

Atlanta House Surgeons and Real Estate Inspector



INSPECTION FOR ADDITION & IMPROVEMENTS PROGRESS AND COMPLETION

Customer Name: Wesley Smith

Address: 579 Mount Zion Rd. Conyers, GA. 30012

Date: 10-19-2026

As a Certified ICC R-5 Residential Inspector, State of Georgia "License Residential Builder, Home Improvement Contractor and Remodeling Company", I have been asked to inspect, give the assessment for project completion of the rear addition, repairs, corrections and or replacements at the address above.

This inspection report is provided to the owners to verify and establish where the contractors are at this stage for completion, verify any defects in the building construction and property, and identify conditions of concern by the owners.

All contractors involved in the construction of this project, including administrators and representatives who participated in the transactions, are urged to review this report and create a mutual solution to finish the construction to the satisfaction of the owners as agreed. Please see the photos that follow the report.

These are the findings during the inspection and recommendations:

BUILDING PLANS, PERMITTING, CITY AND OR COUNTY INSPECTIONS:

1. Did not see a permit card in the document's box at the side of the house. The document's box is normally placed in the front yard for easy access and view.
2. Check with the building department to verify all inspections have been done up to this date.
3. Verify all rough-in inspections were completed and approved.
4. The owner stated there was a building setback issue at the right rear corner of the main house that had to be adjusted at the garage door opening. Verify was made into compliance and approved by the building department
5. Verify how many times has the architect visited the site to verify the building is being constructed according to their building plans.
6. Verify the roof framing system over the new building is properly constructed according to the approved plans by the building department.

GROUNDS:

1. There are discarded bags of cement and or concrete remaining in the front yard that are no longer usable and other discarded debris on the property that should be removed ASAP
2. The landscaping, soil fill, back fill, grading and grounds have not been finished
3. There is major soil erosion and soil loss under the rear patio where excavation was not filled in and back filled. Either bring in new soil, compact that soil properly and sod or install a foundation and retaining wall under the patio perimeter to prevent slab settling and breakage.
4. Damaged lawns noted at the front and rear of the house due to traffic and construction equipment. Once all work is completed proper lawns shall be established (be aware there may need to be watering on a regular basis until grass is established).
5. Ground cover, grass or lawns have not been finished and or repaired
6. Missing soil erosion-control screens and barriers around the rear yard boundary. This is a environmental violation in several of the metro Atlanta areas. It is advised to establish ground cover or erosion control ASAP.
7. It is advised to route all downspouts 3 feet away from the foundation asap as pouring near the foundation can cause soil erosion and a under the foundation and differential foundation settling over time.

REAR BUILDING ADDITION:

1. Major concern: The owners stated water is getting into the addition under the exterior wall to the patio. The rear addition foundation and the concrete floor were installed lower than the patio floor or the addition settled and became lower than the patio surface. In new construction, it is advised to install a floor slab 6 inches above grade to provide for normal building settling. The addition concrete floor should have been installed to be 3 inches higher than the patio (after settling) to prevent surface water from getting into the addition under the walls and wall bottom plates.
2. It is advised to cut out a section of the patio, across the front from one side to the other, and 3 feet out from the addition and lower it by 3 inches (step-down) causing the patio to be 3 inches lower than the addition floor and the door threshold.
3. The James Hardie states where cement fiber siding ends at a concrete patio, there shall be a 2-inch gap of two inches between the bottom of the first siding panel and the concrete. Improper installations can void the warranty.
4. The cement fiber siding is closer than 2 inches at the roof shingles where the cricket roof meets the addition siding gable (where siding is closer than 2 inches to concrete and shingles there is a concern there can be water intrusion and water damage over time).
5. Verify how the HVAC duct system will be installed in the walls and/or ceilings to circulate conditioned air properly throughout the building.
6. Verify the vaulted ceiling-roof rafter system is properly insulated, proper air space and ventilated with baffles to create airflow into the soffits between rafters and out through the ridge vent. Verify this was approved before covered with drywall.
7. The right exterior wall is partially resting on the edge of the floor slab.
8. The side wood deck has not been completed and has a slight slope away from the building.
9. Verify the foundation blocks will have cement parging and a coated finish.

PLUMBING:

1. Verify the main water pipe will be at or below 12 inches of finish grade soil.
2. Verify the main waste pipe from the new building to the tie-in pipe to the septic pipe has the proper fall at $\frac{1}{4}$ inch slope for every foot of run (UPC).
3. Verify where the shower drain in the bath floor is located (belongings blocked full view).
4. Verify the existing septic tank was approved (large enough) to be able to handle the added bath and kitchen waste water of the addition.

ROOF:

1. Based on the water damage in the main house. The owner stated there are roof leaks. Can see tar patches at areas over the kitchen where the roof tie-in and cricket were installed.
2. Missing metal drip edge flashing at the new addition gable and eave fascia.
3. The siding is too close to the shingles at the gable above the added cricket roof (siding should have a 2-inch air gap).

HVAC SYSTEM:

1. The owner stated there will be zone heating and cooling systems installed in the new addition. These types of systems may not be the most energy efficient and may struggle to circulate conditioned air around rooms and areas of the interior evenly as a central HVAC system would with air send and return registers and ducts located in rooms and halls. Several HVAC systems may use more energy to heat and cool the building than a central system would also.
2. The AC condensate pump and collector is located in the air return box below the furnace in the closet. This installation can allow excessive moisture to mix with return air and be discharged into the living space under certain conditions. It should be located in the closet not in the air return plenum. Condensate pumps operate through a simple mechanism: a reservoir receives water from the condensate drain pan, a float or sensor detects when the reservoir fills, and a small motor activates to push the water through a discharge hose. The discharge hose typically runs to

a nearby drain, outdoor area, or a dedicated condensate line. In some models, a check valve prevents backflow, and a reservoir lid keeps debris out. Many modern pumps are designed to be quiet, compact, and energy-efficient, with automatic shutoffs to protect against overheating or dry-running when no water is present. Proper placement of condensate pumps is crucial for safety and efficiency.

- Building Codes — Many jurisdictions prohibit placing pumps in return air ducts due to safety concerns.
- Safety Risks — Electrical appliances in air return ducts can create fire hazards.
- Accessibility — Pumps should be easily accessible for maintenance and inspection.
- Drainage Efficiency — Proper placement ensures effective drainage from the condensate pan to an approved disposal location.

MAIN HOUSE KITCHEN:

1. The owner stated the kitchen has received water intrusion and damage from the roof leaks caused by the addition tie-in. Partially gutted.
2. I am urging mold contractors and remediators to do mold remediation and encapsulation right-away so that the kitchen can be restored to usable state ASAP
3. It is verified the kitchen is not usable at the time of the inspection. It is advised to repair and replace the roof covering ASAP and repair, place, replace all damaged insulation, sheetrock, electrical fixtures as-soon-as possible. Any appliances and electrical equipment that received water intrusion should be considered for replacement as water can damage some components (owner verify anything that received water intrusion).
4. When a home has mold issues and is without cooking facilities it is not considered fully habitable.

ADDITION IS NOT COMPLETED:

1. The addition is about 68% complete. There appears to be rough-in work being done after drywall has been installed. There are holes in the drywall at some areas. The owner said there was rough work needed to be completed behind sheetrock.
2. The kitchen is only the walls at the time of the inspection.
3. The bath is a shell with only the rough plumbing stubbed in and no fixtures and finishes
4. Interior trim, baseboards, doors floor coverings have not been installed
5. Verify the electrical service and main system was approved to support the addition electrical system.
6. The electrical system is at the rough-in stage (no distribution panel breakers are installed, no light fixtures, switches, receptacles, cover plates... installed)
7. The HVAC systems have not been installed
8. The wood deck is incomplete

The contractors are advised to come to an agreement with the owners to complete the project within a acceptable amount of time with no delays. Any damage to the existing house caused by a defective roof installation should be afforded by the contractor who did the work. It is advised that both parties get together and discuss the terms. The contractors shall try to provide and select the best materials where possible. All repairs and finish work shall be done in a workman like manor. All work, labor and materials shall have a 12 month warranty, starting from the day of completion.



Paris Pressley: Former VP/President Elect of the Georgia Association of Home Inspectors
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