation Thickness / R - Value:</b> 10+ inches / R-30+	

**Inspection Items**

**Attic Access** [Inspected]

**Attic Insulation** [Inspected]

**Attic Ventilation** [Inspected]

♦ **SERVICE / REPAIR:** The whole house fan is not functional. Repair or replace the whole house fan. Whole house fans can significantly reduce summer cooling cost for the owner.



**Attic Framing / Construction** [Inspected]

**Comments** [Inspected]

♦ **SERVICE / REPAIR:** There is evidence of pest/rodent activity in the attic. Contact a pest control specialist for remediation.



**10. Interiors**

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

**Styles & Materials**

<b>Floor Coverings:</b> Vinyl Wood	<b>Wall Coverings:</b> Drywall	<b>Ceiling Coverings:</b> Drywall
<b>Windows:</b> Single Pane Double Hung	<b>Door Types:</b> Hollow Core	<b>Smoke Detectors / Safety:</b> Sounded When Tested
<b>Whole House Fan:</b> Extra Info : not functional		

**Inspection Items**

**Walls / Ceilings** [Inspected]

**Floors** [Inspected]

**Doors** [Inspected]

**Windows** [Inspected]

**Smoke Detectors / Safety** [Inspected]

**Stairways** [Inspected]

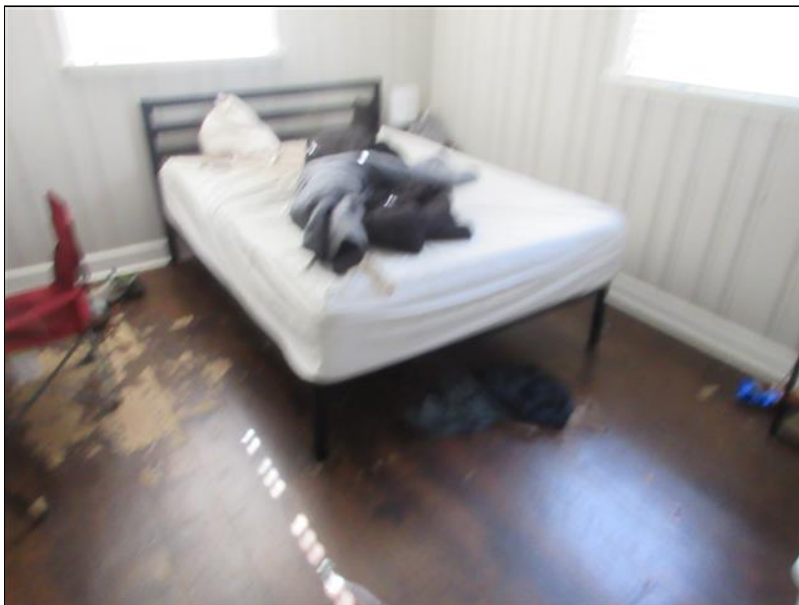
**Ceiling Fan / Whole House Fan** [Inspected]

♦ **SERVICE / REPAIR:** The whole house fan failed to operate when tested during inspection. Repair as needed to allow for normal operation if electing to use routinely.

Fireplace [Not Present]

Comments

- ◆ interior rental rooms













interior rental rooms

**11. Kitchen**

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

**Styles & Materials**

<b>Cabinets:</b> Laminate	<b>Counter Tops:</b> Stone	<b>Sink:</b> Stainless Double Bowl
<b>Dishwasher:</b> Tested	<b>Disposal:</b> No Disposal	<b>Range:</b> Electric
<b>Oven:</b> Electric	<b>Kitchen Fan:</b> Exterior Vented	<b>Refrigerator:</b> Top freezer, bottom refrigerator

**Inspection Items**

**Counters / Cabinets** [Inspected]

**Sink** [Inspected]

◆ tested



tested

**Food Waste Disposer** [Not Present]

**Dishwasher** [Inspected]

**Range / Oven / Cooktop** [Inspected]  
◆ tested



tested

**Vent Fans** [Inspected]  
◆ tested



tested

**Microwave** [Not Inspected]

**Refrigerator** [Inspected]

◆ tested



tested

**12. Bathrooms**

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

**Styles & Materials**

<b>Sinks:</b> Tested / Adequate Flow and Drainage	<b>Toilet:</b> Flushes - Drains - Refills	<b>Bathtub:</b> Tested
<b>Shower:</b> Tested	<b>Shower / Tub Wall Material:</b> Ceramic Tiles	<b>Bathroom Ventilation:</b> Fan

**Inspection Items**

**Counters / Cabinets** [Inspected]

**Toilets** [Inspected]

◆ tested



tested

Sinks [Inspected]  
◆ tested

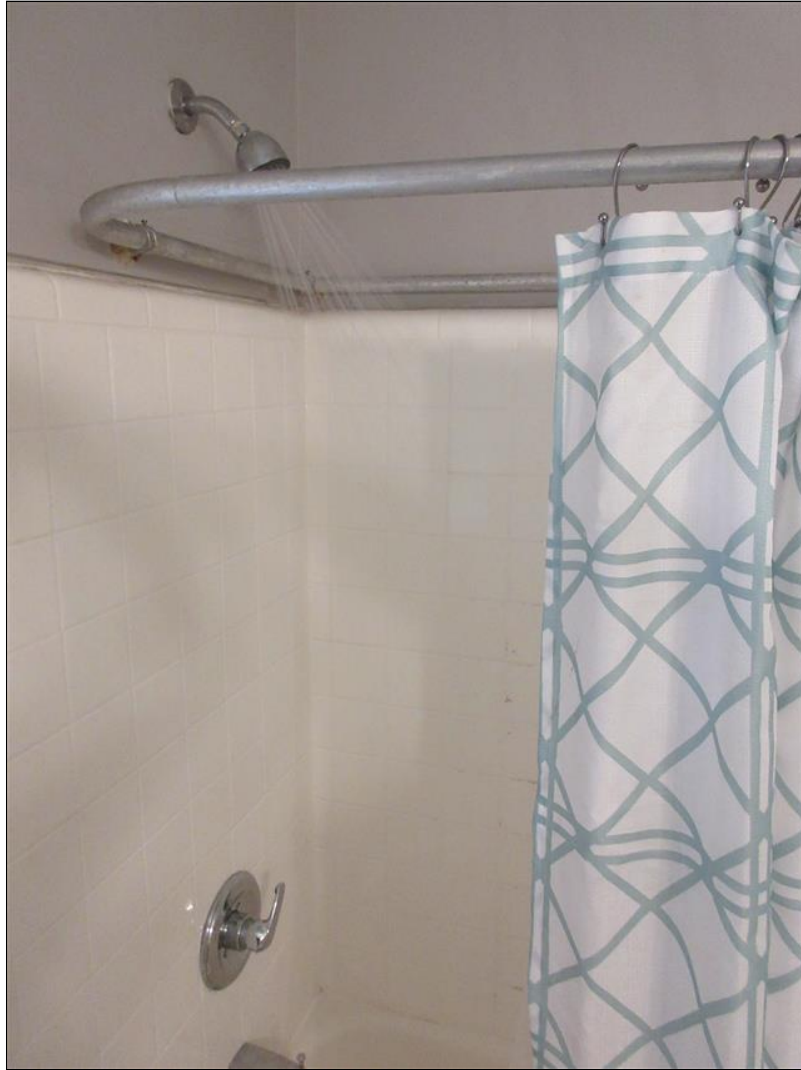


tested

**Bathtubs** [Inspected]

◆ tested





tested

Shower [Inspected]  
◆ tested



tested

**Tub / Shower walls and surround** [Inspected]

**Vent Fans** [Inspected]

**Jetted Tub** [Not Present]

**13. Laundry**

**Styles & Materials**

<p><b>Clothes Washer:</b> Not Tested</p>	<p><b>Dryer Power Source:</b> 4 Prong - 220 Electric only</p>	<p><b>Dryer Vent:</b> Metal</p>
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**Inspection Items**

**Washer** [Not Inspected]

- ◆ **GENERAL NOTE:** The washer and dryer are not included in the scope of the inspection. Even if tested, there is no way for the inspector to determine if the systems are functioning properly without running a full load of clothes. If tested, only checked for leaks and heating at the dryer.

**Dryer** [Not Inspected]

- ☑ ◆ **GENERAL NOTE:** Dryer energy supply is 4 prong electrical only.

**Laundry Sink** [Not Present]

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