



INSPECTION REPORT

Client: Kayla Truxton

Address: 1073 Mayson Turner Rd NW Atlanta, GA 30314

Date: 6-5-2026

Temperature: 81'

Age: 2022

These are the general results for "Water Intrusion Conditions" at 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

ROOF:

1. There is no metal cap with turned down rims on both sides of the top of the parapet walls all the way around the roof perimeter. Contractors or roofer installed only a piece of 1 by 8 cement fiber board on the top of the wall and left off the metal caps. Water is pouring over the board and entering the joints where the siding ends under the cap board. This water intrusion is running down into the wall behind the siding all the way down to the first level exterior walls. The roofer did install the rubber fastener or metal transition strip under the board (to hold the roof rubber onto the wall) which is correct on the roof side of the wall and installed a bead of 50-year caulk seal at the metal strip. It is advised to have a sheet metal contractor install the cap flashing as required.
2. Verify the 1st level roof covering over the front door entry and foyer is flashed at least 4 inches up onto the walls under the siding above this roof. Also, it is required the siding should have at least a 2-inch clearance from the roof covering to prevent water absorbing into the siding and to create an air space between materials for drainage.
3. Because there is a missing metal cap on top of the parapet walls around the roof perimeter and a gap between the siding and the underside of the cap board, there may be water entering the exterior walls behind the siding at many areas. Can see bulging siding at the right side of the side door.





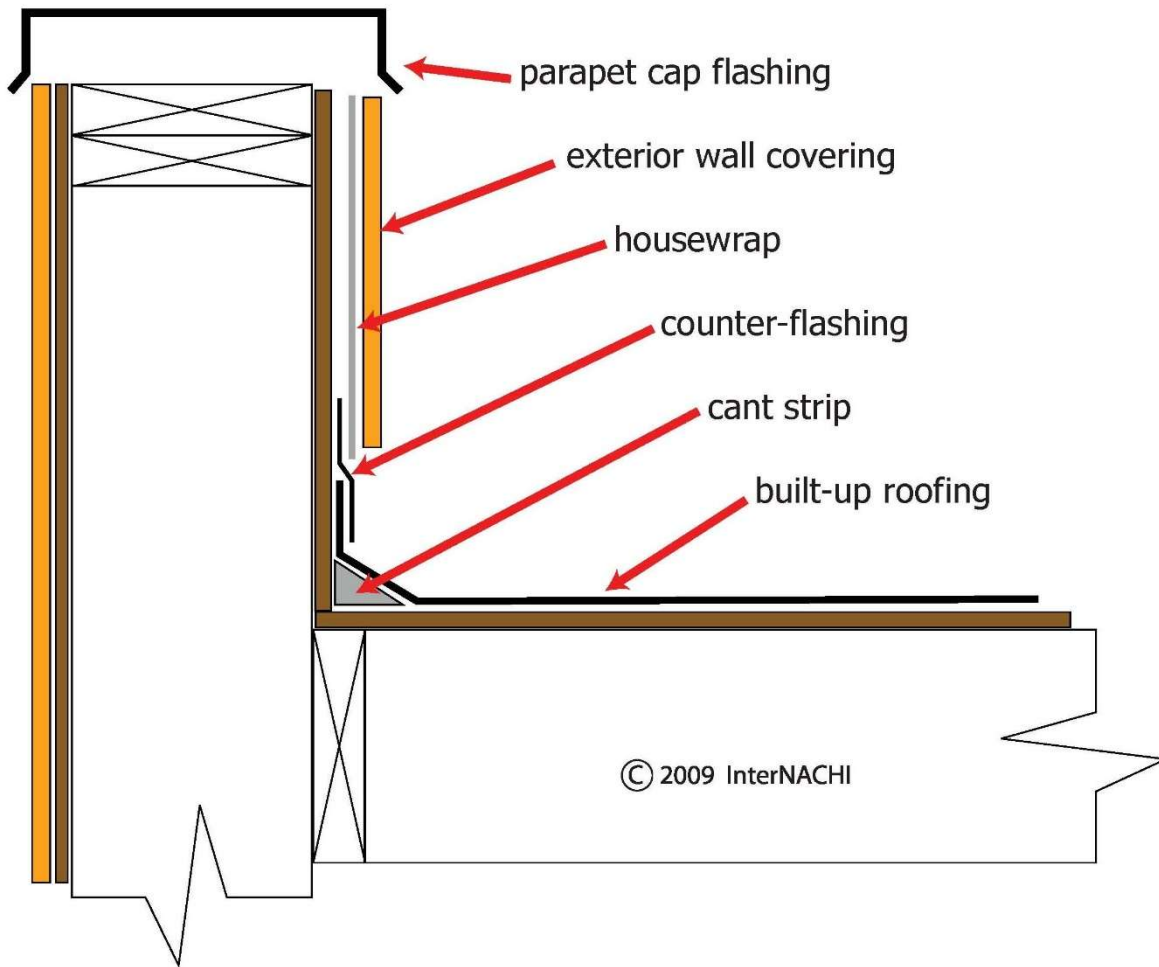
Missing metal cap with turned down flanges on walls







Parapet Wall Flashing



EXTERIOR ENVELOPE:

1. There is missing flashing over doors and windows.
2. Contractors installed flashing on the face of the window molding at several areas but the flashing must be under the siding above the window trim to flash water away.
3. There is missing Z flashing between siding panels where there are horizontal joints. Contractors installed only battens over the siding joints and caulked the seams and some seams have started to open up allowing water to penetrate openings between the battens and siding.
4. There is a large gap under the front door threshold and floor that can allow water on the floor to get in and cause rot to the floor framing and rim joist under the door.

5. There appears to be missing flashing where the siding terminates at the front porch floor. There should be a air gap of at least 1 inch between the siding and the porch floor.



Flashing placed on the face of window trim









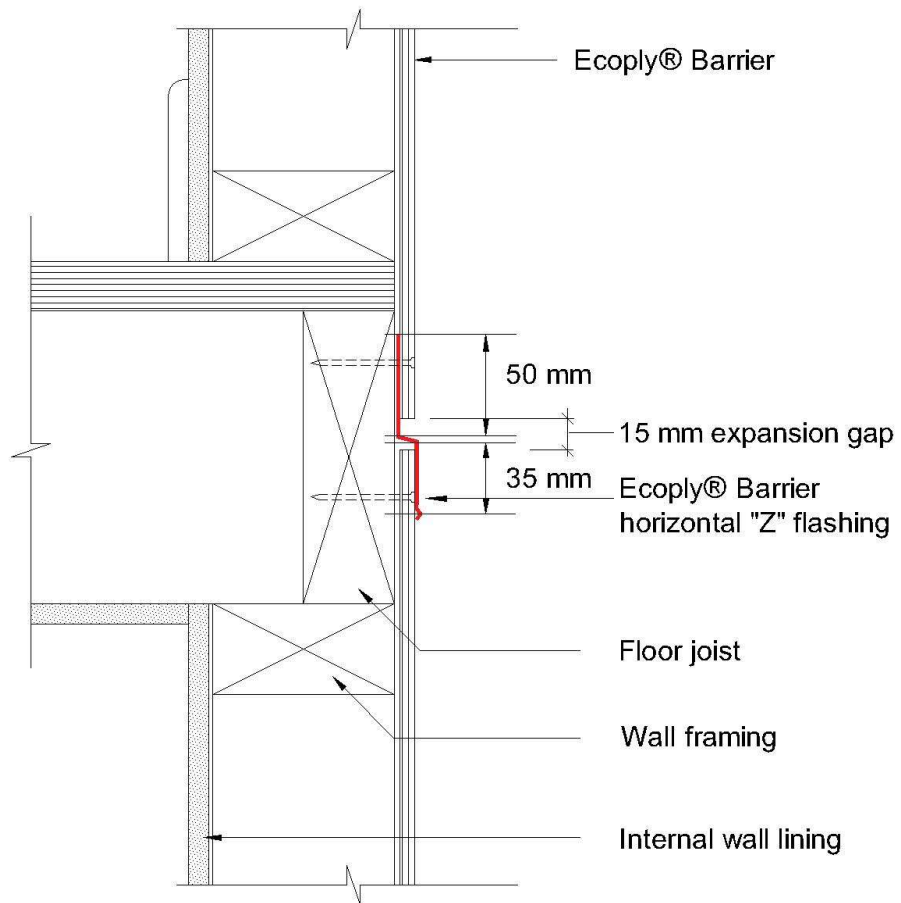


Missing flashing over door frames

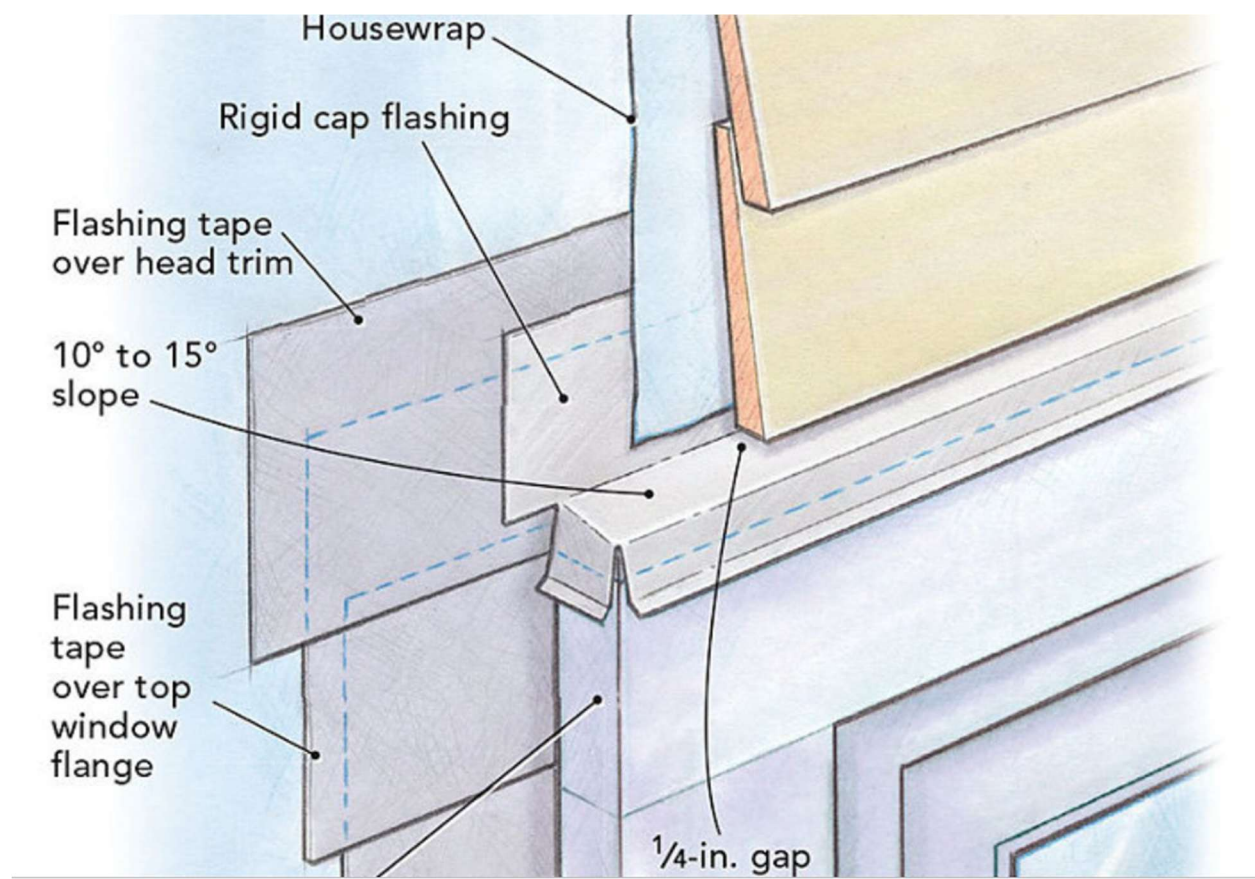




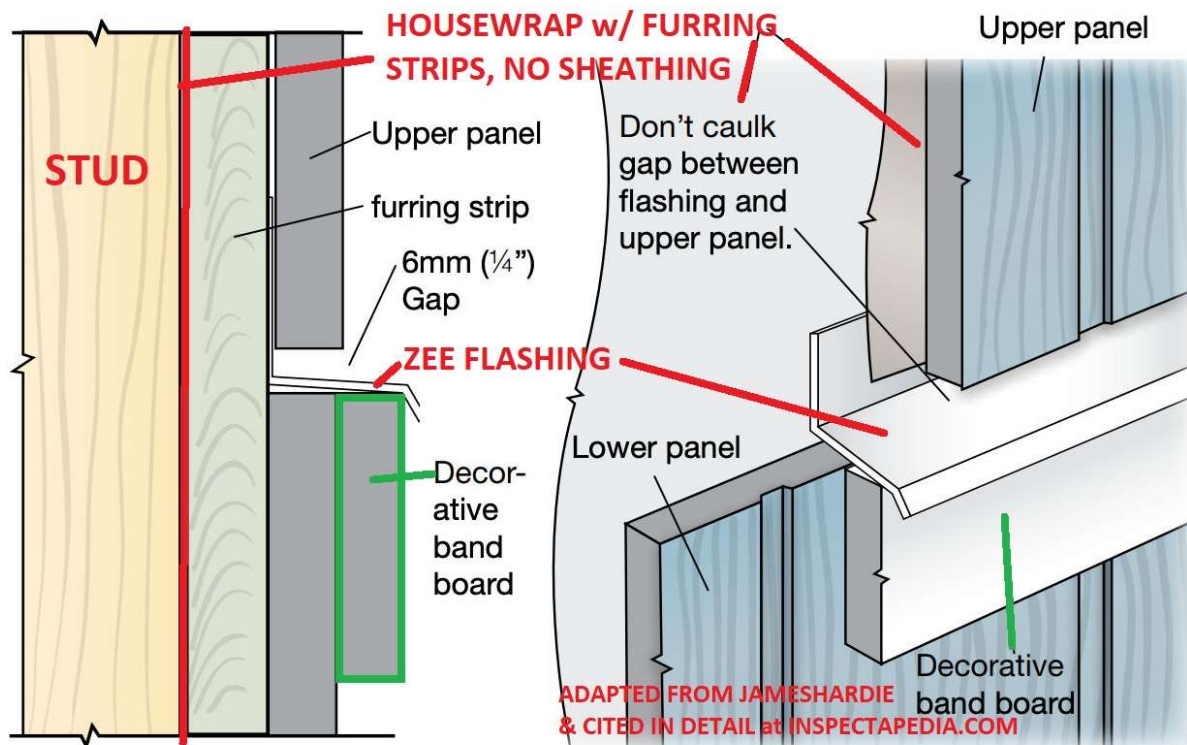




Vertical section



HORIZONTAL ZEE FLASHING + BAND BOARD TRIM BETWEEN BOARD & BATTEN PANELS or BOARDS



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:



Phones: 404-755-9556 or 770-252-6700

Atlanta House Surgeons and Real Estate Inspector; Certified Energy Auditor

Former VP/President Select Georgia Association of Home Inspectors; Founder and President of Brotherhood of Certified Home Inspectors-InterNACHI Chapter Certified ASHI, InterNACHI, HUD, ICC R-5 Building, Electrical, HVAC and Plumbing Inspector. State of GA. Licensed Residential Building Contractor, Master Carpenter RBI-003371

Email: info@ppinspect.com Sites: www.ppinspect.com www.atlantahousesurgeons.com