



INSPECTION REPORT

Client: Kevin and Nancy Burch
Address: 3540 Lochmill Dr. Loganville, GA. 30052
Date: 4/15/2026

Building Face: South
Conditions: Sunny
Temperature: 86
Age: Construction 3 yrs.

These are the general results for a basic site visit to conform “Defective Building and Incomplete Construction for the home, property or structure 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. The information summarized here is my best opinion following the inspection.

ITEM

1. Please be aware local building departments consider abandoned house building can be a violation if the permit is expired, work stops or the home is in disrepair over an amount of time. Verify all permit history.

GROUNDS:

1. The soil erosion control materials are deteriorated and silt screens are missing. The original screen installation was not doubled and is now incomplete. In Georgia erosion control devices must go all the way around the perimeter of the lot and terminates only at the gravel driveway where there must remain proper ground cover. There are construction debris in the soil and can see soil erosion and soil loss at the front and sides of the house.

BUILDING GENERAL:

1. The structure is considered a partial shell only. The building lumber has been exposed to UV rays, water penetration at several areas. Some building materials are damaged, some needs to be replaced, some worn and some weathered.

FRAMING:

1. There is defective wall framing, missing wall framing components, improper location of walls based on owners plans and agreements. The owner identified door frame openings are not the right size for doors at areas and or improperly located as agreed to be installed
2. Exterior walls are missing bolts and or straps at bottom plates at several areas.
3. Garage exterior walls are not tied to the floor at areas properly.
4. Garage vehicle door framing, jacks and header do not have metal ties where required.
5. Missing metal tie-downs or hurricane straps at roof rafter heels
6. The main stairs may need a landing between a flight of steps. Missing wall framing under stair outside stringer

ROOF FRAMING:

1. There is defective roof framing, improper roof rafter spans, missing roof braces at several areas. Roof rafters over the attic of the right side of the house are undersized for the load and span.
2. Can see sagging, bowed and damaged roof rafters.
3. The roof rafters over the master bedroom are not tall enough for the proper insulation thickness and air space between the cells of each rafter.
4. Roof rafter framing is undersized and weight bearing wall framing is not properly located to send all loads down to the foundation and soil at areas.

CONCRETE FLOOR AND FOUNDATION:

1. The original foundation and floor slab were smaller than the new house floor area. It is advised to verify are the footings and foundations properly located where the newly located weight bearing walls are currently located.
2. Verify if the dug footings were inspected by the county and passed before the concrete pour.
3. The original concrete floor remains and was added onto. Verify rebar rods were drilled minimum 8 inches into the existing sides of the floor slab and epoxy installed in the holes to secure. These rods shall extended 8 inches out to tie in the new floor slab repairs.
4. Verify if the perimeter foundation is the proper size and footing trenches properly dug. Verify was the new footings inspected and passed inspection.
5. Can see cracks in the new poured concrete floor at areas. This may or may not indicate defective foundation, improper soil compaction and or shrinkage cracks.
6. Can see concrete floor sloping to the entry at foyer and master bedroom sloping to the rear exterior wall slightly, where old floor and new floor meet, they are not flush at areas. Floor areas have some debris in the surface and installation humps or slump at areas.
7. I am advising owner to excavate the soil on the exterior sides of the foundation of the north, east, south and west to expose the footings to verify compliant.

Based on the conditions of the property, the cost of materials and labor on the day of the site visit, here are the options for completion:

1. Remove the building and foundation and start over, \$30,000.00 for removal of the existing structure. New construction from the ground up and finished \$185.00 to 270.00 for standard builder grade and custom quality \$275 to \$325.00 per square foot. 200.00 low end quality and finishes and \$300.00 per square foot for moderately quality (4400 square foot)
2. Correct the building defects. Verify the foundation and concrete floor system can be brought to minimum acceptable code, salvage framing structure components where possible, modify and correct framing to pass code \$130,000.00 to 170,000.00 depending on the foundation condition. Install roof covering \$27,400.00. Install exterior wall covering \$32,000.00. Interior wall coverings, finishes and trims \$130,000.00. Grading, top soil and lawn \$12,800.00. Driveway \$15,000.00. Disposal dumpsters \$2,900.00. Porta Potty service \$200.00 per month 3 months \$600.00 to \$800.00:

Rough \$490,000.00 to \$520,000.00

3. If the concrete floor has to be cut out, broken out at areas or removed at areas this me affect or damage the existing waste pipe and water piping in the floor that can cause additional costs for underfloor plumbing work.

It is advised to include 15% unforeseen conditions and work-related process.

In conclusion, this home, property or building 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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