



INSPECTION REPORT

Client: Ingrid Bordin

Address: 310 Forestgate Ct. Sandy Springs, GA 30350

Inspection Date: 5-15-2026

These are the results of the inspection for “homeowner concerns” about the siding repairs and replacement at the townhouse located at the address above. This is not a warranty but is a visual inspection and survey of the materials and components that were repaired, replaced and installed based on National Professional Guidelines. These are the results of the inspection. Please see the photos in the report.

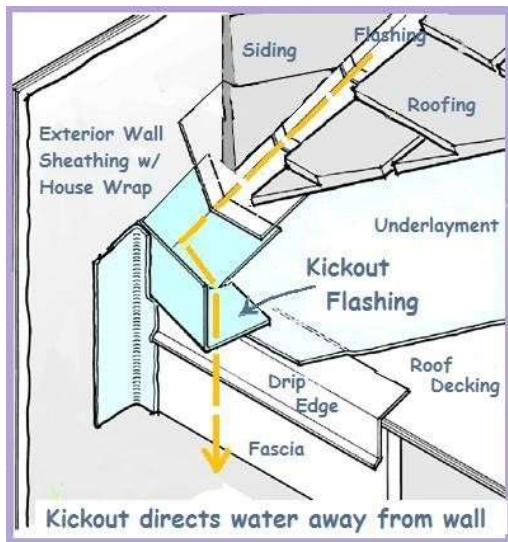
The property may be acceptable if the items listed in the report are considered. It is advised to have a certified installer or contractor check for service or repair if needed. There may be other hidden conditions but none were discovered at this inspection. If you have any questions about your report or repairs, please let me know.

ITEMS:

SIDING AT ROOF SHINGLES:

Cannot see roof-to-wall flashing (coming to daylight) at the townhouse wall siding on the right, connected to this townhouse when viewing from the rear yard. There should be roof-to-wall flashing coming to daylight and a 45 degree turn towards the gutter to flash the water away from the siding and wall junction and pour into the gutter.

The roof-to-wall flashing on the left side of the townhouse (over the sunroom) appears to be short, not high enough up on the wall and deformed (roof water may over shoot this side flashing, get into the roof soffit and into the wall space during heavy rains under certain conditions).



WATER INTRUSION: The owner stated and has photos showing there has been water intrusion after work was completed and water pouring between fire walls at her storage room. I have advised the owner to monitor these areas during rains and get a moisture meter to determine if drywall and insulation become damp or wet or still leaking. It is advised to verify the roof-to-wall assembly is complete and properly installed. This may require removing building materials and examining the envelope above this area.

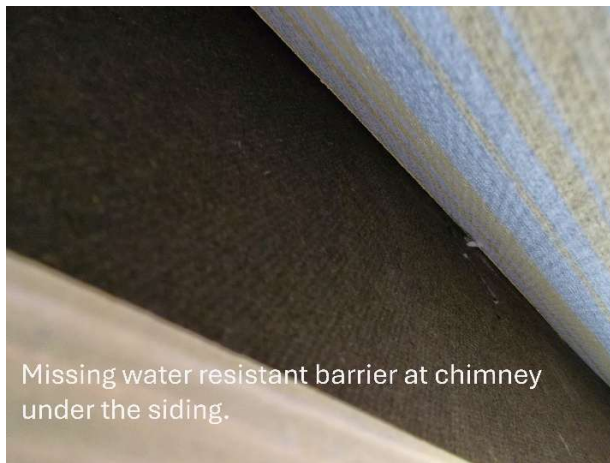


SIDING REPLACEMENT: The owner showed photos she took during the siding repair and replacement that recorded the work in progress. Some photos show siding contractors replacing siding and sheathing at some areas on the neighbor's townhouse on the left lower main level exterior wall, but did not appear to have a water-resistant barrier or house wrap installed before installing the siding.

The original asphalt-impregnated gypsum board on this townhouse chimney was repaired or replaced at some areas but it appears the siding contractors did not install a house wrap or water-resistant barrier before installing the new siding at this chimney structure.

Most or all of the siding on the chimney appears to have been replaced at the time of the inspection. The owner stated some of the siding was replace at the sunroom also. The IRC code R703.2 says that either a No.15 pound felt be installed, overlapped 2 inches horizontally or an approved water resistive barrier (house wrap) be installed over the sheathing before the siding is installed.

1. A section of the siding was lifted at the face side of the chimney and the inspector could not see a vapor retarder or house rap in place. Building code states if siding is replaced on a home that had only asphalt impregnated fiber board for the sheathing, it shall be wrapped with house wrap or a vapor retarder. IRC code R703.2
2. The cement fiber siding that was installed at the chimney and right-side wall is close to or in contact with the roof shingles. James Hardie and most cement fiber manufacturers says if their siding is installed without an air gap (a minimum of two inches) above the shingles, it will void the warranty (can absorb water). It is advised to have an air gap of two inches at all cellulose and or wood siding materials and roofs.





PERMIT REQUIREMENTS: General repair work to single family, duplex, multi-family, or non-residential structures do not need a permit if total work is less than \$10,000.00. However, a building permit may be required within Fulton County if structural components, sheathing, or framing are repaired or replaced from rot or damage and or replacement exceeding \$1,500.00. It is advised to contact the county and city to verify the requirements (tell them the exact nature of your work and the cost). Also, contractors doing structural repairs may be required to have a state contractor's license under most conditions.

Paris Pressley



Former VP/President Elect Georgia Association of Home Inspectors
Founder & President Brotherhood of Certified Home Inspectors InterNACHI Chapter

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