



Inspection Report

Stephen Huss

Property Address:
920 Pebblestone Ct
Alpharetta GA 30009



Dana Inspection Services, Inc.

**Tom Crawford
490 N Fields Pass
Alpharetta, GA 30004**

General Summary of Repairs



Dana Inspection Services, Inc.

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The following items 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**.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

2. Exterior

SIDING & EXTERIOR TRIM

- 1 Nails that are to secure siding on the right side of the house should be repaired/sealed as needed to prevent water intrusion at the oversized holes. Recommend further evaluation by a qualified siding contractor.

WINDOWS

- 2 (1) Wood rot was observed at the lower window sash at the left rear corner of the main floor level. Recommend further evaluation by a qualified contractor for repairs as needed.

VENTS/VENT HOODS

- 3 The vent hood and flap on the left side of the house are damaged and should be replaced.

5. Interiors

WINDOWS (REPRESENTATIVE NUMBER)

- 4 (1) A window appears to be fogging in the left rear 2nd floor bedroom. This may indicate the seal between the thermal panes has failed. Recommend further evaluation of windows by a qualified window professional for repairs as needed.
- 5 (2) Several windows were stuck shut and should be repaired.
- 6 (3) A crack was observed in the window above the kitchen sink.

8. Electrical System

CONNECTED DEVICES AND FIXTURES

- 7 (1) One of the A/C condensing units is over-amped. The manufacturer recommends it be connected to a maximum 15 amp breaker when it appears to be connected to a 25 amp one. This may cause damage to the unit by not tripping when needed and should be evaluated and repaired by a qualified electrician.
- 8 (2) Have all burnt out or missing light bulbs in and around the house replaced where needed.

SMOKE DETECTORS

- 9 **The smoke alarms were not functional when tested. Recommend replacement as needed by a qualified contractor.**

9. Heating / Central Air Conditioning/ Fireplaces

COOLING AND AIR HANDLER EQUIPMENT

- 10 (1) **An ambient air test was performed on the main floor cooling system by taking a temperature reading of both the output and return air to determine the temperature differential. A normal temperature differential is between 17 degrees and 22 degrees which indicates that the unit is cooling as intended. In this case the difference was only 13 degrees at best. Have further evaluated, checked for leaking, and repaired as needed by a qualified HVAC professional.**
- 11 (2) Exterior condensate drains should be extended out to drain further away from the house.

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

- 12 It is no longer recommended to have a HVAC supply vent inside garages as was seen. This may allow Carbon Monoxide cross contamination into the living space above. Have the vent sealed by a qualified HVAC professional.

CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

- 13 **A furnace exhaust duct is in contact with the roof decking inside attic, which is considered a fire hazard. Have repaired to have at least a 1" gap created.**

GAS FIRELOGS AND FIREPLACES

- 14 (1) **The flue damper at the fireplace is not connected to the handle to OPEN/CLOSE the unit. Recommend further evaluation by a qualified fireplace professional for repairs as needed.**
- 15 (2) The gas supply piping in the fireplace for the log lighter is missing a diffuser for proper operation.

10. Insulation and Ventilation/Attic, Crawl Space, Basement

VENTING SYSTEMS (Kitchens, baths, laundry, fireplace)

- 16 There is no ceiling vent fan present in the master bathroom water closet. The electrical switch appears to be installed.

EVIDENCE OF RODENTS IN ATTIC

- 17 **Signs of rodent burrowing were observed inside the attic insulation. Although a common problem, this should be further evaluated and treated by a qualified exterminator or wildlife control professional. The best fix for this would be having the exterior of the house sealed, which is called Exclusion.**

GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

- 18 A stringer on the attic ladder was observed to have a large longitudinal split which may compromise the safety of the ladder. Nails are missing at the attic ladder hinge pivot hardware. Recommend repairs as needed by a qualified contractor.

11. Built-In Kitchen Appliances/Other Appliances**DISHWASHER**

- 19 (1) The dishwasher door does not appear to close tightly. A puddle of water was found on the floor after running the appliance through a cycle. Recommend further evaluation by a qualified appliance repair professional for repairs as needed.
- 20 (2) The top drawer inside the dishwasher is damaged/not installed. Recommend further evaluation by a qualified appliance repair professional for repairs as needed.

WASHER/DRYER

- 21 A drip pan with an exterior drain line is recommended under the clothes washer, as it is installed at a 2nd floor above finished living space.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

Items to Monitor



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These are items that do not appear to be having a negative impact on the dwelling, and may never. Future repairs may be needed.

2. Exterior

**VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

- 1 Cracks and displacement were observed at the concrete driveway.

4. Garage

GARAGE FLOOR

- 2 Common curing or settling cracks were observed on the garage floor.

5. Interiors

CEILINGS

- 3 A moisture stain was observed on the front ceiling of the family room. After running the upstairs plumbing fixtures, it did not show signs of moisture when viewed with an infrared camera and appears to be an old stain. Recommend cosmetic repairs and monitor for changes.
-

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1. Roofing

Items

1.0 ROOF COVERINGS/DECKING

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Comments: Inspected

Styles & Materials

Roof Covering:

Architectural Asphalt

Viewed roof covering from:

Ground
Binoculars

Chimney (exterior):

Cement Fiber

Approximate Roof Age:

10 years

2. Exterior

Items

2.0 SIDING & EXTERIOR TRIM

Comments: Repair or Replace

Nails that are to secure siding on the right side of the house should be repaired/sealed as needed to prevent water intrusion at the oversized holes. Recommend further evaluation by a qualified siding contractor.



Right side of house (example)



Right side of house (example)



Right side of house (example)



Right side of house (example)

2.1 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Monitor

Cracks and displacement were observed at the concrete driveway.



Driveway slab (example)



Driveway slab (example)

2.2 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIOS AND APPLICABLE RAILINGS

Comments: Inspected

2.3 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.4 DOORS (Exterior)

Comments: Inspected

2.5 WATER METER

Comments: Inspected

2.6 WINDOWS

Comments: Repair or Replace

(1) Wood rot was observed at the lower window sash at the left rear corner of the main floor level. Recommend further evaluation by a qualified contractor for repairs as needed.



Rear of house



Rear of house

(2) Exterior window screens were observed to be stored in the attic.

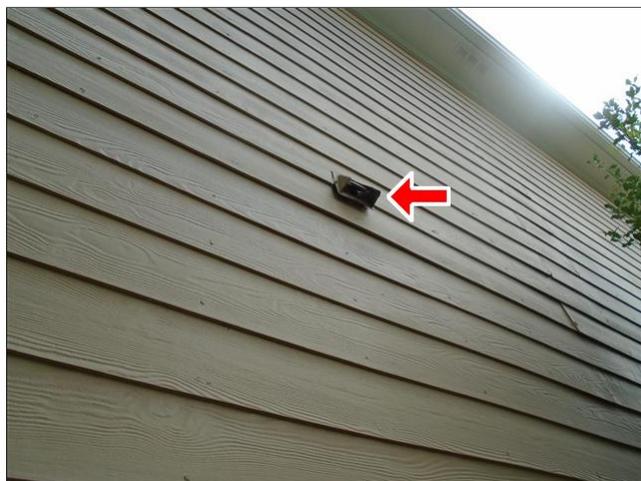


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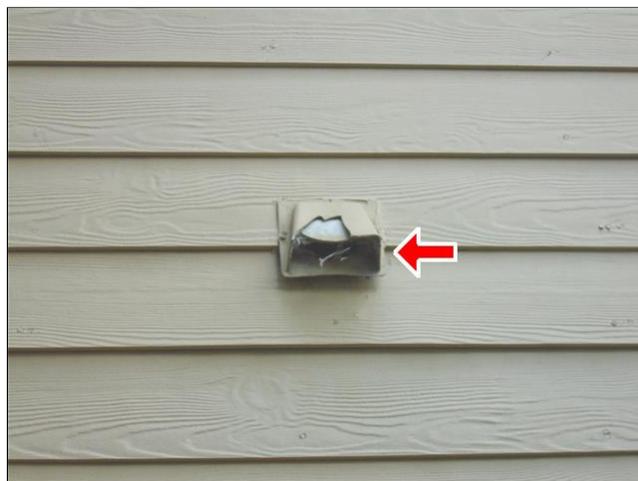
2.7 VENTS/VENT HOODS

Comments: Repair or Replace

The vent hood and flap on the left side of the house are damaged and should be replaced.



Left side of house



Left side of house

2.8 FOUNDATION DRAINS

Comments: Not Inspected

Styles & Materials

Siding Material:

Fiber-cement (e.g., Hardiplank)
Brick veneer

Appurtenance:

Patio
Sidewalk

Driveway:

Concrete

3. Decks

Items

4. Garage

Items

4.0 GARAGE CEILINGS

Comments: Inspected

4.1 GARAGE WALLS

Comments: Inspected

4.2 GARAGE FLOOR

Comments: Monitor

Common curing or settling cracks were observed on the garage floor.



Garage slab (example)

4.3 GARAGE DOOR (S)

Comments: Inspected

4.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

4.5 GARAGE DOOR OPERATORS

Comments: Inspected

Styles & Materials

Garage Door Type:

Two automatic

5. Interiors**Items****5.0 CEILINGS**

Comments: Monitor

A moisture stain was observed on the front ceiling of the family room. After running the upstairs plumbing fixtures, it did not show signs of moisture when viewed with an infrared camera and appears to be an old stain. Recommend cosmetic repairs and monitor for changes.



Family room



Family room

5.1 WALLS

Comments: Inspected

5.2 FLOORS

Comments: Inspected

5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4 COUNTERS/CABINETS/CLOSETS

Comments: Inspected

5.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) A window appears to be fogging in the left rear 2nd floor bedroom. This may indicate the seal between the thermal panes has failed. Recommend further evaluation of windows by a qualified window professional for repairs as needed.



Left rear 2nd floor



Left rear 2nd floor

(2) Several windows were stuck shut and should be repaired.



Example

(3) A crack was observed in the window above the kitchen sink.



Kitchen

Styles & Materials

Window Types:

Thermal/Insulated
Double-hung

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

6. Structural Components (where visible)

Items

6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

6.1 WALLS (Structural)

Comments: Inspected

6.2 COLUMNS OR PIERS

Comments: Inspected

6.3 FLOORS (Structural)

Comments: Inspected

6.4 CEILINGS (structural)

Comments: Inspected

6.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Roof Structure:

Wood Rafters
2 X 6 Rafters
Plywood

Roof-Type:

Hip

7. Plumbing System

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

7.2 HOT WATER SYSTEMS & CONTROLS

Comments: Inspected

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The water service main shut off valve is located in the garage, above the water heater.



Garage



Main valve

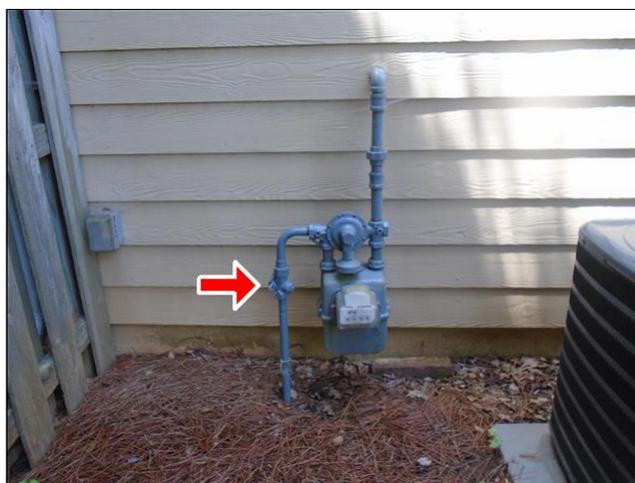
7.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at the gas meter outside.

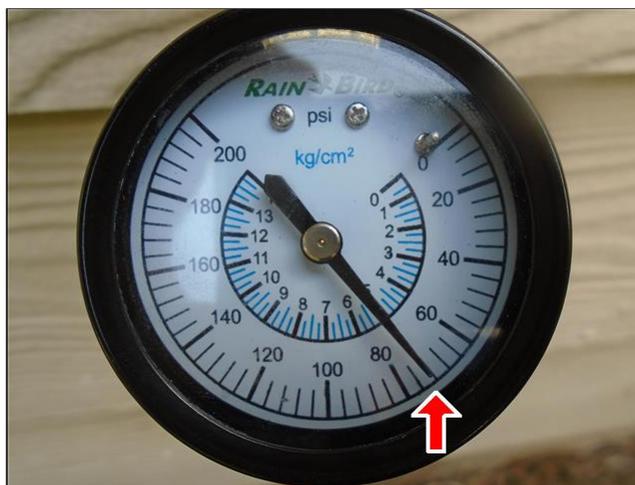


Left side of house

7.6 WATER PRESSURE

Comments: Inspected

The whole home water pressure was tested at the right side hose bibb and found to be approximately 72 psi. Pressures between 40 - 80 psi are considered acceptable for residential use.



Right side hose bibb

7.7 FLEXIBLE APPLIANCE CONNECTORS (FACs)

Comments: Inspected

7.8 BONDING OF CSST GAS PIPING (IFGS, GA AMENDMENT, 310.1.1)

Comments: Not Inspected

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon
Water heater brand: RHEEM	Water Heat Age: 5 years	

8. Electrical System

Items

8.0 SERVICE ENTRANCE CONDUCTORS/SIZES

Comments: Inspected

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

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

Comments: Inspected

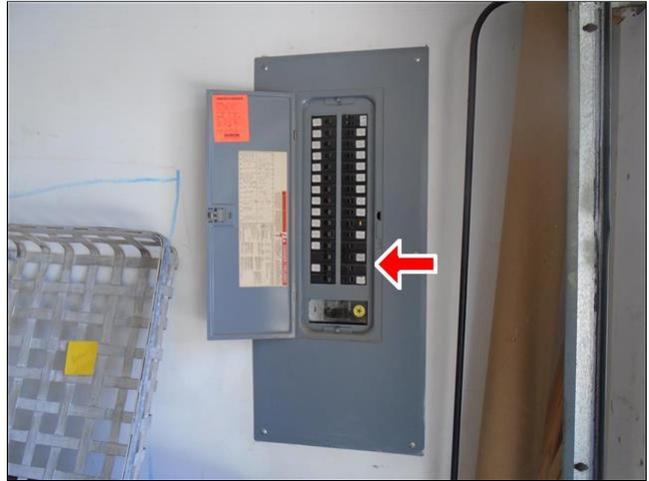
8.3 CONNECTED DEVICES AND FIXTURES

Comments: Repair or Replace

(1) One of the A/C condensing units is over-amped. The manufacturer recommends it be connected to a maximum 15 amp breaker when it appears to be connected to a 25 amp one. This may cause damage to the unit by not tripping when needed and should be evaluated and repaired by a qualified electrician.



Left side of house



Garage

(2) Have all burnt out or missing light bulbs in and around the house replaced where needed.



Front right bedroom (example)



Right rear flood light (example)



Front right flood light (example)

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE AND AT THE EXTERIOR

Comments: Inspected

8.5 OPERATION OF ARC FAULT BREAKERS

Comments: Inspected

8.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

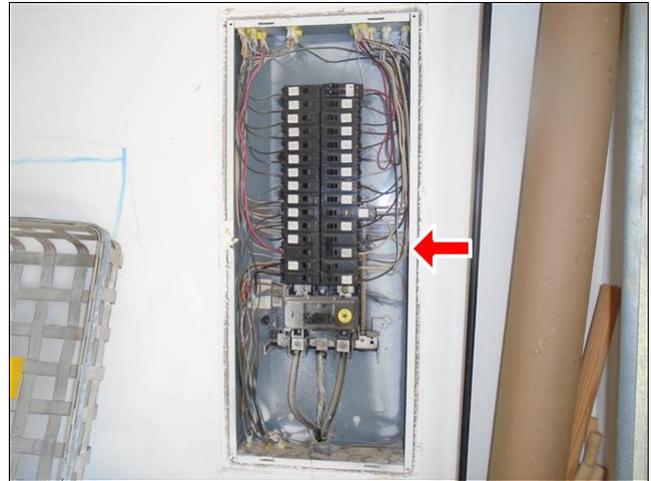
8.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The electrical service main panel is located in the garage.



Garage



Panel w/o cover

8.8 SMOKE DETECTORS

Comments: Repair or Replace

The smoke alarms were not functional when tested. Recommend replacement as needed by a qualified contractor.



2nd floor hallway ceiling (example)

8.9 CARBON MONOXIDE DETECTORS

Comments: Not Present

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum

Panel capacity:

150 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex (Non-Metallic Sheathing)

9. Heating / Central Air Conditioning/ Fireplaces

Items

9.0 HEATING EQUIPMENT

Comments: Inspected

9.1 COOLING AND AIR HANDLER EQUIPMENT

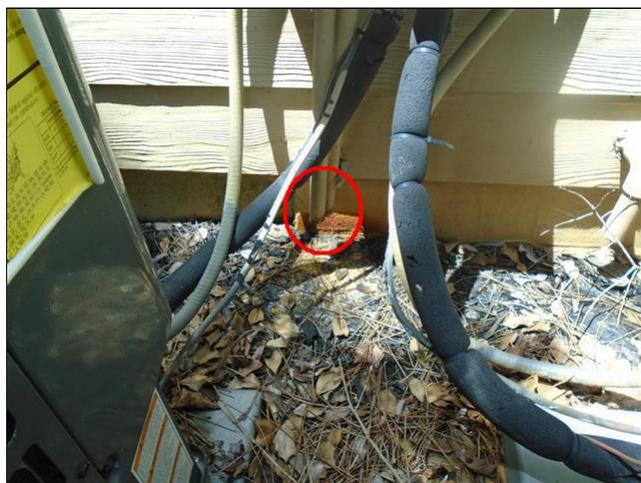
Comments: Repair or Replace

(1) An ambient air test was performed on the main floor cooling system by taking a temperature reading of both the output and return air to determine the temperature differential. A normal temperature differential is between 17 degrees and 22 degrees which indicates that the unit is cooling as intended. In this case the difference was only 13 degrees at best. Have further evaluated, checked for leaking, and repaired as needed by a qualified HVAC professional.



Left side of house

(2) Exterior condensate drains should be extended out to drain further away from the house.



Left side of house



Left side of house

9.2 NORMAL OPERATING CONTROLS

Comments: Inspected

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

Comments: Repair or Replace

It is no longer recommended to have a HVAC supply vent inside garages as was seen. This may allow Carbon Monoxide cross contamination into the living space above. Have the vent sealed by a qualified HVAC professional.



Garage

9.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

A furnace exhaust duct is in contact with the roof decking inside attic, which is considered a fire hazard. Have repaired to have at least a 1" gap created.



Attic roof

9.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

9.6 GAS FIRELOGS AND FIREPLACES

Comments: Repair or Replace

(1) The flue damper at the fireplace is not connected to the handle to OPEN/CLOSE the unit. Recommend further evaluation by a qualified fireplace professional for repairs as needed.



Family room



Family room



Fireplace damper

(2) The gas supply piping in the fireplace for the log lighter is missing a diffuser for proper operation.



Fireplace gas supply



Family room

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Heating System Brand: GOODMAN	Heat System Age: 4 years	Types of Fireplaces: Gas starter/Wood burning
Operable Fireplaces: One	Cooling Equipment Type: Condensing Unit	Cooling System Age: 4 years
Central Air Brand: GOODMAN	Number of Cooling Systems: Two	

10. Insulation and Ventilation/Attic, Crawl Space, Basement

Items

10.0 INSULATION IN ATTIC/WALLS

Comments: Inspected

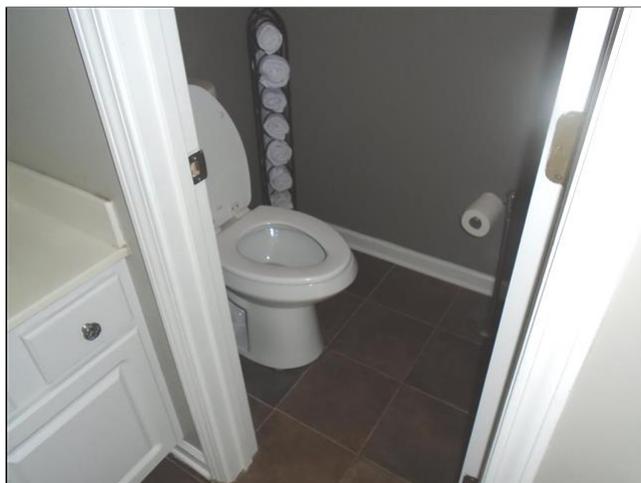
10.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

10.2 VENTING SYSTEMS (Kitchens, baths, laundry, fireplace)

Comments: Repair or Replace

There is no ceiling vent fan present in the master bathroom water closet. The electrical switch appears to be installed.



Master bathroom



Master bathroom

10.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

10.4 EVIDENCE OF RODENTS IN ATTIC

Comments: Repair or Replace

Signs of rodent burrowing were observed inside the attic insulation. Although a common problem, this should be further evaluated and treated by a qualified exterminator or wildlife control professional. The best fix for this would be having the exterior of the house sealed, which is called Exclusion.



Attic (example)



Attic (example)

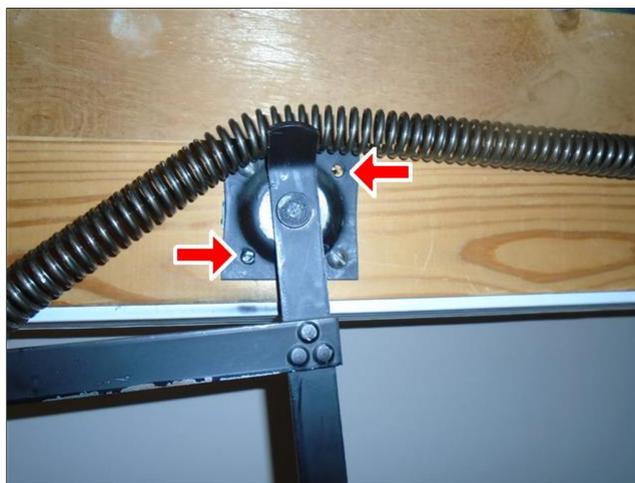
10.5 GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

Comments: Repair or Replace

A stringer on the attic ladder was observed to have a large longitudinal split which may compromise the safety of the ladder. Nails are missing at the attic ladder hinge pivot hardware. Recommend repairs as needed by a qualified contractor.



2nd floor hallway



Attic ladder (example)

Styles & Materials

Attic Insulation:

- Blown
- Fiberglass
- Approximate R30

Ventilation:

- Ridge vents
- Soffit Vents

Dryer Power Source:

- 220 Electric
- Gas Connection
- Both (your choice)

Attic info:

- Pull Down stairs
- Storage
- Light in attic

Method used to observe attic:

- Walked
- Parts inaccessible

11. Built-In Kitchen Appliances/Other Appliances

Items

11.0 DISHWASHER

Comments: Repair or Replace

(1) The dishwasher door does not appear to close tightly. A puddle of water was found on the floor after running the appliance through a cycle. Recommend further evaluation by a qualified appliance repair professional for repairs as needed.

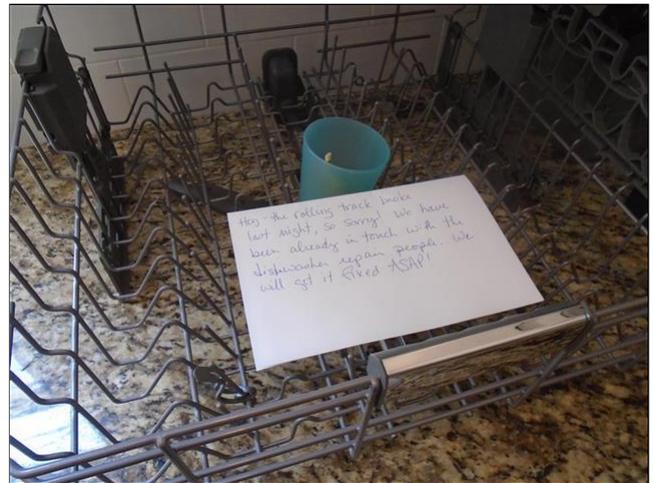


Kitchen

(2) The top drawer inside the dishwasher is damaged/not installed. Recommend further evaluation by a qualified appliance repair professional for repairs as needed.



Kitchen



Kitchen

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

11.2 RANGE HOOD

Comments: Inspected

11.3 GARBAGE DISPOSER

Comments: Inspected

11.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

11.5 REFRIGERATOR & WATER LINE

Comments: Inspected

11.6 COMMON RECALLS CHECK

Comments: Inspected

11.7 WASHER/DRYER

Comments: Repair or Replace

A drip pan with an exterior drain line is recommended under the clothes washer, as it is installed at a 2nd floor above finished living space.



Laundrt room



Laundry room

12. Infrared Scan

Items

12.0 GENERAL SCAN FOR THERMAL ANOMOLIES (ISSUES REPORTED IN OTHER SECTIONS)

Comments: Inspected