

# General Summary



**Nier Building Inspections**

**Master Code Professional - # 5169207- MCP**

**ICC Fire Inspector (Commercial)**

**ESA Certified Mold Inspector & Certified Mold Assessor (CMI & CMA) #11291**

**Cell # 404-277-6612**

**Customer**

Brian Taylor

**Address**

2010 Armindia Ct

Alpharetta Georgia 30022

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 ROOF COVERINGS

#### **Inspected, Repair or Replace**

(2) The roof covering is older, and the life of covering nearing the end of its functional life. The covering does need to be replaced. The shingles were noted as brittle and many areas the granules showed heavy wear, the underlying shingle matrix was beginning to show in various locations. While this covering could last a year it needs to be replaced in the very near future.

## 1. Roofing



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

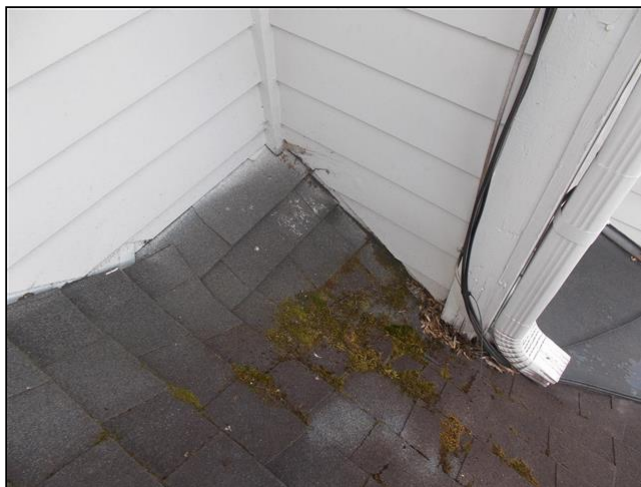


1.0 Item 8(Picture)

(4) There was moss growing on the shingles on the back of the home. Recommend having the roof cleared of damaging growth.



1.0 Item 10(Picture)



1.0 Item 11(Picture)

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected, Repair or Replace

(1) The chimney appeared to lean slightly toward the house. Recommend having a contractor evaluate and repair as needed.

1. Roofing



1.2 Item 1(Picture)

(2) The trim and siding around the fireplace chimney is showing signs of water intrusion and deterioration. Recommend having a carpenter repair and replace all deteriorated siding and trim on the chimney surround. Properly prime and paint.



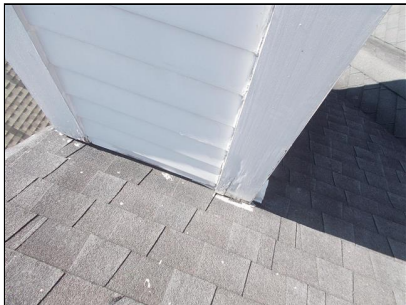
1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)



1.2 Item 7(Picture)



1.2 Item 8(Picture)

1.3 ROOF DRAINAGE SYSTEMS



## 1. Roofing

### Inspected, Repair or Replace

The gutter appears to leak at the seam on the front, rear and sides of home. Recommend having a gutter installation company evaluate and repair as needed.



1.3 Item 1(Picture)

## 1.4 OTHER FINDINGS

### Inspected, Repair or Replace

There were two satellite dishes attached to the roof. Devices attached to the roofing material can develop into a roof leak and if it is no longer used it is recommended that it be removed and damaged shingles replaced.



1.4 Item 1(Picture)

## 2. Exterior

### 2.2 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

(1) The front corner board by the front porch was showing evidence of caulked repairs. This is a very amateurish attempt at correcting rot and deterioration and should be properly cut out and repaired. Recommend having all siding components repaired and painted with a quality paint to prevent further deterioration.

## 2. Exterior



2.2 Item 1(Picture)

(2) There was a piece of siding on the right side of the home that appeared to be loose. Recommend having a contractor properly re-secure the siding and seal as needed.



2.2 Item 2(Picture)

### 2.3 DOORS (Exterior)

#### **Inspected, Repair or Replace**

(1) Trim at the bedroom balcony door was noted as deteriorated on both sides. Recommend having a contractor evaluate and properly repair or replace as needed.

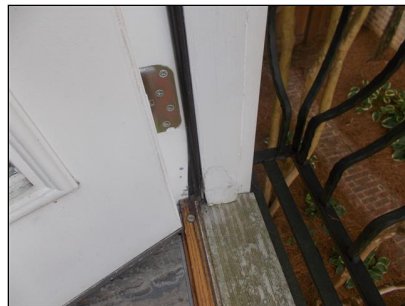
## 2. Exterior



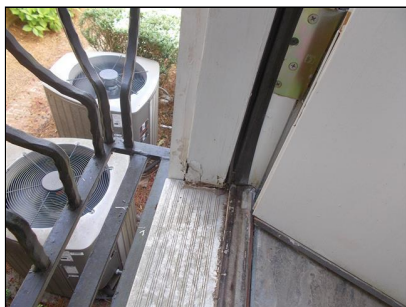
2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

(2) The plate for the top jamb bolt was missing at the top jamb on the double door. The jamb lock has a small plate with two screws securing it to the jamb to prevent the hole from widening. Recommend having the trim carpenter install as noted.



2.3 Item 5(Picture)

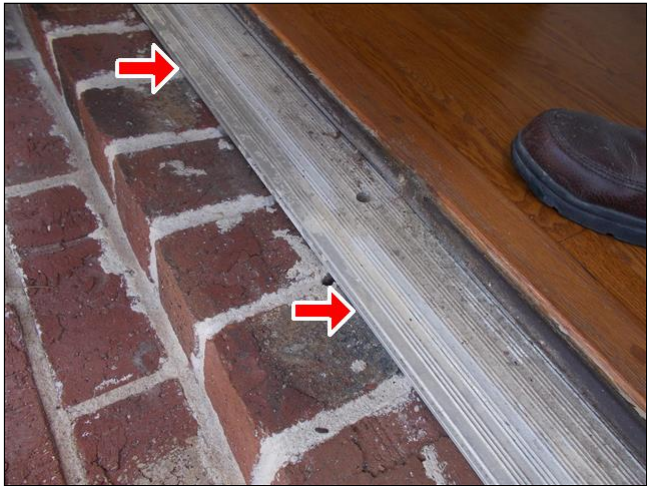


2.3 Item 6(Picture)

(3) All of the doors on the building were noted as in need of caulking along the threshold at the brick connection. Recommend having painting professional caulk all trim where needed, paint and seal.



2. Exterior



2.3 Item 7(Picture)

2.4 WINDOWS

Inspected, Repair or Replace

(1) The wooden exterior window trim around the home was noted as in need of painting. All exterior paintable surfaces should be coated in a quality weather resistant paint and maintained periodically. Typically painting is needed every 5 years or so. Recommend having a qualified painting company paint exterior wooden windows and trim on the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)

(2) The front windows were noted as open along the top of the window. There was clearly a gap to the outside. Recommend having a window professional evaluate the windows and repair or replace as needed.

## 2. Exterior



2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)

### 2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Inspected, Repair or Replace

The paint on the porch columns and trim was noted as showing signs of weathering was beginning to deteriorate. Recommend having all porch components repaired and painted with a quality paint to prevent further deterioration. Typically painting is needed every 5 years or so.



2.5 Item 1(Picture)

### 2.6 ELECTRICAL

#### Inspected, Repair or Replace

(1) The front exterior receptacle was noted as being loose at the wall connection. Receptacles must be securely and rigidly mounted to wall surface when device boxes are recessed in walls for safety. Recommend having a licensed electrician properly secure all receptacles as needed for safety.



## 2. Exterior



2.6 Item 1(Picture)

(3) The bubble cover on the receptacle on the back patio was noted as broken and in need of being repaired. Recommend having an electrician evaluate and repair or replace as needed.



2.6 Item 3(Picture)

## 2.7 PLUMBING

### Inspected, Repair or Replace

(1) The plumbing cleanout hand-well in the front yard was observed as open. Upon closer evaluation it was noted the plumbing drain was raised up and the lid could not close properly. This is likely due to the dirt supporting the hand-well, settling and compacting. Recommend having the hand-well adjusted or the drain line cut off so the lid will properly close.

## 2. Exterior



2.7 Item 1(Picture)

### 2.10 EAVES, SOFFITS AND FASCIAS

#### Inspected, Repair or Replace

(2) The fascia around the home were noted as showing evidence of deterioration and in need of minor repairs. Recommend having a carpenter repair as noted.



2.10 Item 3(Picture)

(3) The overhang on the upper roof was noted as missing the soffit material and was open at the time of the inspection. Recommend having a contractor properly finish the soffit and close the area to prevent insects or vermin to enter the home.

## 2. Exterior



2.10 Item 4(Picture)



2.10 Item 5(Picture)

(4) The fascia up on the roof showed water damage and were in need of repair. Recommend having a contractor repair or replace all damaged fascia and soffit.



2.10 Item 6(Picture)

## 3. Garage

### 3.4 GARAGE DOOR (S)

#### Inspected, Repair or Replace

The garage door was noted as weathered and in need of being re-painted. Recommend having a contractor refinish as noted.



### 3. Garage



3.4 Item 1(Picture)

#### 3.6 GARAGE DOOR OPERATORS

##### Inspected, Repair or Replace

(1) The covers for the lights on the openers were missing. Recommend having the light covers replaced.



3.6 Item 1(Picture)

#### 3.7 OTHER FINDINGS

##### Inspected, Repair or Replace

The smoke detector in the garage was noted as missing. Recommend having the seller replace the alarm as noted.

### 3. Garage



3.7 Item 1(Picture)

### 4. Interiors

#### 4.3 FLOORS

##### **Inspected, Repair or Replace**

The master bath tile floor was noted as having several tile that were lacking grout between the tiles. Recommend having a contractor evaluate and repair or replace the tile floor as needed.



4.3 Item 1(Picture)

#### 4.6 DOORS (REPRESENTATIVE NUMBER)

##### **Inspected, Repair or Replace**

(1) The latch for the half bath door was stuck and did not function properly. Recommend having a handy man repair as needed.

## 4. Interiors



4.6 Item 1(Picture)

### 4.7 WINDOWS (REPRESENTATIVE NUMBER)

#### **Inspected, Repair or Replace**

Some of the windows were checked for operation and upon opening the window in the master bedroom it was extremely difficult to close. Recommend having a window professional evaluate all of the windows and repair as needed.



4.7 Item 1(Picture)

## 5. Structural Components

### 5.5 ATTIC

#### **Inspected, Repair or Replace**

(2) There was a cockroach in the attic. Recommend having a pest company treat and verify the property is clear.



## 5. Structural Components



5.5 Item 4(Picture)

### 5.7 FIRE BARRIERS

#### Inspected, Repair or Replace

The home is protected on one side by a fire-resistant assembly which was designed as a vertical rated assembly from the floor to the underside of the roof deck, gaps and penetrations are not allowed. There was a fairly large hole at the end of the roof brace on the side which needed to be properly sealed. Recommend having contractor fill gaps on either side of attic where roof decking is exposed, with type X sheetrock.



5.7 Item 1(Picture)

## 6. Plumbing System

### 6.2 FIXTURES

#### Inspected, Repair or Replace

(2) Some of the vanity drain stoppers did not work at the time of the inspection. Recommend having a plumbing contractor repair or replace as needed.

## 6. Plumbing System



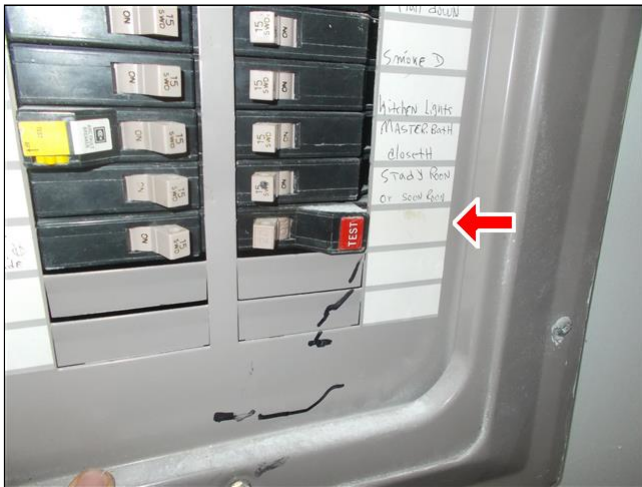
6.2 Item 3(Picture)

## 7. Electrical System

### 7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

(2) There was a GFCI breaker in the panel that was not properly labeled or identified. Recommend correcting for safety reasons.



7.0 Item 3(Picture)

### 7.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Inspected, Repair or Replace

(1) One of the Arc fault breakers failed to trip when it was tested. Recommend having an electrician repair or replace as needed.

## 7. Electrical System



7.1 Item 1(Picture)

### 7.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the building, and on the building's exterior walls) Inspected, Repair or Replace

(1) The can light in the front room was loose from the ceiling. Recommend having a licensed electrician evaluate and repair as noted.



7.2 Item 1(Picture)

(2) There was a receptacle device in the kitchen that was noted as loose and in need of being re-secured. Recommend having a licensed electrician repair as noted.



## 7. Electrical System



7.2 Item 2(Picture)

## 8. Heating / Central Air Conditioning

### 8.0 HEATING EQUIPMENT

#### **Inspected, Repair or Replace**

The furnaces did not appear to have been professionally serviced recently. One unit was manufactured in 2015 and the other was 2019.

Recommend having the HVAC system professionally cleaned, serviced and evaluated by an HVAC company including but not limited to: lubricating the motors and moving parts, check and adjust blower fan belt tension, tighten all electrical connections, check all controls, evaluation of the heating elements, refrigerant levels, clean condenser coils, check cooling coil and linesets.

Replace and or clean filters at least four times a year, or based on the recommendations of the filter manufacture.

8. Heating / Central Air Conditioning



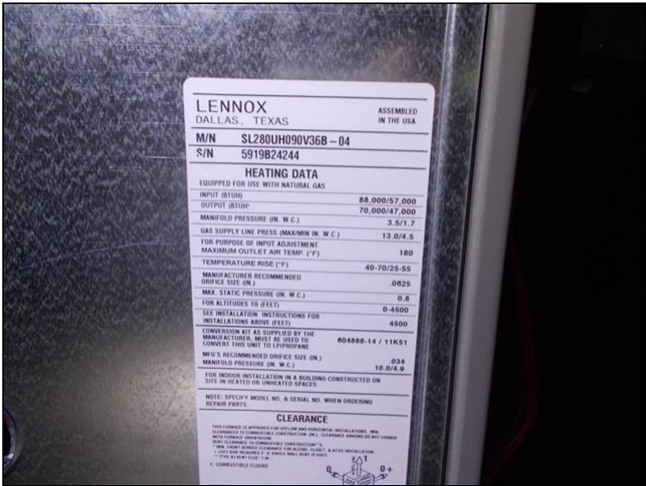
8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(2) The plenum connections and joints are not air tight; the attic unit was drawing in and exhausting attic air during operation. This reduces efficiency and can adversely affect the living area. Joints and connections in air distribution piping must be taped and sealed with mastic in an approved manner for effective operation and maximum efficiency. Recommend having HVAC contractor tape or seal all seams and joints with an approved product.

## 8. Heating / Central Air Conditioning

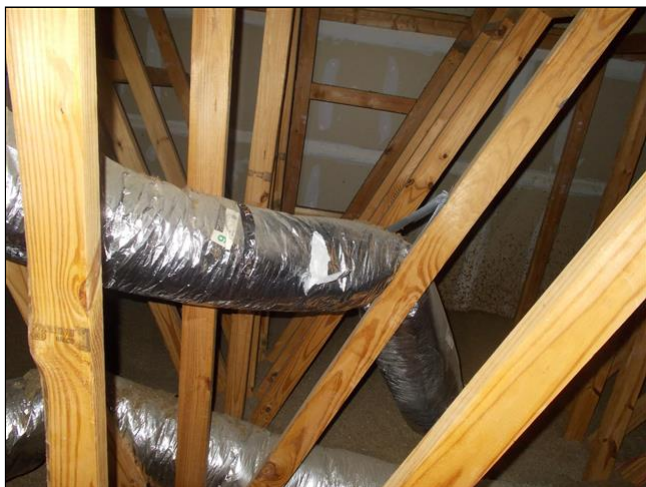


8.3 Item 3(Picture)



8.3 Item 4(Picture)

(3) Some of the ductwork in the attic was noted as having the outer foil torn or ripped and was in need of being repaired. Tears in air distribution piping must be taped and sealed in an approved manner for effective operation and maximum efficiency. Recommend having HVAC contractor tape or seal all foil jackets with an approved product.



8.3 Item 5(Picture)

### 8.6 COOLING AND AIR HANDLER EQUIPMENT

#### **Inspected, Repair or Replace**

One of the two compressors outside (AC units) appeared to be older (2015) and the other appeared to be newer (2019). Due to the outside temperatures being so low these units could not be tested for effectiveness for cooling. It cannot be determined how long the AC will last before a replacement is necessary. Preventive maintenance and annual servicing can prolong the longevity of the units.

Recommend having an HVAC contractor evaluate the entire system and repair or replace components as needed.

An upgraded system would be more cost efficient to operate.



8. Heating / Central Air Conditioning



8.6 Item 1(Picture)



8.6 Item 2(Picture)



8.6 Item 3(Picture)

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, Baths and Dryer)

Inspected, Repair or Replace

(1) There was a considerable amount of lint behind the dryer at the exhaust connection, thus suggesting there was an exhaust issue where the lint was being pushed out around the pipe. Recommend having a contractor repair and clean as needed.



## 9. Insulation and Ventilation



9.2 Item 1(Picture)

(2) It appears the dryer duct ran up into the attic and was full of lint and in need of being cleaned this can result in overworking the dryer equipment thus resulting in inefficient drying of clothing or potential fire hazard. Recommend having a duct cleaning company or a general contractor clean all lint from exhaust duct.



9.2 Item 2(Picture)

## 10. Kitchen Appliances

### 10.3 RANGE HOOD

#### Inspected, Repair or Replace

The hood was built into the microwave unit and was not vented to the outside and the grill was missing. Recommend having an appliance professional replace the grill.

## 10. Kitchen Appliances



10.3 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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