PARIS PRESSLEY
REAL ESTATE INSPECTOR
Two generations of building experience

INSPECTION REPORT

Client: Christopher & Casey Blaney
Address: 672 GA Hwy. 18, Barnesville, GA. 30204
Date: 6-22-2026
Building Face: North
Conditions: Under Construction
Temperature: 86
Age: 2026 Not Completed

These are the general results of “Exterior, Grounds and Interior” of the home and property located at the address above. This is not a warranty but it is a visual inspection and survey of the systems and components of this property based on National Professional Guidelines.

This page is a summary of various conditions found. Items or components found defective, need repair or lack maintenance may be identified here in the report and or in the photo file that follows. The information summarized here is my best opinion following the inspection.

ITEM

GROUNDS:

1. There are no soil erosion control screens and or systems to keep soil and silt on this property where the grounds have been disturbed. Contact the local building department for local and state regulations and guidelines for installation of erosion control.
2. The current state of the soil grading at the septic tank appears to not be draining water away from where the septic tank may be located. There are low areas in the soil that can allow water to saturate the ground and sand bed under the septic tank and can cause differential settling of the tank if not corrected (fill sinking areas, grade and slope the soil ASAP) (it is advised to install a gutter on the house above this area ASAP as a lot of roof water is pouring into the soil at the septic tank)
3. Builder verify the front, right side and rear grounds are prepared for drainage away and properly sloped away from the foundation before final top soil and or sod is laid.
4. The metal garage door frame is missing a strike plate and the door jamb may be fitted too tight against the garage entry door.
5. Verify there is a footing under the well house floor slab. The owner has a concern there is a hole in the well house floor slab filled with foam caulk and asked that the foam be removed and cement put in place to fill the hole at the pipes rising up from the slab.

EXTERIOR:

1. Missing flashing below the siding at the front of the home where there will be stone veneer below.
2. Siding in contact with the roof shingles around the house shall have a minimum 1-inch gap or air space from the shingles (can absorb water).
3. There is siding and trim that are incomplete at the front dormers and areas.
4. Incomplete soffits at the front dormers.
5. The siding appears to have not been treated, sealed, primed or painted at the in-the-field cuts at butt ends of horizontal runs, battens and boards where were field cut.
6. Cannot see sealer, primer or paint at none of the end cut boards and siding.
7. Cannot see felt flashing 6 inches wide under the horizontal siding vertical seams.
8. Missing Z flashing at panel siding with horizontal seams at the front of the house.
9. Contractors installed head flashing after the siding was installed over the windows (flashing slid under the siding panel just above the windows
10. Flashing placed under the siding (after the siding was installed) above the windows does not extend 1 inch past the outer sides of the windows can allow water intrusion behind the siding at the moisture barrier.
11. Some long lengths of fascia boards where were joined at the lengths have open gaps or do not have tightly fitted mitered cuts

12. The front doors rub and bump each other and the rear exterior door drags too much on the threshold (can damage the weather strip under the door, threshold strip needs adjusting downward).

WINDOWS:

1. Two windows have broken glass at the front porch.
2. Do not see shims at the sides of the window frames where sash meet. They are required to prevent frame spread (only foam insulation noted where examined.
3. Foam insulation placed on the sides of the sunroom window frames between wall frames expanded and bowing the window frames inward.
4. Missing flashing over front porch windows. Improper flashing over windows around the house.

ROOF:

1. Missing metal drip edge on the fascia board under the roof shingles.
2. Shingles cut too short over fascia boards at areas around the roof lines.
3. Pipe flashing on top of shingles face nailed at the bottom flange can cause leaks over time, nails or screws can extract and water can get under the flashing and into nail holes in the roof over time.
4. Roof-to-wall flashing does not fully extend out from sides of walls and siding and not turned or have a kickout at several areas around the house. Roof-to-wall flashing at the dormers can pour roof water into the soffits. Sunroom roof-to-wall flashing does not extend far enough at the siding.

ELECTRICAL:

1. Missing wall receptacles at the sunroom. Receptacles shall be no more than 12 feet apart around walls whether there are doors or not so that a corded light or device will be within 6 feet of a outlet.

GARAGE:

1. Missing foam insulation behind receptacles in the garage exterior walls.
2. There is a wall bottom plate where there is a bolt fastening the bottom plate to the concrete floor more than 12 inches from the wall corner (do nothing).

LAUNDRY:

1. The furthest dryer duct from the exterior wall terminal has a horizontal length of 21 feet and 6 inches and a vertical length of 7 feet 8 inches combined to be 29’-2” rough and two 90 degree turns. Where there are 90 degree turns minus 5 feet. Therefore, there may be lingering lint not discharged after several dryer uses. Verify the dryer vent terminals at the exterior walls are not plastic.

INTERIOR:

1. Missing shims at the sides of window frames

2. Insulation foam used at wall plates where there should be pink or red foam for fire blocking. Can see small gaps and missing foam insulation under exterior wall plates at some areas and the master bath at the shower bay.
3. Verify there are proper nailing at the rafter against the 2nd floor wall at the greatroom vaulted ceiling.
4. Verify there is fire blocks and fire stops at floor joist terminating at the great room wall where the vaulted joists rest on the wall above the beam where the French doors and side glasses will be (to the rear room off from the sunroom.
5. Some step treads are loose or not fully nailed at the stairs to the 2nd level.
6. The step up from the 2nd level floor to the upper room floor is 9/-1/4 inches and is considered a trip hazard if floor coverings are similar for each room.

PLUMBING:

1. Water is saturating the soil where the septic tank is located and the soil is not graded to drain water away from this area.
2. The gas pipe traveling across the attic floor is not fully supported on the floor (movement can cause leaks)
3. Verify water pipes are fully wrapped in insulation at all areas required.

HVAC:

1. The ¾ bath register is placed over the door which will not allow air circulate around the room before returning to the furnace.
2. There is no return air register located in a wall near the floor on the first level. Can cause poor air return to the furnace when heating the home in the coldest months of the year, can cause cold areas near the floor when heating the home in the coldest months, can cause excessive energy consumption trying to heat the home evenly in the winter.
3. Verify there is a air register and a air return in the attic. Foam insulation under the roof decking considers the attic a room and to be a climatized space.
4. Can see missing or crushed refrigerant line insulation in the attic near the furnace (verify).

BATHS:

1. ½ bath exhaust fan duct has too many unneeded twists and turns in the duct which can reduce exhaust air flow.
2. ¾ bath exhaust fan duct crimped and crushed where it leaves the fan box.
3. 2nd floor bath exhaust fan duct is 22 feet long with a section having foil wrapped wire. Corrugated flexible ducts can reduce the exhaust length of the run where installed under certain conditions. There is a combination of corrugated and steel pipe used to this duct. Average lengths are between 5 feet and 30 feet if the duct is smooth steel pipe.
4. Master bath missing foam caulk behind receptacle boxes. Verify water pipes in the exterior wall are fully wrapped with pipe insulation.

ATTIC: There is a section of the attic floor that is not nailed down (have owner show area). There is a section of attic flooring not bearing on the ceiling joist at the attic over

the den area. Verify there is a air send and return that can circulate conditioned air throughout the attic spaces.

In conclusion, this home may be acceptable if the items listed here or in the report are considered. Some of these items may need a professional contractor to determine what is needed to correct, repair or replace. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs needed, please let me know.

Paris Pressley:

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Poor soil slope away


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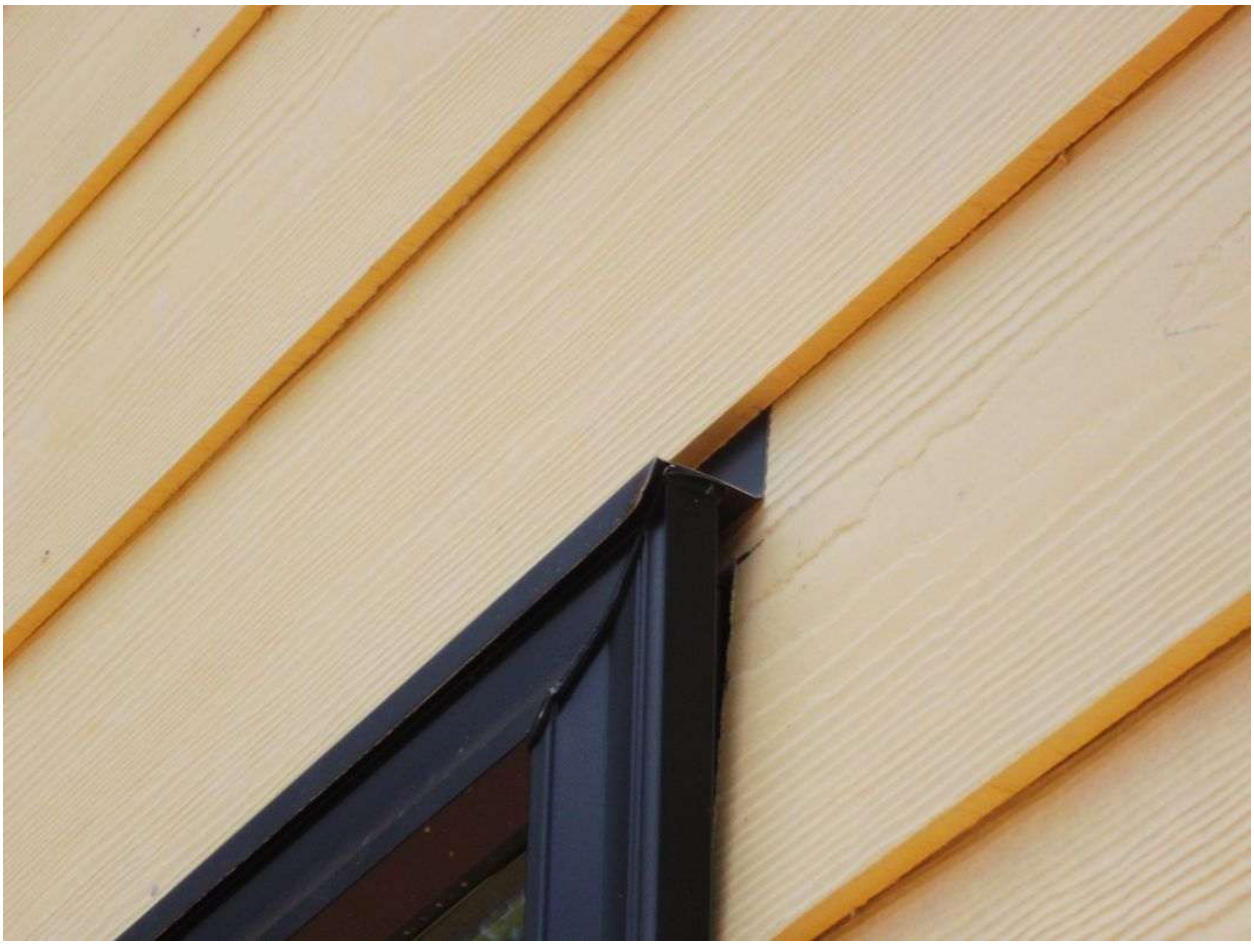
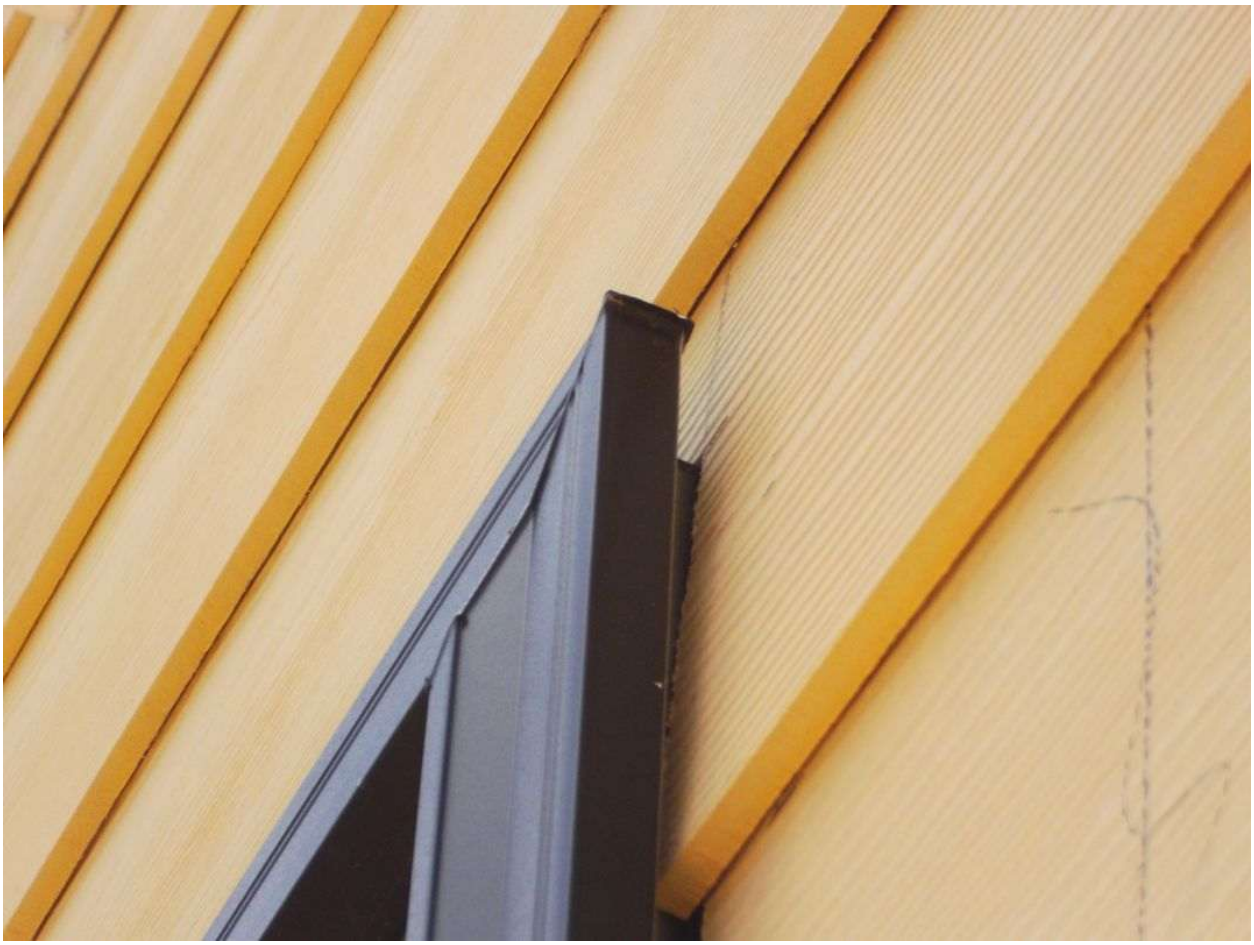
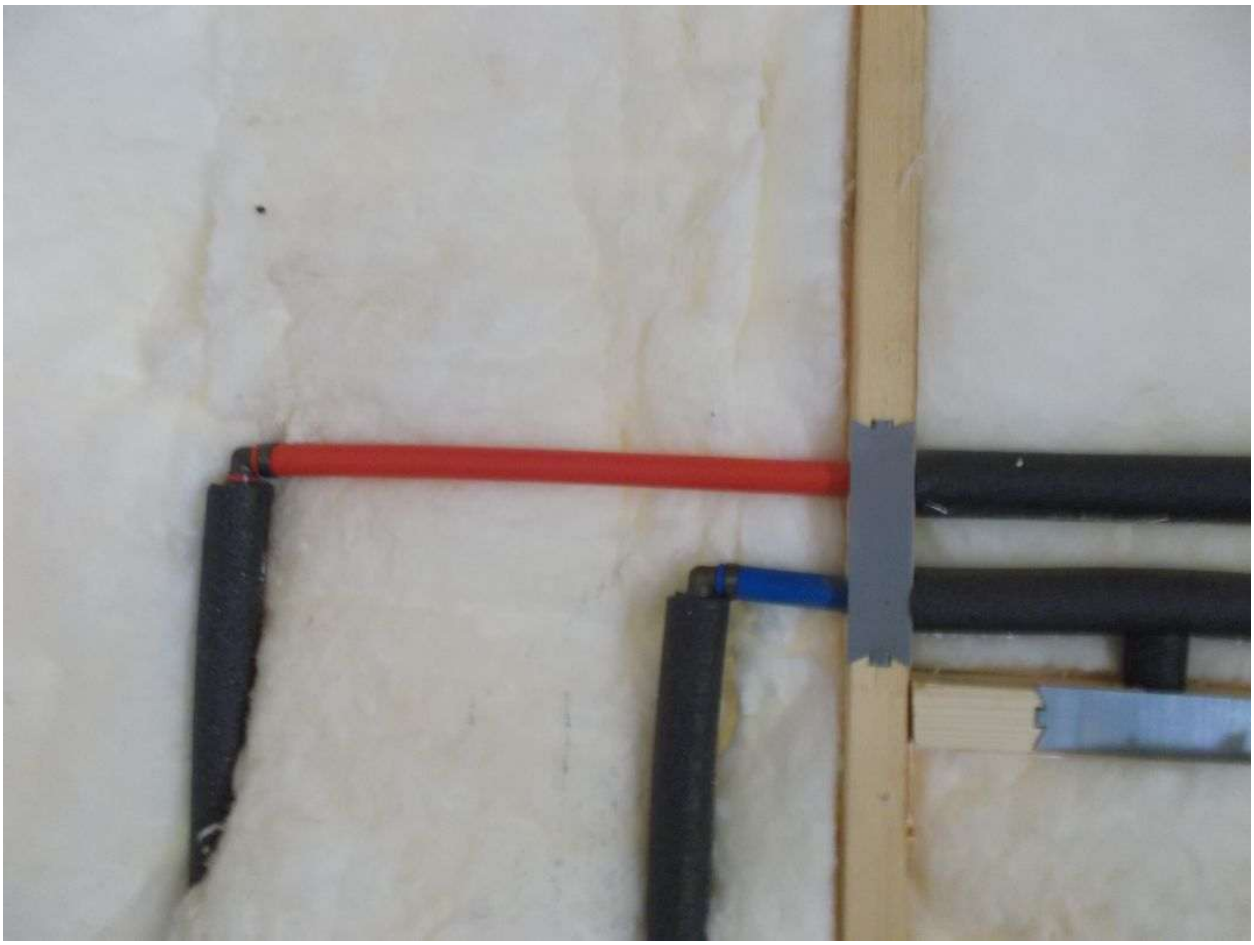





REX

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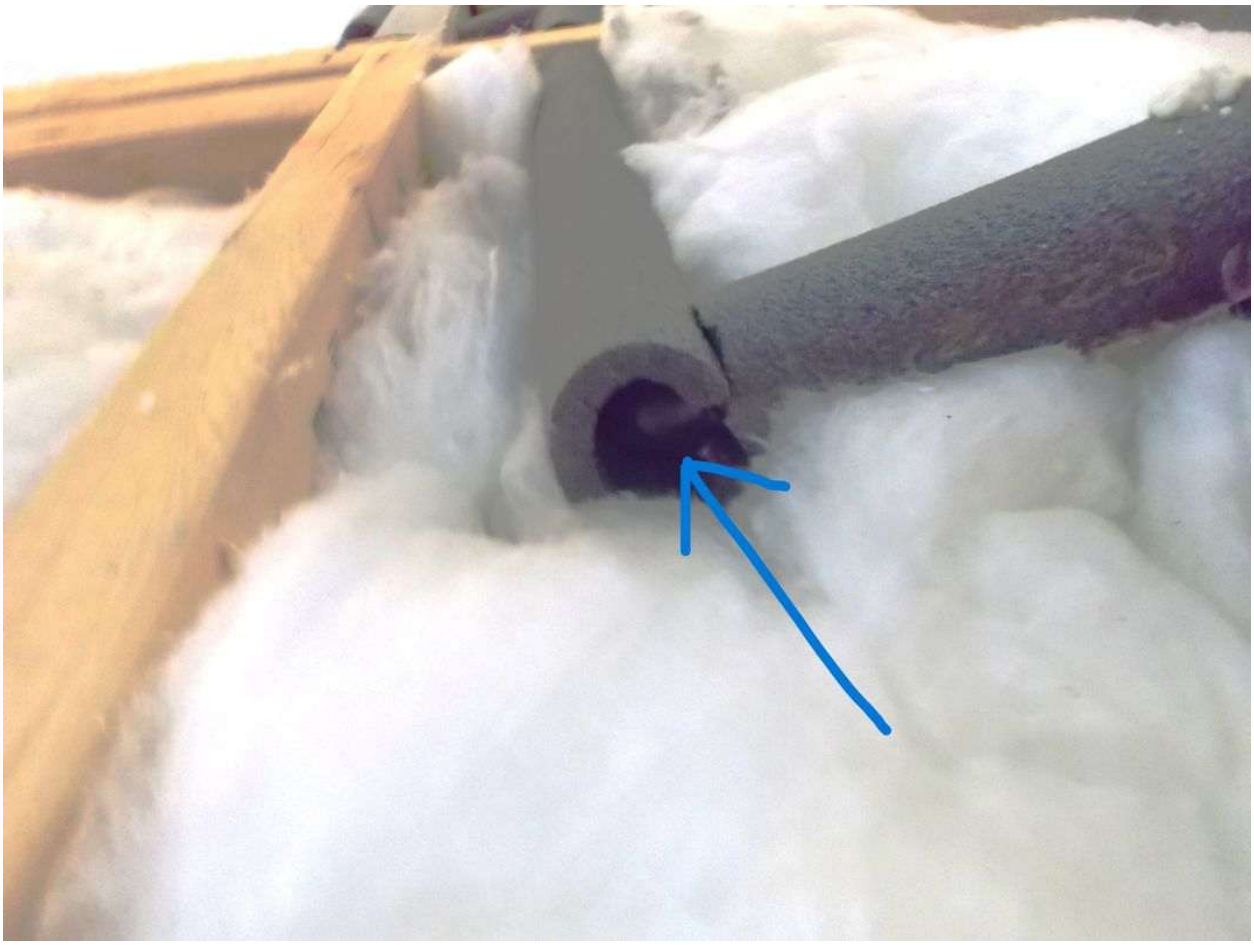


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WATER SUPPLY


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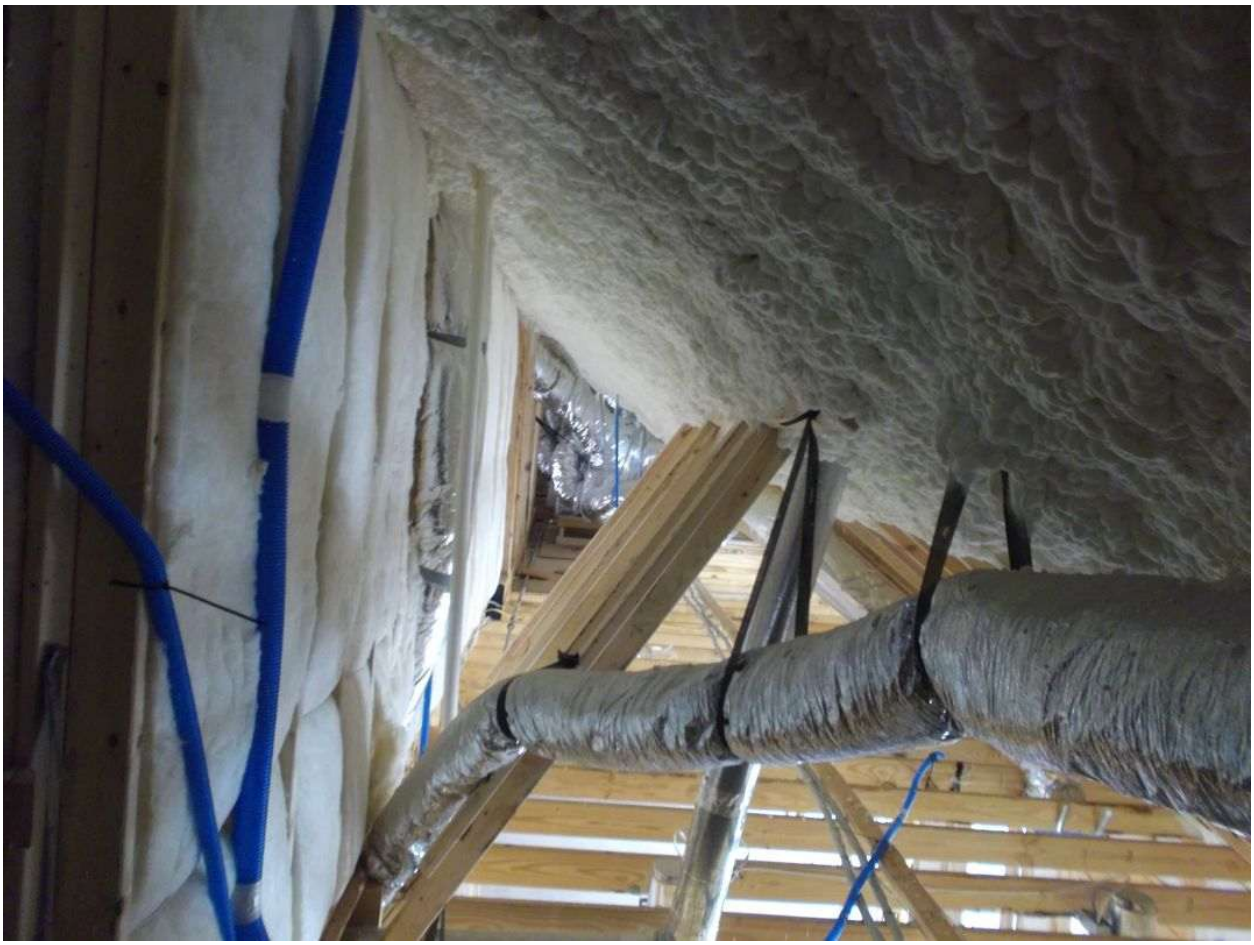

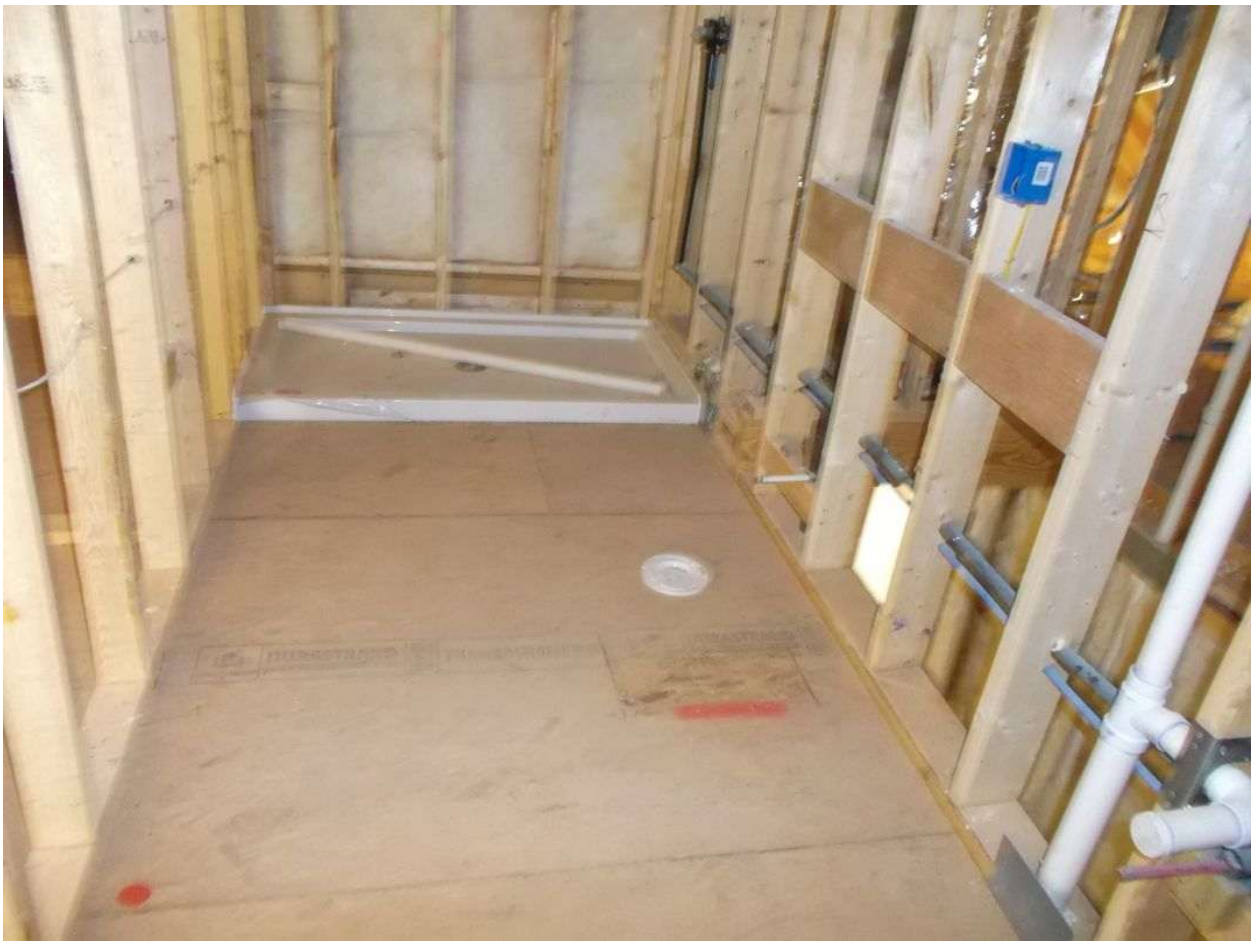

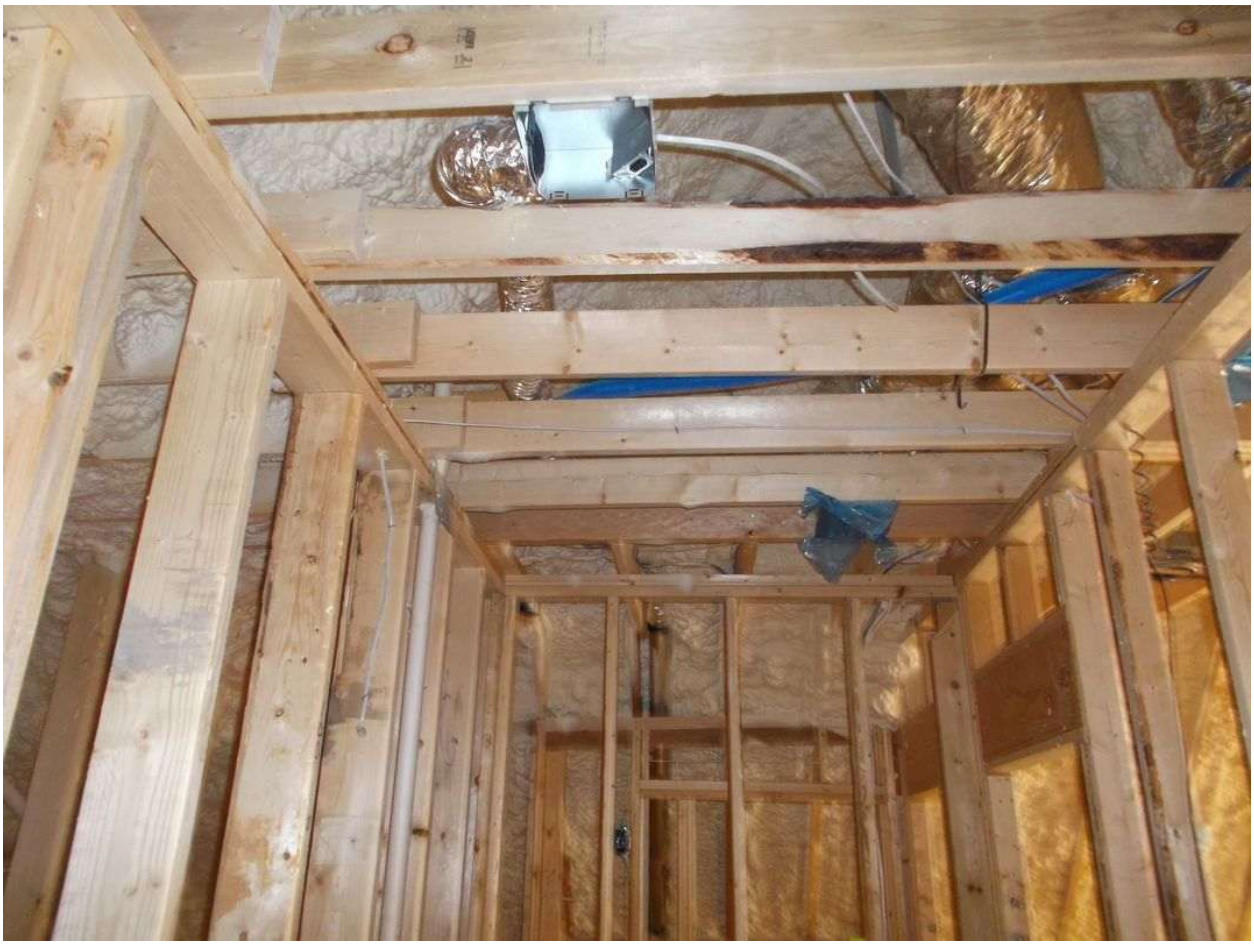


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