



INSPECTION REPORT

Client: Danny Le Boyer

Address: 159 Misty Way Dahlonega, GA. 30533

Date: 6-12-2026

Built Date: 2005

Temperature: 90

These are the results of the inspection for the "Deck Replacement and Jack and Jill Bath Renovations" at the home 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 files. The information summarized here is my best opinion following the inspection.

ITEM

REAR DECK REPLACEMENT:

1. The support posts are not notched and bolted to the rim joists and some posts bottom brackets are in the soil below the patio.
2. Missing handrail at the stair railings (top rails cannot be used for a handrail, must be a 2 by 2 or a 2-inch round rail for grasping).
3. The deck floor is connected to the house cantilever where there should be double joists on each side of the cantilever that is supported on the ledger at the house band. Cannot use the cantilever floor only to support that section of the floor ledger.
4. Missing metal ties at stair stringers attached to the landing and deck floor.
5. Missing flashing where the siding terminates under the floor ledger connected to the house (water can drip down from the floor flashing and get behind the j-channel and siding).
6. Missing metal ties where the side rim joists terminate at the sides of the floor ledger (contractor used only toe nails).
7. The stairs mid landing improperly supports the landing floor (several 2 by 4s stacked on top of each other and they are supported with a block nailed to the support post (can fail). The support posts are too short under the landing causing the contractor to use stacked blocks that are poorly supported on the posts.
8. The guard rails are not fastened to the house wall
9. Guard railing post are fastened to the deck floor rim joists with small screws where there should be bolts, washers and nuts.
10. The contractor has counter sunk screws and fasteners in flooring and rim joists. Should be flush with the surface. Can allow water intrusion at the flooring and premature rot under certain conditions.
11. The bottom of deck support posts and or brackets are in contact with the soil at areas.
12. The first flight of stairs mid support has no foundation and in contact with the soil
13. There is a wood block placed on top of a support post at the left side of the deck at the house.
14. The house floor ledger appears to be older than the floor joists or was reused.
15. Fasteners or nails counter sunk at the floor rim or bands.
16. Some guard rail posts appear to be rough sawn timbers, utility grade (not select grade).
17. Some support posts appear to not be select grade.
18. Can see sap bleeding from some flooring few areas.
19. The main deck floor bull nose at the top of the stairs is split, poor cut and fitted.

20. The top rail boards are square cut at corners instead of 45 cuts and not miter cuts where the top rail join at mid points. Connections and joints in wood connections have slight gaps where they meet at several areas (not tight fits)
21. The stairs' riser boards were installed lower than the surface of the steps (should be flush with the top of the surface of the step).
22. Verify if there was a building permit issued for this construction and inspection by the city and or county building department

JACK AND JILL BATH:

1. Missing bead of caulk where the door frames end at the flooring.
2. Missing bead of caulk where the toilets rest on the floor.
3. There is a rubber boot connecting the sink waste pipe to the existing waste pipe at the hole in the cabinet floor (should have been PVC coupling glued together).
4. The right toilet is not square in the room (turned to the right slightly).
5. There was no water at the sinks and tub when the faucets were turned on.
6. Holes in the left sink cabinet floor are too big and missing escutcheon plates around the pipes.
7. Sub floor popping near the left entry door when entering (should have been screwed down before flooring installed).
8. Paint is on the linen closet door at the bottom.
9. No door stops installed
10. No exhaust fan in the tub area of the bath
11. The door locks are not latching at the toilet side of the bath and the center door between baths.

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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