

PROPERTY INSPECTION REPORT



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6584 Aria Village Dr. Sandy Springs, GA.

Inspection Date:

Jul 31, 2021

This confidential report is prepared exclusively for:

Tara Milligan

Prepared By:

PPREI

Report Number:

1599

Inspector:

Paris Pressley

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

SATISFACTORY: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL: Indicates the component will probably require repair or replacement anytime within five years.

POOR: Indicates the component will need repair or replacement now or in the very near future.

SUMMARY SECTION CATEGORIES:

MAJOR CONCERNS: Significant item(s) that have failed or have potential of failing soon. Systems or components that are considered significantly deficient.

MONITOR: Item(s) that should be monitored to see if conditions worsen.

SAFETY HAZARD: Item(s) or conditions that are unsafe and in need of prompt attention.

Maintenance: Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	2019
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Unoccupied but furnished
Weather Conditions:	Sunny
Recent Rain:	No
Ground Cover:	Dry
Temperature:	89

THE HOUSE IN PERSPECTIVE

Well Built /Defects, Numerous Repair

Report Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

This inspection is for water damage information, water intrusion, repairs needed after water intrusion, construction defects and builder's defects.

Major Concerns

Grounds

The front walkway to the townhouse door entry slopes toward the front door and can cause rain water to drain to the front of the building and into the soils. Over time, soil saturation can cause erosion at and under the building foundation and differential settling can take place under certain conditions (builder check the code).

The front plant bed does not have the proper grading and slope away from foundation can cause differential settling due to soil saturation from rain over time (soil slope should be 6 inches for the first 10 feet away from the foundation)(builder check the code).

Electrical

Where water flowed from one level down through the floor there can be ceiling light fixture damage, ceiling fan damage, doorbell chime damage ...

Room1

1st floor: There are dry water stains at the front exterior sheathing at the left side of the front room (builder verify cause of stains and correct). Builder check brick veneer, all windows, flashing and roof system above these areas. There is wood sub floor engineered structural board surrounded by the concrete floor in the 1st floor closet (can attract termites if not treated). Verify why plywood was placed in the closet when the townhouse was built. 1st floor is supposed to be concrete (is there something needing access under the floor requiring a removable floor utilities under the floor, pipes?).

There is a floor truss (under the main level) that is missing a joist hanger above the stairs at the 1st level beam at the stair opening.

Room2

2nd Level: Dry water stains at exterior wall sheathing at the left corner area of the great room south wall (builder verify any water intrusion and or leaks have been found and repaired before closing wall and finishing).

Interior

It is advised that if any water got into any smoke alarms or CO detectors they shall be replaced with new ones. Verify no water got into fireplace controls.

Potential Safety Hazards

Plumbing

There is an open waste pipe rising out of the kitchen floor that has not been capped off (can let sewer gas, methane gas and radon gas into the living space under certain conditions).

Kitchen

There is an open waste pipe rising out the kitchen floor that has not been capped off (can let methane, radon and sewer gas into the living space).

Bathroom2

3/4 bath: The sink waste pipe is not capped off at the wall.

Bathroom3

Master toilet drain pipe not properly capped

Items to Monitor

Plumbing

Verify no drain pipes are leaking in the 3rd floor ceiling (see dry water stains on roof trusses).

Heating

HVAC wall thermostat controls may have had water intrusion at the floors receiving water damage (it is advised to replace any controls where water penetration suspected).

Kitchen

Due to the kitchen being gutted, it is advised to have professional contractors of each trade complete walls, floors and sheetrock and professional installers for all cabinets, counters and appliances. It is advised to verify no water got into the refrigerator controls.

Room2

2nd Level: After all repairs have been completed and no work needing to be done, the home should be inspected by a Certified Master R5 Home Inspector.

Maintenance

Grounds

The driveway to the garage has a broken corner section at the street (can cause additional damage if not repaired or continued driving onto).

Could not verify there are drainage openings in the retaining wall at the front of the townhouse at the left side of the front door. Ground water can build up in the soils, create hydrostatic pressure that can cause water to seep into the building under certain conditions.

There are missing anti siphon devices at exterior hose bibs (can let contaminated water back into the drinking water under certain conditions).

Exterior

Could not verify there are proper weep holes and plastic or rubber flashing located or installed in the brick veneer near the bottom course at various areas (lets in air and moisture to drain out (builder verify)).

The gutter downspout pours into the soil at the front of the building can saturate soil, cause soil erosion and cause foundation settling under certain conditions (should be routed 3 feet away).

Window screens not installed. There is defective caulk at the bottoms of the window seals resting on the brick at the upper level can let water under window seal. Verify the metal cladding wrapped around the bottom window seals do not have open ends and allowing water intrusion into the openings and into the wall space at all windows. Cannot verify there is flashing installed where the wood beams traveling over windows in the brick veneer. Defective paint on windows at the roof tops.

The AC unit at the rear of the townhouse was placed more to the right neighbors driveway path (shall not encroach into the path or over the property line).

Roof

Based on a inspection of the roofs on this building, the plumbing pipe flashing may be installed on tiop of the shingles and face nailed (nails can extract over time and cause leaks and water can get under the sides of the flashing and penetrate nail holes. There should no nails in the bottom flange of the flashing exposed and where they are placed on the side flange shall be covered with shingles.

The roof patio floor slopes to the building and not to the drains near the exterior parapet. Can cause water buildup in the corner and at the wall (can cause water intrusion at the wall and floor under certain conditions).

The roof patio drain pipes pass through the 3rd floor ceiling and out the side of the building and are not turned down with a piece of PVC elbow (can allow water to drain back onto the pipes and to the wall or siding and into the wall).

There is a hump noted in the roof deck at the front side caused by a roof truss placed too much forward during installation.

Builder verify the roof top patio parapet walls flashing does not have sharp metal corners that are a safety hazard. Verify the flashing where the parapet walls end at the roof shingles are pouring water back under the flashing and into the walls and under the roof.

Plumbing

Builder verify all PVC drain pipe in the 3rd floor ceiling has been properly glued together and no leaks. There are missing pieces of pipe insulation at the 1st floor front exterior wall where the front hose faucet is located and exterior wall (verify pipe insulation is installed before insulation is installed and sheetrock installed).

Heating

There are crushed air ducts above the attic traveling through a opening above a interior wall that are crushed (can reduce airflow, restrict airflow to rooms served). Builder verify and correct). Several air return and air send vent covers are bent and damaged.

Cooling

The AC unit at the rear of the building was installed encroaching the right neighbor's driveway path shall be in line with the wall and no further.

Kitchen

The kitchen cabinets, counter tops and components have been removed. The sub floor has been damaged from floor covering removal. Verify no water got into the exhaust fan controls area.

Laundry

Washer drain pan missing.

Room2

2nd Level: The main level sub floor has been damaged from floor covering removal. There are squeaks and pops noted in the sub floor at some areas (builder advised to check floor for squeaks and re-screw). Where water flowed from the upper level into the ceiling of the main level there may be water damage to light fixtures, ceiling fans and other electronic control devices (thermostats, low voltage panels, doorbell box...).

Room3

There are dry water stains on the exterior wall sheathing below the windows at the south side of the building (builder verify window seal metal cladding is water tight, closed on ends and solid caulk bead. The metal window cladding appears to be open at the ends of the window seals where there are stains on the sheathing seen from inside the room. There is openings in the caulk bead at the window seals at the 3rd level.

There are some dry water stains on the ceiling trusses where drain pipes pass over and under roof deck floor. Builder verify there are no pipes leaking and no roof leaks above.

Bathroom1

1st floor bath: Toilet and vanity have been removed. Builder verify no water got into the exhaust fan and light fixture (water can cause damage).

Bathroom3

Master bath: Exhaust fan duct has too many turns in the attic (exhaust ducts should have the straightest runs as possible to get maximum air exhaust to the outside). Fixtures removed at the master.

Interior

Builder verify all wood sub floors are screwed where there is popping before new flooring has been installed. Verify if there will be a need for building permits for the water restoration project. Contact the city or county building department to verify if permits are needed or not. The state of Georgia says contractors shall provide a 12 month warranty on all work complete.

It is advised to hire a certified R5 master home inspector to inspect all repairs after work is completed

Grounds

Service Walks

Material Concrete Flagstone Gravel Brick Other
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Settling cracks

Stoops/Steps

Material Concrete Wood Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted Cracked Settled

Deck/Balcony

Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Patched Safety Hazard Improper attachment to house Railing loose

Fence/Wall

Type Brick Block Wood Metal Chain Link Rusted Vinyl N/A
Condition Satisfactory Marginal Poor Loose Blocks/Caps Typical cracks
Gate N/A Satisfactory Marginal Poor Planks missing/damaged **Operable:** Yes No

Driveway/Parking

Material Concrete Asphalt Gravel/Dirt Brick Other
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Trip hazard Fill cracks

Landscaping affecting foundation

Negative Grade: East West North South Satisfactory Wood in contact with/improper clearance to soil
 Recommend window wells/covers Trim back trees/shrubberies Recommend additional backfill

Retaining wall

Material Brick Concrete Concrete block Railroad ties Timbers Other
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed Drainage holes recommended

Hose bibs

Condition Satisfactory Marginal Poor **Operable:** Yes No **Anti-siphon valve** Yes No

Ground General Comments:

Major Concern:

The front walkway to the townhouse door entry slopes toward the front door and can cause rain water to drain to the front of the building and into the soils. Over time, soil saturation can cause erosion at and under the building foundation and differential settling can take place under certain conditions (builder check the code).

The front plant bed does not have the proper grading and slope away from foundation can cause differential settling due to soil saturation from rain over time (soil slope should be 6 inches for the first 10 feet away from the foundation)(builder check the code).

Maintenance:

The driveway to the garage has a broken corner section at the street (can cause additional damage if not repaired or continued driving onto).

Could not verify there are drainage openings in the retaining wall at the front of the townhouse at the left side of the front door. Ground water can build up in the soils, create hydrostatic pressure that can cause water to seep into the building under certain conditions.

There are missing anti siphon devices at exterior hose bibs (can let contaminated water back into the drinking water under certain conditions).

Grounds Pictures



Walkway slopes to doorway/poor grading



Soil has poor slope holds roof water



No drainage holes



Poor soil grade and slope front plant bed



Driveway has broken corner at the street



Bottom step blocks drainage from soil

Exterior

Add Chimney

Gutters/Scuppers/Eavestrough

Material Copper Vinyl/Plastic Galvanized/Aluminum **Leaking** Corners Joints Hole in main run
Extension needed North South East West
Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair Needs cleaning

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco Wood Asphalt Metal/Vinyl
Condition Satisfactory Marginal Poor Recommend Repair/Painting

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other
Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Fascia

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other
Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Caulking

Condition Satisfactory Marginal Poor Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows

Material Wood Metal Vinyl Aluminum/Vinyl Clad **Screens Not Installed** Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Service Entry

Service Entry Underground Overhead Weather head/mast needs repair Overhead wires too low
Condition Satisfactory Marginal Poor
Exterior receptacles Yes No **Operable:** Yes No **Condition** Satisfactory Marginal Poor
GFCI present Yes No **Operable:** Yes No Safety Hazard Reverse polarity Open ground(s)

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other **Door condition:** Satisfactory

Exterior Door

Main Entrance **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Patio **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Rear door **Weatherstripping:** **Door condition:**
Other door **Weatherstripping:** Satisfactory **Door condition:** Satisfactory
Other

Exterior A/C - Heat pump # 1

Unit #1 **Location** Rear of Building
Brand: Lennox **Model #:** General **Approx Age:** 2+
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
Maximum fuse/breaker rating (amps): 40 Fuses/Breakers installed (amps):
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:

Maintenance:

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The AC unit at the rear of the townhouse was placed more to the right neighbors driveway path (shall not encroach into the path or over the property line).

Exterior Pictures



Cannot verify proper weep holes in veneer



Cannot see flashing above beam



Gaps @ window seal caulk & openings @ ends



No anti siphon device on hose faucet



The AC unit is placed in neighbors path



Defective paint on windows

Roof

Roof Visibility

- None
 All
 Partial
 Unable to walk on tile
 Unable to walk on roof

Inspected From

- Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof Roof # 2 N/A Roof # 3 N/A Roof # 4 N/A

Roof # 1 Pitch Steep Layers 1 Age 2019 Location South Style Gable Type Asphalt shingles

Ventilation System

Soffit Ridge Gable Roof Turbine Powered Other

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Painted sheet metal

Condition Marginal Rusted Missing Separated from chimney/roof Recommend Sealing

Skylights

Condition N/A Cracked/Broken Satisfactory Marginal Poor

Plumbing Vents

Condition Satisfactory Marginal Poor Not Visible Not Present

Roof General Comments:

Maintenance:

Based on a inspection of the roofs on this building, the plumbing pipe flashing may be installed on tiop of the shingles and face nailed (nails can extract over time and cause leaks and water can get under the sides of the flashing and penetrate nail holes. There should no nails in the bottom flange of the flashing exposed and where they are placed on the side flange shall be covered with shingles.

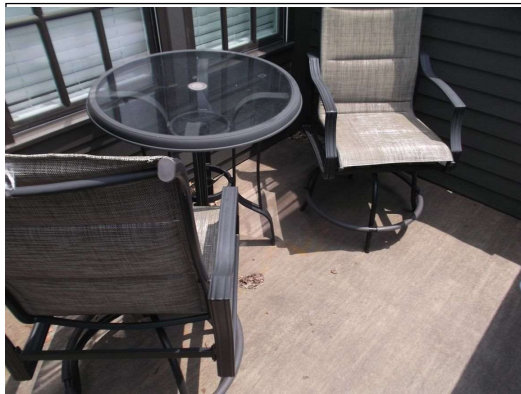
The roof patio floor slopes to the building and not to the drains near the exterior parapet. Can cause water buildup in the corner and at the wall (can cause water intrusion at the wall and floor under certain conditions).

The roof patio drain pipes pass through the 3rd floor ceiling and out the side of the building and are not turned down with a piece of PVC elbow (can allow water to drain back onto the pipes and to the wall or siding and into the wall).

There is a hump noted in the roof deck at the front side caused by a roof truss placed too much forward during installation.

Builder verify the roof top patio parapet walls flashing does not have sharp metal corners that are a safety hazard. Verify the flashing where the parapet walls end at the roof shingles are pouring water back under the flashing and into the walls and under the roof.

Roof Pictures



Floor slopes to the interior corner



Drain pipe not turned down can drain back.



Pipes should have a elbow.



Flashing on top shingles face nailed can leak



Sharp metal flashing at parapet wall and roof



Flashing turned slightly up can drain back

Garage/Carport

ADD

Type

- None
 Attached
 Detached
 1-Car
 2-Car
 3-Car
 4-Car

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

- Operable
 Inoperable
 Need(s) adjusting
 Safety hazard
 Photo eyes and pressure reverse tested

Roofing

- Same as house
 Approx. age:
Approx. layers:
Type

Gutters/Eavestrough

- Condition**
 Same as house
 Satisfactory
 Marginal
 Poor

Siding

- Material**
 Same as house
 Wood
 Metal
 Vinyl
 Stucco
 Masonry
 Slate
 Fiberboard
 Fiber Cement
- Condition**
 Satisfactory
 Marginal
 Poor
 Recommend Repair/replace
 Recommend painting

Trim

- Material**
 Same as house
 Wood
 Aluminum
 Vinyl
- Condition**
 Satisfactory
 Marginal
 Poor
 Recommend Repair/replace
 Recommend painting

Floor

- Material**
 Concrete
 Gravel
 Asphalt
 Dirt
 Other
- Condition**
 Satisfactory
 Typical cracks
 Large settling cracks
 Recommend evaluation/repair
 Safety hazard
- Burners less than 18" above floor**
 Yes
 No
 N/A

Sill Plates

- Condition**
 Not Visible
 Floor level
 Elevated
 Rotted/Damaged
 Recommend repair

Overhead Door(s)

- Material**
 Wood
 Fiberglass
 Masonite
 Metal
 Composite
 Recommend repair
- Condition**
 Satisfactory
 Hardware loose
 Safety Cable Recommended
 Weatherstripping missing/damaged
 Loose

Exterior Service Door

- Condition**
 Damaged/Rusted
 Satisfactory
 Marginal
 Poor

Electrical Receptacles

- Reverse polarity**
 Yes
 No
 Open ground
 Yes
 No
 Safety Hazard
- GFCI Present**
 Yes
 No
 Operable:
 Yes
 No
 Handyman/extension cord wiring
 Recommend GFCI Receptacles

Fire Separation Walls & Ceiling Present Missing

- Condition** Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
- Moisture Stains Present** Yes No **Typical Cracks** Yes No
- Fire door** Not verifiable Not a fire door Needs repair Satisfactory
- Auto closure** N/A Satisfactory Inoperative Missing

Electrical

Main panel

- Location** Garage **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No
- Amperage/Voltage** Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v
- Breakers/Fuses** Breakers Fuses **Appears grounded** Yes No Not Visible
- GFCI breaker** Yes No **Operable:** N/A Yes No **AFCI breaker** Yes No **Operable:** N/A Yes No
- Main wire** Copper Aluminum Not Visible Double tapping **Condition** Satisfactory Marginal Poor
- Branch wire** Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard
- Branch wire condition** Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit
 Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Electrical General Comments:

Major Concern:

Where water flowed from one level down through the floor there can be ceiling light fixture damage, ceiling fan damage, doorbell chime damage ...

Plumbing

Water service

Main shut-off location: Driveway area

Water entry piping Not Visible Copper/Galv PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic Lead

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic
 Not Visible

Condition Satisfactory Marginal Poor **Flow** Satisfactory Marginal Poor

Water pressure over 80 psi Recommend plumber evaluate Recommend pressure regulator box

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes No
 Not Visible

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass Polyethylene Not Visible

Condition Satisfactory Marginal Poor **Support/Insulation** N/A **Type:**

Traps proper P-Type Yes No P-traps recommended **Drainage** Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No **Leaking:** Yes No

Gas entry piping N/A Copper Brass Black iron Stainless steel CSST Not Visible

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: A O Smith

Capacity: 50x2

Approx. age: 2019

Type Gas Electric Oil LP Other

Combustion air venting present N/A Yes No

Seismic restraints needed N/A Yes No

Relief valve Yes No **Extension proper:** Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Plumbing General Comments:

Safety Hazard:

There is a open waste pipe rising out of the kitchen floor that has not been capped off (can let sewer gas, methane gas and radon gas into the living space under certain conditions).

Item to Monitor:

Verify no drain pipes are leaking in the 3rd floor ceiling (see dry water stains on roof trusses).

Maintenance:

Builder verify all PVC drain pipe in the 3rd floor ceiling has been properly glued together and no leaks. There are missing pieces of pipe insulation at the 1st floor front exterior wall where the front hose faucet is located and exterior wall (verify pipe insulation is installed before insulation is installed and sheetrock installed).

Plumbing Pictures



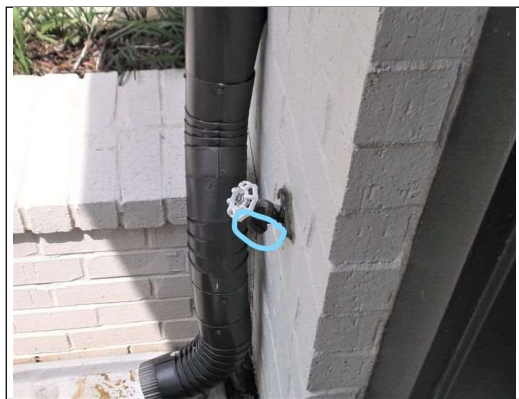
Open waste pipe in kitchen



Missing insulation



Detached pipe insulation



Missing anti siphon devices at hose faucets



Verify no pipes are leaking

Heating

Remove

Heating system

Unit #1 Brand name: Lennox

Location Attic

 System condition Satisfactory Marginal Poor Recommended HVAC technician examine Approx. age: 2019

 Energy source Gas Electric Oil LP Solid fuel [Other](#)

 Warm air system Belt drive Direct drive Gravity Central system Floor/wall unit

 Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted Carbon/soot buildup

 Carbon monoxide N/A Detected at plenum Detected at register Not tested

 Combustion air venting present N/A Yes No

 Controls Disconnect: Yes No Normal operating and safety controls observed

 Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap Safety Hazard

 Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair Not Visible

 Filter N/A Standard Electrostatic Satisfactory Needs cleaning/replacement Missing Electronic not tested

 When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

 Heat pump N/A Supplemental electric Supplemental gas

 Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

Heating General Comments:**Item to Monitor:**

HVAC wall thermostat controls may have had water intrusion at the floors receiving water damage (it is advised to replace any controls where water penetration suspected).

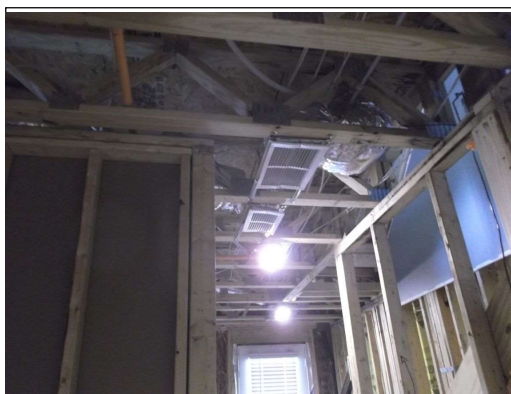
Maintenance:

There are crushed air ducts above the attic traveling through a opening above a interior wall that are crushed (can reduce airflow, restrict airflow to rooms served). Builder verify and correct). Several air return and air send vent covers are bent and damaged.

Heating Pictures



Air ducts appear crushed in attic ceiling



Air vent covers damaged at several areas



Verify thermostats have no water damage

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Lennox

Location: Rear

Approx. age: 2019

 Central system Wall unit**Evaporator coil** Satisfactory Not Visible Needs cleaning Damaged**Refrigerant lines** Leak/Oil present Damage Insulation missing Satisfactory**Condensate line/drain** To exterior To pump Floor drain Other**Secondary condensate line/drain Present:** Yes No **Needed:** Yes No Primary pan appears clogged Recommend technician evaluate**Operation** **Differential:** Yes Not operated due to exterior temperature**condition** Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service**Cooling General Comments:****Maintenance:**

The AC unit at the rear of the building was installed encroaching the right neighbor's driveway path shall be in line with the wall and no further.

Cooling Pictures



AC unit over property line/dent at bottom

Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

Faucet Leaks Yes No **Pipes leak/corroded** Yes No **Functional drainage** Satisfactory Marginal Poor

Sink/Faucet Satisfactory Corroded Chipped Cracked Need repair **Functional flow** Satisfactory Marginal Poor

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

Disposal N/A **Operable:** Yes No Not tested **Trash Compactor** N/A **Operable:** Yes No Not tested

Dishwasher N/A **Operable:** Yes No Not tested **Exhaust fan** N/A **Operable:** Yes No Not tested

Range N/A **Operable:** Yes No Not tested **Refrigerator** N/A **Operable:** Yes No Not tested

Oven N/A **Operable:** Yes No Not tested **Microwave** N/A **Operable:** Yes No Not tested

Range/Oven Gas Electric **Cooktop** N/A **Operable:** Yes No Not tested

Other _____ **Operable:** Yes No Not tested

Dishwasher airgap Yes No **Dishwasher drain line looped** Yes No **Receptacles present** Yes No **Operable:** Yes No

GFCI Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard(s)

Kitchen General Comments:**Safety Hazard:**

There is a open waste pipe rising out the kitchen floor that has not been capped off (can let methane, radon and sewer gas into the living space).

Item to Monitor:

Due to the kitchen be gutted it is advised to have professional contractors of each trade complete walls, floors and sheetrock and professional installers for all cabinets, counters and appliances. It is advised to verify no water got into the refrigerator controls.

Maintenance:

The kitchen cabinets, counter tops and components have been removed. The sub floor has been damaged from floor covering removal. Verify no water got into the exhaust fan controls area.

Kitchen Pictures



Sub floor damage



Verify no water got into exhaust fan controls



Verify no water got into refrigerator controls

Laundry

Laundry

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical **Open ground/reverse polarity:** Yes No Safety Hazard

GFCI present Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No

Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry General Comments:**Maintenance:**

Washer drain pan missing.

Rooms

Location: 1st Level

Type: Bedroom, Hall...

- Walls & Ceiling** Satisfactory Marginal Poor Typical cracks Damage
- Moisture stains** Yes No **Where:** Wall sheathing
- Floor** Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
- Electrical** **Operable:** Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable
- Open ground/Reverse polarity:** Yes No Safety Hazard Cover plates missing **Holes:** N/A Doors Walls Ceilings
- Heating source present** Yes No Not visible **Egress restricted** N/A Yes No
- Doors** Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware
- Windows** Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware
- Ceiling fan** N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:**Major Concern:**

1st floor: There are dry water stains at the front exterior sheathing at the left side of the front room (builder verify cause of stains and correct). Builder check brick veneer, all windows, flashing and roof system above these areas. There is wood sub floor engineered structural board surrounded by the concrete floor (can attract termites if not treated). Verify why plywood was placed in the closet when the townhouse 1st floor is supposed to be concrete (is there something needing access under the floor requiring a removable floor, utilities under the floor, pipes?).

There is a floor truss (under the main level) that is missing a joist hanger above the stairs at the 1st level beam at the stair opening.

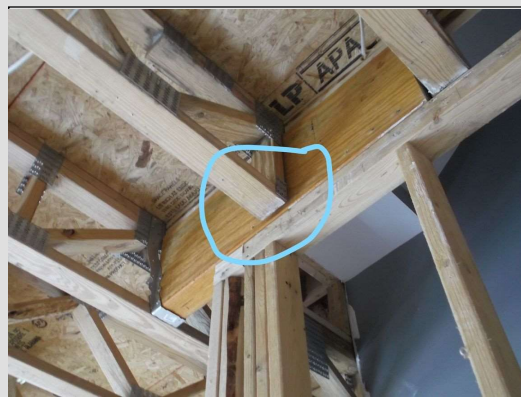
Rooms Pictures



Dry water stains on sheathing



Wood sub floor in concrete floor 1st level



Truss supported @ top cord only/need hange

Room 2

Room

Location: Main Level/2nd Level

Type: Great Room, Dining...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** _____

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

Operable: Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

Heating source present

Yes No

Holes:

Doors Walls Ceilings

Bedroom Egress restricted

N/A Yes No

Doors

Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Windows

Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Ceiling fan

N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

Major Concern:

2nd Level: Dry water stains at exterior wall sheathing at the left corner area of the great room south wall (builder verify any water intrusion and or leaks have been found and repaired before closing wall and finishing).

Item to Monitor:

2nd Level: After all repairs have been completed and no work needing to be done, the home should inspected by a Certified Master R5 Home Inspector.

Maintenance:

2nd Level: The main level sub floor has been damaged from floor covering removal. There are squeaks and pops noted in the sub floor at some areas (builder advised to check floor for squeaks and re-screw). Where water flowed from the upper level into the ceiling of the main level there may be water damage to light fixtures, ceiling fans and other electronic control devices (thermostats, low voltage panels, doorbell box...).

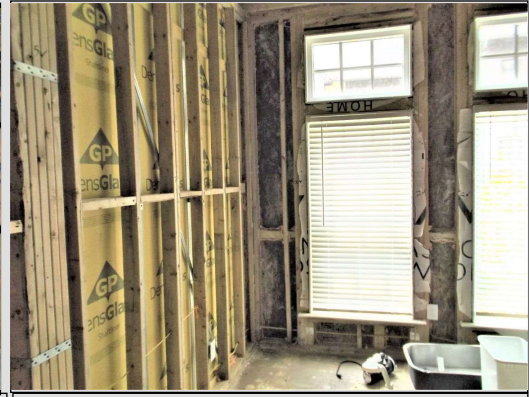
Room2 Pictures



Verify no water intrusion to light fixtures



Sub floor damaged from flooring removal



Dry water stains at exterior wall sheathing

Room 3

Room

Location: 3rd Level

Type: Hall, Bedrooms...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** _____

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

Operable: Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

Heating source present

Yes No

Holes:

Doors Walls Ceilings

Bedroom Egress restricted

N/A Yes No

Doors

Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Windows

Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Ceiling fan

N/A Satisfactory Marginal Poor Recommend repair/replace

Room 3 General Comments:

Maintenance:

There are dry water stains on the exterior wall sheathing below the windows at the south side of the building (builder verify window seal metal cladding is water tight, closed on ends and solid caulk bead. The metal window cladding appears to be open at the ends of the window seals where there are stains on the sheathing seen from inside the room. There is openings in the caulk bead at the window seals at the 3rd level.

There are some dry water stains on the ceiling trusses where drain pipes pass over and under roof deck floor. Builder verify there are no pipes leaking and no roof leaks above.

Room3 Pictures



Dry water stains at exterior sheathing



Gaps in caulk, cladding open at ends



Dry water stains on ceiling framing

Bathroom 1

Location: 1st Floor **Type:** 3/4

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

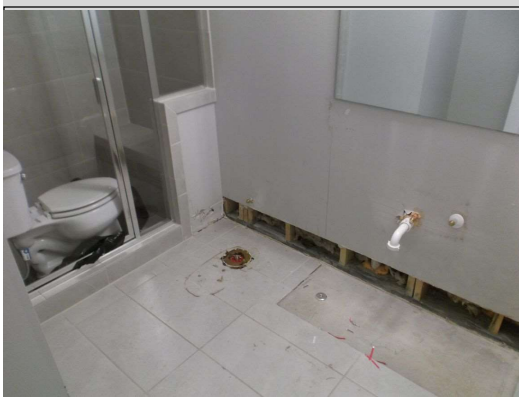
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

Maintenance:

1st floor bath: Toilet and vanity have been removed. Builder verify no water got into the exhaust fan and light fixture (water can cause damage).

Bathroom1 Pictures



Toilet and vanity removed

Bathroom 2

Location: Main Level **Type:** 1/2

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 2 General Comments:

Safety Hazard:

3/4 bath: The sink waste pipe is not capped off at the wall.

Maintenance:

3/4 bath fixtures removed. Builder verify all repairs and installations are done by certified contractors and plumbers. There are two exhaust fan air ducts join to one air duct in attic (can restrict airflow to the outside where both fans are operating and one fan can blow back into other bath under certain conditions).

Bathroom2 Pictures



3/4 bath fixtures removed/waste pipe no cap



Two exhaust fan ducts join to one at attic

Bathroom 3

Location: Master Bath **Type:** 3/4

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 3 General Comments:

Safety Hazard:

Master toilet drain pipe not properly capped

Maintenance:

Master bath: Exhaust fan duct has too many turns in the attic (exhaust ducts should have the straightest runs as possible to get maximum air exhaust to the outside). Fixtures removed at the master.

Bathroom3 Pictures



Toilet removed at master bath



Exhaust fan duct has too many turns



Toilet drain not properly capped

Interior

Windows/Glass

Condition Satisfactory Marginal Poor Needs Repair Representative number of windows operated Painted shut
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism

Evidence of Leaking Insulated Glass N/A Yes No **Safety Glazing Needed:** Yes No

Security Bars Present: Yes No Not tested Safety Hazard Test release mechanism before moving in

Fireplace 1

Location: Great RRoom

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal insert Metal (pre-fabricated) Cast Iron

Miscellaneous Blower built-in **Operable:** Yes No **Damper operable:** Yes No

Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing **Hearth extension adequate** Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined Not evaluated

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

Handrail N/A Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Stairs N/A **Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Smoke/Carbon Monoxide detectors

Smoke Detector Present Yes No **Operable:** Yes No Not tested Recommend additional

CO Detector Present Yes No **Operable:** Yes No Not tested Recommend additional

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

Access limited by: _____ **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 11 Recommend baffles at eaves Damaged Displaced Missing Compressed

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible Recommend add insulation

Ventilation Ventilation appears adequate Recommend additional ventilation

Fans exhausted to Attic: Yes No Recommend repair **Outside:** Yes No Not visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other _____

Ceiling joists Wood Metal Not Visible **Sheathing** Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No **Evidence of moisture** Yes No **Evidence of leaking** Yes No

Interior General Comments:

Major Concern:

It is advised that if any water got into any smoke alarms or CO detectors they shall be replaced with new ones. Verify no water got into fireplace controls.

Maintenance:

Builder verify all wood sub floors are screwed where there is popping before new flooring has been installed. Verify if there will be a need for building permits for the water restoration project. Contact the city or county building department to verify if permits are needed or not. The state of Georgia says contractors shall provide a 12 month warranty on all work complete.

It is advised to hire a certified R5 master home inspector to inspect all repairs after work is completed

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

Hello Everyone,

The owners have great concerns for how much water penetrated the building and the damage caused. I have explained that where water has entered any light fixtures, smoke alarms, control panels and appliances there can be damage to these items or the components can become defective later.

The owners also have a concern for water intrusion discovered before water damage occurred and made it clear that they do not want any work to be covered up until all original water intrusion problems have been identified and properly addressed, repaired or remedied.

Builders, contractors and installers are urged to work with the owners to get the best results or repairs done to their expectations and place high priority on quality workmanship and time management to get the repairs done in a reasonable time. They want a full professional team of workers on the job at all times to get the work completed in a expedient amount of time but quality first.

The owners have made it clear that they want all of there concerns heard and understood and expect the highest quality cooperation and results possible.

Thank You Very Much! If there are any questions about the inspection or the inspection report please let me know.

Paris Pressley

Master Residential Building, Electrical, Plumbing, HVAC Inspector

State of Georgia Licensed Residential Building & Home Improvement Contractor: Atlanta House Surgeons