



Inspection Report

Prepared for:

Property Address:



Date:

Inspector:

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INSPECTION CONDITIONS

Client & Site Information:

Date:

Time:

Client:

Inspection Location:

City, State, Zip:

Climatic Conditions:

Weather:

Overcast.

Soil Conditions:

Dry.

Outside Temperature (f):

36.

Building Characteristics:

Estimated Age In Years:

11.

Building Type:

1 family.

Stories:

2

Space Below Grade:

Basement.

Orientation:

Oriented left to right facing it from the front of the building.

Utilities Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Location of Gas Meter(s):

Right side of the building.

Other Information:

Occupied:

Yes.

Client Present:

Yes.

NOTICE TO CLIENT:

Due to time limitations, home inspections cannot be technically exhaustive. It is not possible to find every defect in a property. Pictures are utilized to assist the client in understanding the report and the conditions of the property at the time of the inspection. Not all defects are pictured and not all pictures are of defects. Explanations of the scope of the inspection are included in the "Pre-inspection Agreement". This report is a snapshot of the property at the time of the inspection. It is not a warranty against future failures of mechanical systems that can fail at any time without warning.

GROUNDS & APPURTENANCES

Driveway:

Type: Concrete & Brick.

Condition: Surface deterioration and cracking were noted at the sections of the driveway closest to the street. The surface deterioration is not consistent with normal wear for the age of the property. Additional surface deterioration should be expected over time. The rear of the driveway has been recently replaced. Some typical cracks were noted at this section of the driveway.



Surface deterioration @ driveway



Newer section of driveway

Walkways:

Type: Concrete.

Condition: Cracks noted are typical. No repairs are recommended at this time.

Ground Cover & Vegetation:

Condition: There are trees/bushes in contact with the building at the right side. Trimming of all trees/bushes away from the building is recommended to avoid damage to siding, trim or roofing. Trimming bushes away from the air conditioning units is recommended to improve efficiency of the units. Remedy of these conditions by a qualified landscaping contractor is recommended.



Trim away @ right side



Trim away from A/C units

Retaining Walls:

Type: Block & Brick veneer on concrete.

Condition: Cracking and displacement was noted at the brick veneer at the front right corner retaining wall. This movement is related to cracking and displacement noted at the front porch. Periodic monitoring for additional movement is recommended. If additional movement occurs further evaluation by a qualified, registered engineer is recommended.



Cracks in brick @ front retaining wall

Grading & Surface Drainage:

Description: Gentle slope.

Condition: Evidence of poor drainage was noted at the left front corner of the backyard and in the backyard rear of the deck. Re-grading of these areas or installation of underground drainage systems is recommended by a qualified landscaping contractor.

Grade(s) are not properly sloped away from the house in the following location(s): front of the house left of the front door. Construction standards in effect at the time the building was constructed required grades to slope away from the building 6 inches in the first 10 feet. Although no water entry resulting from these conditions was noted at the time of the inspection improving the grading in these areas is recommended to help prevent future water entry. Recommend repairs be made by a qualified landscaping contractor.



Poor drainage @ left side of backyard



Improper grading @ front of house



Poor drainage @ rear of deck - backyard

Porches:

Type: Slab set on foundation walls with brick veneer.

Condition: Cracking and displacement was noted at the front right corner of the front porch. This movement

appears to be related to cracking and displacement of the retaining wall next to the porch. Periodic monitoring for additional movement is recommended. If additional movement occurs further evaluation by a qualified, registered engineer is recommended.



Patio:

Type: Concrete and stone tile over concrete.

Condition: Cracking and displacement was noted at the stone tile patio near the fire pit. Cracking and vertical displacement was noted at the rear left corner of the concrete patio near the deck post. Additional cracking or displacement of either patio may require repairs. Periodic monitoring for additional movement is recommended.



Cracks @ rear right patio



Crack @ patio under the deck

Decks & Balconies:

Type: Wood.

Condition: The stair handrail dimension is larger than allowable by construction standards at the time the home was built. Deteriorated deck surface boards were noted. This deterioration was visible from the bottom of the deck. Replacement of these boards is recommended. One guard rail pickett was missing from the deck stairs guardrail. Replacing the pickett is recommended. The guardrail at the left side of the deck is loose. This is a potential safety hazard. Repairs should be made by a licensed general contractor.

The deck has been attached to the house over the brick veneer. This type of connection is no longer considered adequate. Although the deck construction is typical for its age it does not comply with current deck safety standards. Re-construction of the deck to current standards should be considered to maximize safety. See the following link for additional information on deck construction standards https://dca.ga.gov/sites/default/files/2014_ircprescriptivedecks.pdf.



Deck attached over the brick veneer



Decay of deck surface boards



No gripable handrail installed



Railing picket is missing



Railing is loose from the deck

Exterior Stairs/Stoops:

Description:

Block.

Condition:

The block steps located at the rear of the driveway do not have graspable handrails installed. This is a potential safety hazard. Improvements should be made for enhanced safety by a licensed general contractor.



No handrail @ backyard stairs

ROOF & GUTTERS

Roof:

Style & Pitch:	Combination Gable/Hip, High.
Roofing Type:	Asphalt composition shingles.
Roof Access:	Viewed from ground with binoculars, Visually from ground, Viewed from window, Walked on screened deck roof.
Roof Condition:	Acceptable.

Other Roofing Areas (Attached To Dwelling):

Style & Pitch:	Shed, Medium.
Roofing Type:	Metal.
Roof Access:	Viewed from windows.
Roof Condition:	Acceptable.

Exposed Flashings:

Type:	Metal, Rubber.
Condition:	Acceptable.

Gutters & Downspouts:

Type:	Metal.
Condition:	<p>Loose gutter spikes were noted at the right front corner of the front porch. Re-securing these sections of gutter is recommended.</p> <p>Repairs should be made by a qualified contractor.</p>



Loose gutter spike

EXTERIOR

Inspection Method:

Visually from the ground.

Walls Coverings:

Material: Wood shingles, Brick.

Condition: Cracks were noted in the mortar above the two car and single car garage doors. These cracks appear to be the result of deflection of the house frame. Filling the voids in the mortar joints is recommended to prevent water entry. Recommend further evaluation and repair as necessary by a licensed general contractor.

Improper spacing between adjacent courses of the wood shingle siding was noted at the front of the house over the two car garage. Less than 1 1/2 inches of space was noted between adjacent courses. Although improperly installed no problems were noted as a result of this condition.



Crack above 2 car garage door



Crack above 1 car garage door



Less than 1 1/2 inch space

Fascia & Soffits:

Material: Wood.

Condition: Damage/decay was noted in the following location(s): fascia near the front left corner of the house. Recommend repairs be made by a licensed general contractor.



Trim:

Material: Wood.

Condition: Damage/decay noted in the following location(s): chimney chase trim in several locations. Condition(s) should be repaired/replaced as necessary by a licensed general contractor.



Paint Condition:

Cracked and loose caulking was noted at the front porch front right window, rear family room windows. Re-caulking and painting these areas is recommended to prevent wood decay and water entry. Repairs should be made by a qualified contractor.





Cracked/loose caulk - rear windows

Insulated/Storm Doors & Windows:

Condition: Thermopane seals failed in the following location(s): Two master bedroom right side windows. Replacement of all glass panes with broken thermoseals by a licensed general contractor is recommended.



Fogged window - master BR

Screens:

Condition: Some screens are missing and/or not installed. Installation of screens on all windows is recommended.

Exterior Doors:

Condition: Acceptable.

Windows:

Condition: Previous repairs were noted at the rear family room windows. These repairs appear to be due to wood decay which may have contributed to water entry. Monitoring this area over time for additional decay is recommended.

Chimney:

Material: Metal.

Condition: Acceptable.

GARAGE

Type:

Location: Attached, Two car & Attached, One car.

Roof:

Roofing Type: Asphalt composition shingles.

Condition: See main roof section of this report.

Passage Door:

Condition: Acceptable.

Floor:

Condition: Typical cracks noted at both garage floors. Periodic monitoring for additional movement is recommended.



Single car garage



Two car garage

Fire Separation:

Condition: Intact.

Garage Door(s):

Condition: Acceptable.

Automatic Opener(s):

Condition: Functional.

Miscellaneous:

Ceiling: A crack was noted at the single car garage ceiling. Repairs should be made by a licensed general contractor.



Crack @ 1 car garage ceiling

Stored Items: Stored items restrict viewing of the garage area.



Stored items limited view

ELECTRICAL SYSTEM

Incoming Service:

Type & Condition:	Underground, Enters on the left side of the building. Acceptable.
Material:	Aluminum.
Amperage:	200 AMPS.
Voltage:	120/240 Volts.

Grounding & Bonding:

Location of Primary Ground:	Rebar (UFER), left front corner of the basement.
Condition:	Acceptable.



Overcurrent Protection:

Description:	Circuit breakers.
Primary Panel Location(s):	Basement.
240V Conductor Material:	Copper, Aluminum.
120V Conductor Material:	Copper.
Wiring Method:	Non-metallic cable (Romex)
Primary Panel(s) Condition:	<p>The panel is not completely labeled. Having the panel properly labeled is recommended.</p> <p>Four panel cover screws are missing. Replacing the missing screws with appropriate panel cover screws is recommended.</p> <p>Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.</p>



Missing cover screws

Subpanel #1 Location: Basement.

Subpanel #1 Condition: Acceptable.

Subpanel #2 Location: Air conditioners.

Subpanel #2 Condition: Acceptable.

Switches, Receptacles & Wiring:

Testing: A representative sampling of switches and receptacles were tested.

Condition: Insulation is in contact with recessed light cans in the attic. Unless the lights are rated for insulation contact (IC) the insulation must be 3 inches away from the cans to avoid over heating.
A broken weatherproof cover was noted at the receptacle located at the right side of the house next to the air conditioners.
A missing weatherproof cover was noted at the rear receptacle next to the basement french doors.
Further evaluation and correction of all electrical problems as necessary by a licensed electrician is recommended.



Missing cover



Recessed light in contact with insulation

Arc Fault Circuit Interrupters:

AFCI Condition: Operating properly where installed, Installation of arc fault protection to current standards is recommended as an upgrade for enhanced safety.

Ground Fault Circuit Interrupters:

GFCI Condition: Operating properly.

Smoke Detectors:

Present: Yes.

Testing Method: Pushed testing button (on hardwired and battery operated detectors)

Condition: Functional.

Carbon Monoxide Detectors:

Present: Yes, plugged into receptacles.



CO unit

Testing Method: Pushed testing button (on hardwired and battery operated detectors)

Condition: The homeowner may remove the plug-in type CO detectors. If removed installation of carbon monoxide detector(s) in all currently required locations is recommended as an upgrade for enhanced safety.

FOUNDATION & STRUCTURE

Basement:

Accessibility:	Fully accessible.
Visible Foundation Walls:	Concrete.
Foundation Condition:	Acceptable where visible, Areas of the foundation walls behind finished walls and ceilings could not be observed.
Basement Floor:	Concrete.
Basement Floor Condition:	Areas of the slab under finished flooring could not be observed.
Floor Structure:	I joist floor system.
Floor Structure Condition:	Acceptable where visible. Areas of the floor structure hidden behind finished floors and ceilings could not be observed.
Beams/Girders:	Laminated beams/girders.
Beam/Girder Condition:	Acceptable where visible.
Visible Wall Structure:	Wood frame.
Visible Wall Condition:	Acceptable where visible. Areas behind finished walls and ceilings could not be observed.
Water Penetration:	No water penetration was observed at the time of the inspection.

Insulation:

Visible Insulation:	Acceptable.
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Pest Infestation:

Condition:	An active infestation by wood destroying insects was observed in the following location(s): left side and front left corner of the basement. Further evaluation and treatment is recommended by a qualified pest control contractor.
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Termite tunnel



Termite tunnel



Termite tunnels

PLUMBING

Water Supply:

Condition: Acceptable.

Waste Disposal System:

Type: Public.

Condition: Acceptable.

Main Supply Pipe:

Material: Polyethylene.

Condition: Acceptable.

Main Shut Off Location: Basement, Enters the front of the house.



Main water shut off valve

Visible Supply Piping:

Material: Copper.

Condition: Acceptable.

Visible Drain Waste & Vent Piping:

Material: Plastic.

Condition: Acceptable.

Sewage Ejector Pump:

Location: Basement.

Condition: The ejector pump lid is not properly sealed. Missing bolts were noted from the lid. The smell of sewer gas was noted around the unit during operation. Repairs should be made by a qualified, licensed plumber.



Not properly sealed

Plumbing Vents:

Description: To the exterior, Air admittance valves.

Condition: Acceptable.

Hose Faucets:

Condition: Hose faucets were winterized at the time of the inspection.

Water Heater:

Type: Gas.

Size: 50 Gallons.

Venting: Acceptable.

Approximate Age in Years: 11.

Location: Basement.

Condition: Functional, The water heater has reached the end of its life expectancy. Replacement should be budgeted for.
The water heater temperature was unusually high at the time of the inspection. Lowering the temperature is recommended for safety.

Water Heater:

Type: Gas.

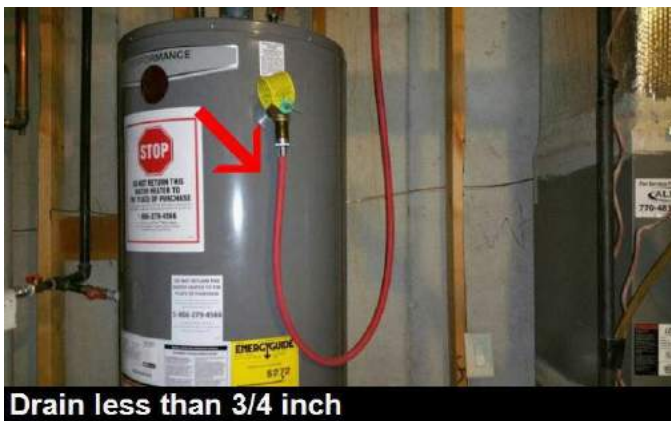
Size: 50 Gallons.

Venting: Acceptable.

Approximate Age in Years: 3

Location: Basement.

Condition: The pipe on the temperature pressure relief valve discharges in an upward direction. The valve manufacturer requires that the valve discharge downward or be able to be drained after the valve is tested. The pipe on the temperature pressure relief valve has been reduced in size. A minimum pipe diameter of 3/4 inch is required.
Repairs should be made by a qualified, licensed plumber.



Drain less than 3/4 inch

Water Pressure (Static):

Testing Method: Gauge.

Approximate Pressure, PSI: 70.

Condition: Adequate.

Water Flow:

Condition: Functional flow.

Plumbing Fixtures:

Sinks: Acceptable.

Commodes: Acceptable.

Bathtubs: Acceptable.

Showers: Acceptable.

Ventilation Type & Condition: Fan, Acceptable.

Jetted Tubs: Functional. Cleaning of the whirlpool tub prior to use is recommended.



Debris in the tub after operation

HEATING - AIR CONDITIONING

HVAC Location & Area Serviced:

Location of Furnace: Basement.

Area Conditioned: Basement.

Heating System:

Fuel Type & Condition: Electric Heat Pump, Acceptable.

Distribution Type & Condition: Forced Air, Acceptable.

Normal Controls: Acceptable.

Air Filter(s): Disposable, Acceptable - Clean.

Approximate Age in Years: 7

Manufacturer: Lennox.

Condition: Functional.

Air Conditioning:

System Type: Central.

Power Source: Electric, 240 Volt.

Condensation Lines: Condensate line installed.

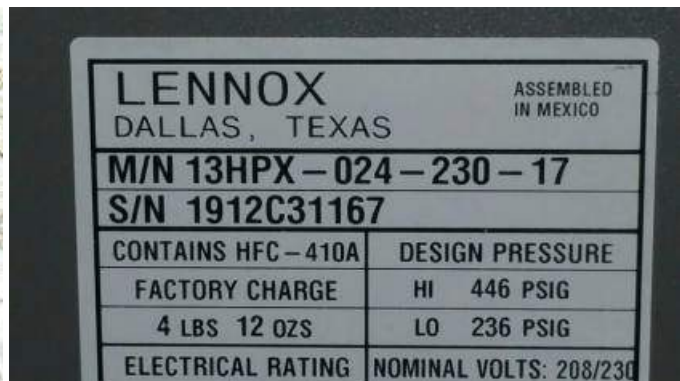
Normal Controls: Acceptable.

Manufacturer: Lennox.

Approximate Age in Years: 7

Approx. Capacity in Tons: 2

Condition: Functional. Due to the cool exterior temperatures only the function of the air conditioning system(s) could be tested. Adequacy of cooling could not be determined.



HVAC Location & Area Serviced:

Location of Furnace: Basement.

Area Conditioned: 1st Floor.

Heating System:

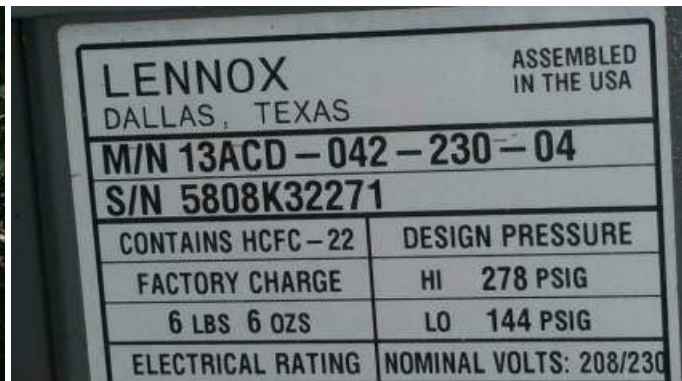
Fuel Type & Condition: Natural Gas, Acceptable.

Distribution Type & Condition: Forced Air, Acceptable.

Normal Controls: Acceptable.
Combustion Air: Acceptable.
Venting: Acceptable.
Air Filter(s): Disposable, Acceptable - Clean.
Input BTU/Hr Ratings: 88,000.
Approximate Age in Years: 11.
Manufacturer: Lennox.
Condition: Functional.

Air Conditioning:

System Type: Central.
Power Source: Electric, 240 Volt.
Condensation Lines: Condensate line installed.
Normal Controls: Acceptable.
Manufacturer: Lennox.
Approximate Age in Years: 11.
Approx. Capacity in Tons: 3 1/2.
Condition: Functional. Due to the cool exterior temperatures only the function of the air conditioning system(s) could be tested. Adequacy of cooling could not be determined. The condensing unit has reached the end of its life expectancy. Replacement should be budgeted for.



HVAC Location & Area Serviced:

Location of Furnace: Attic.
Area Conditioned: 2nd Floor.

Heating System:

Fuel Type & Condition: Natural Gas, Acceptable.
Distribution Type & Condition: Forced Air, Acceptable.
Normal Controls: Acceptable.
Combustion Air: Acceptable.
Venting: Acceptable.
Air Filter(s): Disposable, Acceptable - Clean.
Input BTU/Hr Ratings: 66,000.

Approximate Age in Years: 11.

Manufacturer: Lennox.

Condition: Functional.

Air Conditioning:

System Type: Central.

Power Source: Electric, 240 Volt.

Condensation Lines: Condensate line installed.

Normal Controls: Acceptable.

Manufacturer: Lennox.

Approximate Age in Years: 11.

Approx. Capacity in Tons: 2 1/2.

Condition: Functional. Due to the cool exterior temperatures only the function of the air conditioning system(s) could be tested. Adequacy of cooling could not be determined. The condensing unit has reached the end of its life expectancy. Replacement should be budgeted for.



LENNOX		ASSEMBLED IN THE USA	
DALLAS, TEXAS			
M/N 13ACD – 030 – 230 – 05			
S/N 5808H35180			
CONTAINS HCFC – 22		DESIGN PRESSURE	
FACTORY CHARGE		HI	278 PSIG
4 LBS 13 OZS		LO	144 PSIG
ELECTRICAL RATING		NOMINAL VOLTS: 208/230	
1 PH	60 HZ	MIN 197	MAX 253
COMPRESSOR		FAN MOTOR	

ATTIC

Access:

Type: Pull down stairway, Scuttle holes, Knee wall access doors.

Condition: The pull down stairs are inadequately secured to the framing with drywall screws. The manufactures installation instructions require that 16D nails be used on all four sides of the stairs frame.
Repairs should be made by a licensed general contractor.



Drywall screws used to secure frame

Inspection Method: Walked through attic.

Insulation:

Type: Fiberglass loose fill.

Approximate Depth in Inches: 11.

Condition: The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended.

Ventilation:

Type: Soffit vents, Gable vents, Ridge vents.

Condition: Acceptable.

Visible Roof & Ceiling Framing:

Style: Conventional frame.

Condition: Acceptable.

Leaks:

Evidence of Leakage: None observed.

Pests:

Evidence of Infestation: No.

KITCHEN - APPLIANCES

Kitchen Sink:

Condition: Acceptable.

Cooktop/Range:

Type: Gas.

Condition: Functional.

Ovens:

Type: Electric.

Condition: Functional.

Ventilation:

Type: To the exterior.

Condition: Fan/Hood operational.

Refrigerator:

Type: Electric.

Condition: Functional.

Dishwasher:

Condition: Functional. Proper function of the internal components cannot be observed during operation. Due to the time constraints of the inspection this appliance was only operated in one mode.

Garbage Disposal:

Condition: Functional.

Other Built-Ins:

Microwave: Functional.

Cabinets:

Type: Wood.

Condition: Acceptable.

Countertops:

Type: Granite.

Condition: Acceptable.

LAUNDRY

Location:

Laundry Room.



View of laundry room

Clothes Washer Plumbing:

Condition: Plumbing appears serviceable.

Clothes Dryer Energy Source:

Type: Electric - 240 volt.

Condition: Appears serviceable.

Clothes Dryer Vent:

Condition: Appears serviceable.

Clothes Washing Equipment:

Clothes Washer: Functional. Due to the time constraints of the inspection this appliance was only operated in one mode.

Clothes Dryer: Functional. Due to the time constraints of the inspection this appliance was only operated in one mode.

Other Fixtures:

Laundry Sink: Acceptable.

INTERIOR

Doors:

Interior Doors: Door(s) rub/stick/won't latch in the following location(s): master bathroom commode room door. Repairs should be made by a qualified contractor.

Windows:

Type: Wood, Double hung.

Condition: Over tensioned counter balance springs were noted at the 2nd floor front left bedroom windows and 2nd floor rear left bedroom windows. The windows do not stay in the closed position unless locked. Make minor hardware repairs or improvements as needed.
The master suite front walk in closet window does not seal well in the closed position. Adding additional weather stripping or adjusting the window is recommended.
Repairs should be made by a licensed general contractor.

Interior Walls:

Type & Condition: Drywall. A crack was noted in the master bathroom next to the walk-in closet door. Compression cracks were noted at the foyer walls under the second floor walkway.
Further evaluation and repairs should be made by a licensed general contractor.



Crack @ master Bathroom

Ceilings:

Type & Condition: Drywall. A crack was noted at the front 2nd floor ceiling near the stairs.
Multiple repairs were noted at the family room ceiling. The purpose of these repairs is unknown. Inquire with the homeowner about these repairs.
Further evaluation and repairs should be made by a licensed general contractor.



Crack @ 2nd floor hallway



Repairs @ family room ceiling

Floors:

Type: Carpet, Wood, Tile.

Condition: General condition is acceptable.

Stairs & Handrails:

Condition:

The second floor stairs handrail is not continuous for the entire flight of stairs. This does not comply with construction standards in affect at the time the home was constructed. This is also a potential safety hazard.

Repairs should be made by a licensed general contractor.



Handrail is not continious

Fireplace/Wood Burning Device(s):

Type:

Prefabricated metal.

Condition:

Family room:

Fireplaces equipped with gas logs should have the damper fixed/clamped in a partially open position.

There is a gap around the gas line into the fireplace. This gap should be sealed with a fire rated caulk for safety.

Repairs should be made by a qualified chimney sweep.

Kitchen:

Functional.



Seal gas line



Kitchen fireplace during operation

Miscellaneous:

Windows:

Previous repairs were noted around family room rear windows. Caulking and re-installed trim were noted. This appears to be the result of previous water entry. Inquire with the homeowner about the reason for these repairs. Concealed damage may be present.



Previous repairs



Previous repairs

Basement Trim:

Loose trim was noted at the basement wall cased openings. This appears to be an installation/craftsmanship issue. Repairs can be made by a qualified contractor.



Gap @ cased opening trim

ENVIRONMENTAL

Radon:

Radon Test Performed: Yes.

Mitigation System No.
Installed:

RE:

At your request, an inspection of the above referenced property was conducted on November 14, 2019. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects or deficiencies are not a part of this inspection or report. This inspection and report are neither an insurance policy or a warranty. Please take time to review limitations contained in the pre-inspection agreement.

REPORT SUMMARY

In the opinion of the inspector, the following items constitute a defect/deficiency in the property or are not consistent with current accepted construction standards. These items may pose a significant health or safety risk or are not, at the time of the inspection, in good condition or working order. Attention to these items immediately is recommended.

GROUPS & APPURTENANCES

Ground Cover & Vegetation:

Condition:

1. There are trees/bushes in contact with the building at the right side. Trimming of all trees/bushes away from the building is recommended to avoid damage to siding, trim or roofing.

Trimming bushes away from the air conditioning units is recommended to improve efficiency of the units.

Remedy of these conditions by a qualified landscaping contractor is recommended.

Retaining Walls:

Condition:

2. Cracking and displacement was noted at the brick veneer at the front right corner retaining wall. This movement is related to cracking and displacement noted at the front porch.

Periodic monitoring for additional movement is recommended. If additional movement occurs further evaluation by a qualified, registered engineer is recommended.

Grading & Surface Drainage:

Condition:

3. Evidence of poor drainage was noted at the left front corner of the backyard and in the backyard rear of the deck. Re-grading of these areas or installation of underground drainage systems is recommended by a qualified landscaping contractor.

Grade(s) are not properly sloped away from the house in the following location(s): front of the house left of the front door. Construction standards in effect at the time the building was constructed required grades to slope away from the building 6 inches in the first 10 feet. Although no water entry resulting from these conditions was noted at the time of the inspection improving the grading in these areas is recommended to help prevent future water entry. Recommend repairs be made by a qualified landscaping contractor.

Porches:

Condition:

4. Cracking and displacement was noted at the front right corner of the front porch. This movement appears to be related to cracking and displacement of the retaining wall next to the porch.

Periodic monitoring for additional movement is recommended. If additional movement occurs further evaluation by a qualified, registered engineer is recommended.

Decks & Balconies:

Condition:

5. The stair handrail dimension is larger than allowable by construction standards at the time the home was built.

Deteriorated deck surface boards were noted. This deterioration was visible from the bottom of the deck. Replacement of these boards is recommended.

One guard rail pickett was missing from the deck stairs guardrail. Replacing the pickett is recommended. The guardrail at the left side of the deck is loose. This is a potential safety hazard. Repairs should be made by a licensed general contractor.

The deck has been attached to the house over the brick veneer. This type of connection is no longer considered adequate. Although the deck construction is typical for its age it does not comply with current deck safety standards. Re-construction of the deck to current standards should be considered to maximize safety. See the following link for additional information on deck construction standards https://dca.ga.gov/sites/default/files/2014_ircpscriptivedecks.pdf.

EXTERIOR

Walls Coverings:

Condition:

6. Cracks were noted in the mortar above the two car and single car garage doors. These cracks appear to be the result of deflection of the house frame. Filling the voids in the mortar joints is recommended to prevent water entry. Recommend further evaluation and repair as necessary by a licensed general contractor.

Fascia & Soffits:

Condition:

7. Damage/decay was noted in the following location(s): fascia near the front left corner of the house. Recommend repairs be made by a licensed general contractor.

Trim:

Condition:

8. Damage/decay noted in the following location(s): chimney chase trim in several locations. Condition(s) should be repaired/replaced as necessary by a licensed general contractor.

Paint Condition:

9. Cracked and loose caulking was noted at the front porch front right window, rear family room windows. Re-caulking and painting these areas is recommended to prevent wood decay and water entry. Repairs should be made by a qualified contractor.

Insulated/Storm Doors & Windows:

Condition:

10. Thermopane seals failed in the following location(s): Two master bedroom right side windows. Replacement of all glass panes with broken thermoseals by a licensed general contractor is recommended.

ELECTRICAL SYSTEM

Overcurrent Protection:

Primary Panel(s) Condition:

11. The panel is not completely labeled. Having the panel properly labeled is recommended. Four panel cover screws are missing. Replacing the missing screws with appropriate panel cover screws is recommended. Further evaluation and correction of all electrical problems as necessary by a qualified, licensed electrician is recommended.

FOUNDATION & STRUCTURE

Pest Infestation:

Condition:

12. An active infestation by wood destroying insects was observed in the following location(s): left side and front left corner of the basement. Further evaluation and treatment is recommended by a qualified pest control contractor.

PLUMBING

Sewage Ejector Pump:

Condition:

13. The ejector pump lid is not properly sealed. Missing bolts were noted from the lid. The smell of sewer gas was noted around the unit during operation. Repairs should be made by a qualified, licensed plumber.

Water Heater (newer unit):

Condition:

14. The pipe on the temperature pressure relief valve discharges in an upward direction. The valve manufacturer requires that the valve discharge downward or be able to be drained after the valve is tested.

The pipe on the temperature pressure relief valve has been reduced in size. A minimum pipe diameter of 3/4 inch is required. Repairs should be made by a qualified, licensed plumber.

ATTIC

Access:

Condition:

15. The pull down stairs are inadequately secured to the framing with drywall screws. The manufactures installation instructions require that 16D nails be used on all four sides of the stairs frame.

Repairs should be made by a licensed general contractor.

INTERIOR

Doors:

Interior Doors:

16. Door(s) rub/stick/won't latch in the following location(s): master bathroom commode room door.

Repairs should be made by a qualified contractor.

Windows:

Condition:

17. Over tensioned counter balance springs were noted at the 2nd floor front left bedroom windows and 2nd floor rear left bedroom windows. The windows do not stay in the closed position unless locked. Make minor hardware repairs or improvements as needed.

The master suite front walk in closet window does not seal well in the closed position. Adding additional weather stripping or adjusting the window is recommended.

Repairs should be made by a licensed general contractor.

Fireplace/Wood Burning Device(s):

Condition:

18. Family room:

Fireplaces equipped with gas logs should have the damper fixed/clamped in a partially open position.

There is a gap around the gas line into the fireplace. This gap should be sealed with a fire rated caulk for safety.

Repairs should be made by a qualified chimney sweep.

Miscellaneous:

Windows:

19. Previous repairs were noted around family room rear windows. Caulking and re-installed trim were noted. This appears to be the result of previous water entry. Inquire with the homeowner about the reason for these repairs. Concealed damage may be present.

In the opinion of the inspector the following items will require maintenance, repair and/or replacement to improve efficiency, protect health and safety or avoid additional damage to the property or systems.

ROOF & GUTTERS

Gutters & Downspouts:

Condition:

1. Loose gutter spikes were noted at the right front corner of the front porch. Re-securing these sections of gutter is recommended.

Repairs should be made by a qualified contractor.

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Insulation:

Condition:

2. The insulation depth does not meet the current standard of R-30. Installing additional insulation is recommended