HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date
2846 Hollywood Drive	Decatur	GA 30033	10/14/2026	10/15/2026

Client(s)	Inspection company	Phone
Rafael and Simone Delgado	Southern Crescent Home Inspections, LLC	(404) 555-0173

Home inspector	Association and member no.	Inspector signature
Marcus Bell	InterNACHI #NACHI21093345	*Marcus Bell*

Building	Weather	Temperature	Occupancy	People present
One-story brick ranch, built 1957	Overcast, rain overnight	64°F	Occupied, furnished	Buyers, buyer's agent

Standards of practice followed: InterNACHI Home Inspection Standards of Practice

This report is the written notice of defects O.C.G.A. § 8-3-331(3) calls for. The inspection was a visual inspection of the readily accessible systems and components in sections 1 through 9, as they were on the inspection date.

Condition terms

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no defect seen.
D	**Defect**	Inspected. A defect that needs repair, or a closer look by the expert named in the system's findings.
SH	**Safety hazard**	A defect that puts people at risk of injury, fire, shock, or gas exposure. Correct it before the home is lived in.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	**Not present**	Not found at this property.

Summary of defects O.C.G.A. § 8-3-331(3)

Every item marked SH or D, safety hazards first, under the same number it has in its system. A repair request can list these numbers.

No.	Term	System	Defect and location	Expert to retain, and action
2.1	SH	Exterior	Front porch: four brick steps with no handrail.	Qualified contractor to add a graspable handrail.
4.1	SH	Plumbing	Water heater, hall closet: no relief valve discharge pipe.	Licensed plumber to add a discharge pipe.
5.1	SH	Electrical	Main panel: two circuits double-tapped on one 20 A breaker.	Licensed electrician to separate the circuits.
5.2	SH	Electrical	No GFCI protection at kitchen, hall bath, or carport outlets.	Licensed electrician to add GFCI protection.
6.1	SH	Heating	Gas furnace, crawl space: flue pipe loose at the draft hood.	Licensed HVAC contractor to secure and test venting.
1.1	D	Structure	Rear wall behind hall bath: mud tubes and soft sill plate.	See the 10/13/2026 termite letter. Contractor to repair sill.
1.2	D	Structure	Brick pier under the kitchen: old, empty mud tubes.	See the 10/13/2026 termite letter.
1.3	D	Structure	Crawl space: scrap wood on soil; door frame touches soil.	Remove debris. Contractor to rework the door frame.
2.2	D	Exterior	Rear deck: stair stringers rest on the soil.	Contractor to set stringers on a concrete pad.
3.1	D	Roofing	Plumbing vent over the kitchen: cracked rubber boot.	Licensed roofer to replace the boot.
4.2	D	Plumbing	Cast iron drain under hall bath: rust and a slow drip.	Licensed plumber to repair. Review the sewer scope.
9.1	D	Insulation	Hall bath exhaust fan vents into the attic.	Contractor to duct the fan outdoors.

1 Structure and foundation

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation	Concrete block stem walls on footings	X				
Crawl space or basement	Crawl space, 24 to 30 in clearance (see 1.3)		X			
Piers and columns	Brick piers, old mud tubes on one (see 1.2)		X			
Floor structure	2x10 joists on wood girders	X				
Wall structure	Wood frame with brick veneer	X				
Roof and ceiling structure	2x6 rafters, 2x6 ceiling joists	X				
Moisture or wood damage signs	Soft sill plate at rear wall (see 1.1)		X			
Crawl space entry and method	Rear access door. Entered and crawled					
Attic entry and method	Hall ceiling hatch. Viewed from walkboards					
Not inspected, and why	Front foundation wall behind the porch: blocked by the HVAC trunk line. Attic framing: partly covered by insulation.					

No.	Term	Component and location	Observation	Expert to retain, and action
1.1	D	Rear wall and sill plate, behind hall bath	Mud tubes on the block wall. Sill plate wood above them is soft when probed.	Licensed pest company: see the 10/13/2026 letter from Peachtree Termite & Pest Control. Contractor to repair the sill.
1.2	D	Brick pier under the kitchen	Old, dry mud tubes. No damage seen to the girder above.	Licensed pest company: see the 10/13/2026 letter.
1.3	D	Crawl space soil and rear access door	Scrap lumber and old form boards on the soil. Wooden door frame sits on the soil.	Remove the wood debris. Contractor to rework the door frame.

2 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall cladding	Brick veneer, painted wood at gable ends	X				
Trim and flashing	Painted wood trim, aluminum drip edge	X				
Entry doors	Wood front door, steel rear door	X				
Windows	Vinyl double-hung replacements	X				
Porches, decks, steps, railings	Earth-filled front porch, wood rear deck			X		
Eaves, soffits, and fascia	Vented aluminum soffits, wood fascia	X				
Grading and drainage	Gentle slope away from the house	X				
Driveways and walks	Concrete driveway and front walk	X				
Retaining walls						X
Garage or carport	Attached one-car carport, concrete slab	X				
Not inspected, and why	Carport rear wall: blocked by the sellers' stored items.					

No.	Term	Component and location	Observation	Expert to retain, and action
2.1	SH	Front porch steps	Four brick steps, about 28 in total rise, with no handrail.	Qualified contractor to add a graspable handrail on at least one side.
2.2	D	Rear deck stairs	Wood stair stringers rest directly on the soil, which also invites termites.	Contractor to set the stringers on a concrete pad above grade.
2.3				

3 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering	Architectural asphalt shingles, about 12 years	X				
Gutters and downspouts	Aluminum, downspouts with splash blocks	X				
Flashings	Step and counter flashing at chimney	X				
Chimneys and skylights	Brick chimney with metal cap, no skylights	X				
Roof penetrations	Two plumbing vents, one furnace flue		X			
Leak signs	None seen in the attic after overnight rain	X				
Inspection method	Walked the roof					
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
3.1	D	Plumbing vent over the kitchen	Rubber boot is cracked around the pipe.	Licensed roofer to replace the boot before it leaks.
3.2				
3.3				

4 Plumbing

Component	Type, material, and notes	S	D	SH	NI	NP
Water supply piping	Copper, public water	X				
Fixtures and faucets	Two baths, kitchen, laundry	X				
Functional flow	Two fixtures run at once, good flow	X				
Drain, waste, and vent piping	Cast iron with PVC repairs		X			
Functional drainage	Fixtures drained in normal time	X				
Water heater	40 gal natural gas, 2015, hall closet	X				
Relief valve and discharge pipe	Valve has no discharge pipe			X		
Water heater venting	B-vent to the roof	X				
Main water shutoff	Crawl space, front wall	X				
Fuel piping and shutoff	Black iron gas pipe, meter at right side	X				
Sewer or septic connection	Public sewer, camera scope done separately				X	
Not inspected, and why	Sewer lateral: covered by the separate camera scope report.					

No.	Term	Component and location	Observation	Expert to retain, and action
4.1	SH	Water heater, hall closet	The temperature and pressure relief valve has no discharge pipe.	Licensed plumber to add a discharge pipe to an approved location.
4.2	D	Cast iron drain under the hall bath	Heavy rust scale and a slow drip at a hub joint. Soil below is wet.	Licensed plumber to evaluate and repair. Review the sewer scope.
4.3				

5 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service entrance	Overhead drop to a mast on the carport side	X				
Service amperage and voltage	200 A, 120/240 V	X				
Main panel and disconnect	Square D panel, carport wall			X		
Subpanels						X
Grounding and bonding	Ground rod, water pipe bond	X				
Breakers and wire sizes	Breakers match copper wire sizes	X				
Branch circuit wiring	Copper NM cable, some cloth-sheathed	X				
Receptacles, polarity, ground	Three-prong, tested a sample	X				
GFCI and AFCI protection	None at wet locations			X		
Lights and switches	Tested a sample in every room	X				
Smoke alarms	In hall and each bedroom	X				
Carbon monoxide alarms	One in the hall	X				
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
5.1	SH	Main panel, carport wall	Two circuits are double-tapped on one 20 A breaker made for one wire.	Licensed electrician to put each circuit on its own breaker.
5.2	SH	Kitchen, hall bath, and carport outlets	No GFCI protection at outlets near water or outdoors.	Licensed electrician to add GFCI protection.
5.3				

6 Heating

Component	Type, material, and notes	S	D	SH	NI	NP
Equipment type and energy	Gas furnace, 2009, crawl space	X				
Normal operation	Heated with the thermostat	X				
Safety controls	Rollout and limit switches present	X				
Flue and venting	Single-wall connector to B-vent			X		
Ducts and distribution	Insulated flex and metal trunk	X				
Air filter	16x25 filter, dirty	X				
Fireplaces and stoves	Living room masonry fireplace	X				
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
6.1	SH	Gas furnace flue, crawl space	The flue connector is loose at the draft hood and can leak exhaust.	Licensed HVAC contractor to secure the flue and test for spillage.
6.2				
6.3				

7 Cooling

Component	Type, material, and notes	S	D	SH	NI	NP
Equipment type	3-ton split system, 2009	X				
Normal operation	Cooled with the thermostat	X				
Condensate drain	PVC line to the exterior	X				
Ducts and distribution	Shares the furnace ducts	X				
Temperature split	17°F across the coil	X				
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
7.1				
7.2				
7.3				

8 Interiors

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors	Plaster and drywall, oak floors	X				
Stairs and railings						X
Doors	Hollow-core interior doors	X				
Windows	Opened a sample in each room	X				
Counters and cabinets	Laminate counters, wood cabinets	X				
Kitchen appliances	Range, dishwasher, disposal ran	X				
Laundry hookups	Hall closet, gas dryer hookup	X				
Water stains	None seen	X				
Bedroom egress	All three bedrooms have openable windows	X				
Not inspected, and why	Walls and floors behind the sellers' furniture and stored boxes.					

No.	Term	Component and location	Observation	Expert to retain, and action
8.1				
8.2				
8.3				

9 Insulation and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Attic insulation	Blown fiberglass, about 8 in	X				
Attic ventilation	Soffit and gable vents	X				
Crawl space vapor barrier	6 mil plastic sheeting over the soil	X				
Crawl space vents	Eight foundation vents, open	X				
Kitchen exhaust	Recirculating range hood	X				
Bathroom exhaust	Hall bath fan ends in the attic		X			
Dryer vent	Rigid metal duct to the exterior	X				
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
9.1	D	Hall bath exhaust fan	The fan duct ends in the attic, so moist air stays in the attic.	Contractor to extend the duct to a roof or wall cap.
9.2				
9.3				

About this report

This was a visual inspection of the readily accessible systems and components on the inspection date. It does not find concealed or latent defects, and it is not a warranty or a guarantee, a code inspection, or an estimate of repair costs, remaining life, or market value.

The scope is the one in the signed inspection agreement and the standards of practice named on page 1. Systems the agreement leaves out, such as septic systems, wells, pools, and environmental tests, are not covered here.

Termites and other wood-destroying organisms are outside this inspection. Damage or signs noted here are not an Official Georgia Wood Infestation Inspection Report, which only a pest control company licensed in the wood-destroying organisms category can issue.

Where a finding names an expert, that expert should decide how far the defect goes and how to correct it. Read the whole report, and ask the inspector about anything that is unclear.