



Paula Fisher

Property Address:
101 Manor N Dr
Alpharetta GA 30004



Inspector: Luke Henry

Residential Inspector of America

3276 Buford Drive, Ste. 104-306 Buford, GA 30519

770.476.4963



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General Info

Property Address 101 Manor N Dr Alpharetta GA 30004	Date of Inspection 8/13/2020	Report ID Fisher P 101
Customer(s) Paula Fisher	Time of Inspection 09:00:00 AM	Real Estate Agent Siobhan Schaeffer Solid Source Realty (Roswell)

Inspection Details

Standards of Practice: ASHI American Society of Home Inspectors	In Attendance: Inspector Only	Type of building: Single Family (2 story)
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Approximate age of building: Under 5 Years	Temperature: Over 65	Weather: Clear
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Inspector:
Luke Henry

Comment Key & Definitions

All complete RIA home inspections come with these FREE services for home buyers:

5 Year Platinum Roof Leak Warranty 90 Day Structural/Mechanical Warranty

90 Day Mold Warranty 90 Day Main Sewer/Water Line Warranty

Concierge Service for Utility Set up 120 Day Radon Warranty (with test)

And FREE *RecallChek* on appliances for life! Click [HERE](#) to find out more.

REPORT VIDEOS

You are currently viewing a PDF version of this report. Your report may contain videos that you can view in the HTML version of this report by clicking [HERE](#).

IMPORTANT INFORMATION ABOUT THIS INSPECTION

RIA's home inspections are completed in accordance with the American Society of Home Inspectors Standards of Practice (ASHI), your RIA Inspection Agreement, and other RIA Terms & Conditions that are viewable by clicking [HERE](#) or by requesting an emailed copy. Please be sure that you fully read and understand these items. If an item is not listed in this report as "Inspected", then it is not part of this inspection and you should have the item further evaluated prior to your closing.

INSPECTED: The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.

NOT INSPECTED: The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.

REPAIR/REPLACE: The item is in need of repair, replacement, further evaluation by a specialist, or is of concern to the inspector.

NOT PRESENT: The item is not present in this home.

Summary



Residential Inspector of America

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Suite 104-306
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Address
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All complete RIA home inspections come with these **FREE** services to protect your investment: **5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service, and RecallChek** on appliances for life. Click [HERE](#) to find out more. Applies to home buyers only.

RIA's home inspections are completed in accordance with the ASHI Standards of Practice, your RIA Inspection Agreement, and other RIA Terms & Conditions. Click [HERE](#) to view.

This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

4. Roofing

4.3 GUTTERS & DOWNSPOUTS

Inspected, Repair or Replace

-  Recommend to install a downspout extension to the downspout at the front of home. All roof water should drain at least 5 feet away from the home.

5. Insulation and Ventilation

5.0 INSULATION IN ATTIC

Inspected, Repair or Replace

-  Recommend to install weather stripping around the pull down stairs for the attic. Also, insert insulation behind the steps (there are attic door kits). An improperly insulated attic door can act as a vent for the hot air created in the winter and cold air created in the summer. This will help maintain energy efficiency.

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  (1) Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Most of internal parts of the HVAC system are concealed from view, and our inspection is visual and is intended to check the function of the systems. This inspection does not make any assessment of the internal parts of the air duct system, since it is not visible. Therefore, an HVAC tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.
-  (2) Seal the gap where the A/C lines enter the evaporator coil for the furnace in the attic. This will help prevent against energy loss.

8. Plumbing System

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Inspected, Repair or Replace

-  Seal around the faucet and the on/off knobs in the upstairs hall bath. This will help prevent water from leaking behind the wall cavity.

8.3 WATER HEATER

Inspected, Repair or Replace

-  (1) The water heater is located in the garage. This is for your information.
-  (2) Recommend to install a drain pan under the water heater to prevent water damage to the surrounding areas. This pan should be piped to a safe location or to the exterior.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Luke Henry

1. Exterior

Styles & Materials

Siding Material:

- Cement-Fiber
- Brick veneer

Items

1.0 ELEVATION PHOTOS

Comments: Inspected

Elevation photos.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.1 EXTERIOR SIDING

Comments: Inspected

1.2 DOORS (Exterior)

Comments: Inspected

1.3 WINDOWS

Comments: Inspected

1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

1.7 EXTERIOR WOOD TRIM

Comments: Inspected

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

2. Garage

Items

2.0 GARAGE CEILINGS

Comments: Inspected

2.1 GARAGE WALLS

Comments: Inspected

The garage inspection was limited due to stored items being in the garage at the time of the inspection. See photo(s) for examples.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 GARAGE FLOOR

Comments: Inspected

Cracks in garage floor are not wide enough to be considered a structural concern and are due to normal settlement and shrinkage of the concrete. Have patched as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.3 GARAGE VEHICLE DOOR(s)

Comments: Inspected

2.4 GARAGE DOOR VEHICLE OPENER(s)

Comments: Inspected

Automatic garage door openers was operational during time of inspection.



2.4 Item 1(Picture)

2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE

Comments: Inspected

3. Structural Components

Styles & Materials

Foundation:

Poured in place concrete slab

Roof Structure:

2x4 engineered wood trusses 24" on center

Method used to observe attic:

Walked

Method used to observe crawlspace:

No crawlspace

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

3.2 FLOORS (Structural)

Comments: Inspected

3.3 CEILINGS (structural)

Comments: Inspected

3.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

(1) Attic photos.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

(2) Attic area was only accessible from attic hatch and surrounding areas at time of inspection. Unable to entire inspect attic for potential issues. This is for your information.

4. Roofing

Styles & Materials

Roof Material:

4-Tab architectural fiberglass shingles

Viewed roof material from:

Ground

Items

4.0 ROOF COVERINGS

Comments: Inspected

Roof photos.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

4.1 FLASHINGS

Comments: Inspected

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected, Repair or Replace

 Recommend to install a downspout extension to the downspout at the front of home. All roof water should drain at least 5 feet away from the home.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.4 WATER ENTRY IN ATTIC

Comments: Inspected

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Approximate 12-14"
Blown
Fiberglass

Roof Ventilation:

Gable vents
Ridge vents
Soffit Vents
Passive

Dryer Vent:

Unknown

Items

5.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

 Recommend to install weather stripping around the pull down stairs for the attic. Also, insert insulation behind the steps (there are attic door kits). An improperly insulated attic door can act as a vent for the hot air created in the winter and cold air created in the summer. This will help maintain energy efficiency.



5.0 Item 1(Picture)

5.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

5.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type:

Gas Forced Air

Heating Equipment Age:

2017

Number of Heat Systems (excluding wood):

Two

Heat Temp:

The upper level heat read 105

The main level heat read 101

Operable Fireplaces:

One

Cooling Equipment Type:

Central forced Air A/C

Cooling Equipment Age:

2017

Number of AC Only Units:

Two

A/C Temp:

The main level A/C read 56 degrees

The upper level A/C read 58 degrees

Basement HVAC:

N/A

Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

🔧 (1) Have an HVAC tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Most of internal parts of the HVAC system are concealed from view, and our inspection is visual and is intended to check the function of the systems. This inspection does not make any assessment of the internal parts of the air duct system, since it is not visible. Therefore, an HVAC tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.



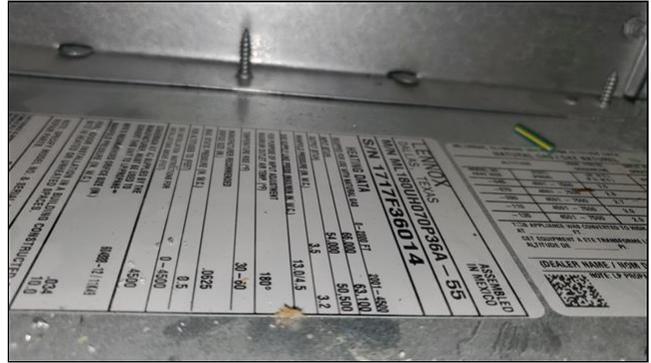
6.0 Item 1(Picture)



6.0 Item 2(Picture)

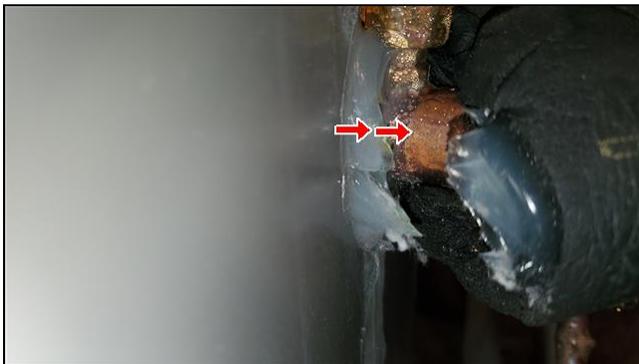


6.0 Item 3(Picture)

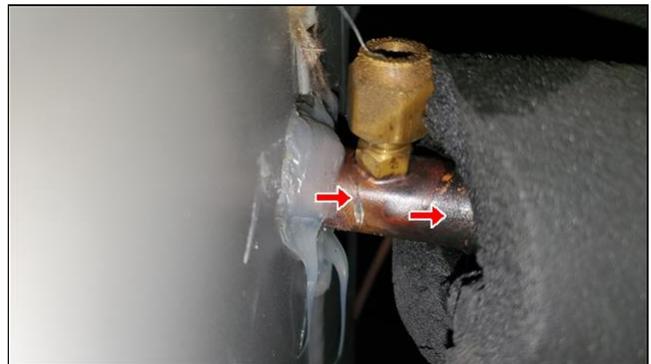


6.0 Item 4(Picture)

(2) Seal the gap where the A/C lines enter the evaporator coil for the furnace in the attic. This will help prevent against energy loss.



6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.1 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

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

Comments: Inspected

Filter location. See photo. As a part of maintenance, it is recommended that the 1" filter(s) be changed every 3 months. 3" to 5" (thicker) filters are typically replaced every 6 months to 1 year. This will help maintain the life of the unit(s).



6.2 Item 1(Picture)



6.2 Item 2(Picture)

6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

Comments: Inspected

6.5 GAS FIRELOGS AND FIREPLACES

Comments: Inspected

Gas fireplace was operational during time of inspection.



6.5 Item 1(Picture)

6.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

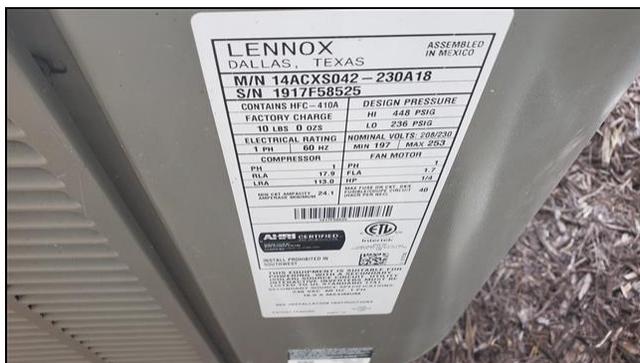
Photo(s) of A/C unit(s).



6.6 Item 1(Picture)



6.6 Item 2(Picture)



6.6 Item 3(Picture)

6.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

7. Electrical System

Styles & Materials

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Wiring Methods:

Non-metallic Sheathed Cable

Branch wire 15 and 20 AMP:

Copper

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

7.1 SERVICE GROUNDING

Comments: Inspected

7.2 PANEL BOX & SUB-PANEL

Comments: Inspected

7.3 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

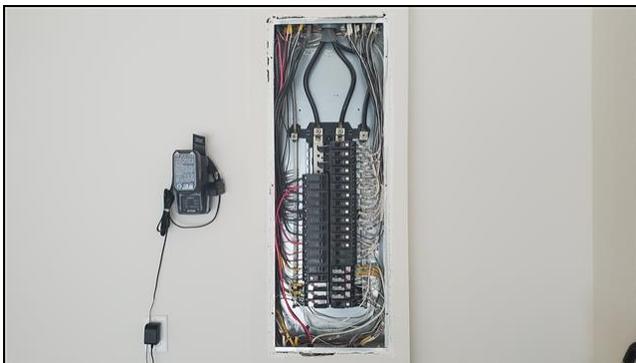
The main panel box is located at the garage. However, the main disconnect (shut-off) is outside at meter base panel (for your information). Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

7.4 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

7.5 OUTLETS & LIGHT FIXTURES

Comments: Inspected

7.6 CONDUIT

Comments: Inspected

7.7 OPERATION OF GFCI & OR AFCI

Comments: Inspected

7.8 SMOKE DETECTORS

Comments: Inspected

All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one in the immediate bedroom hallway. All of these detectors should be interconnected and work together without the use of a battery. There are different types of smoke detectors: *Ionization* and *Photoelectric*. Smoke detectors have an expiration date and typically last 10 years before needing replacement.



7.8 Item 1(Picture)

7.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

8. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not visible	Plumbing Water Distribution (inside home): PEX
Plumbing Drain Pipe: PVC	Water Heater Power Source: Gas	Water Heater Capacity: 75 Gallon
Water Heater Location: Garage	Water Heater Age: 2017	Low Flow Compliance (applies for Dekalb Co. only): N/A
Fire Sprinklers: N/A		

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Inspected

Recommend to have all exterior water faucets/pipes winterized for the colder months. All pipes that are exposed to the elements or *not* in conditioned space (unfinished/non-insulated basement or crawlspace) should have insulation around them to prevent potential damage.

8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Comments: Inspected, Repair or Replace

 Seal around the faucet and the on/off knobs in the upstairs hall bath. This will help prevent water from leaking behind the wall cavity.

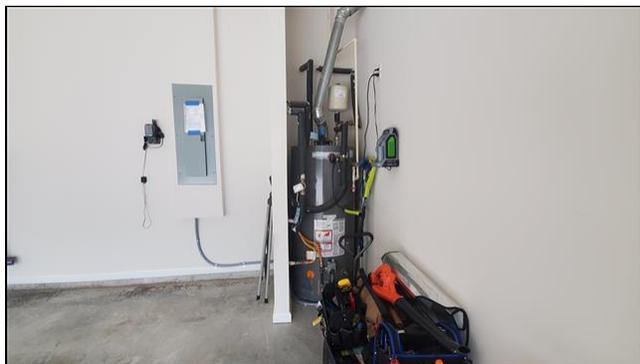


8.2 Item 1(Picture)

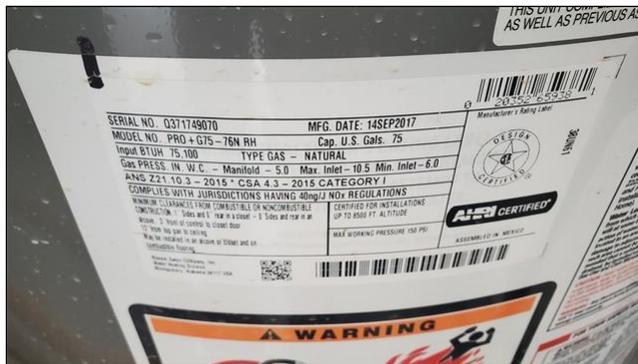
8.3 WATER HEATER

Comments: Inspected, Repair or Replace

(1) The water heater is located in the garage. This is for your information.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

(2) Recommend to install a drain pan under the water heater to prevent water damage to the surrounding areas. This pan should be piped to a safe location or to the exterior.

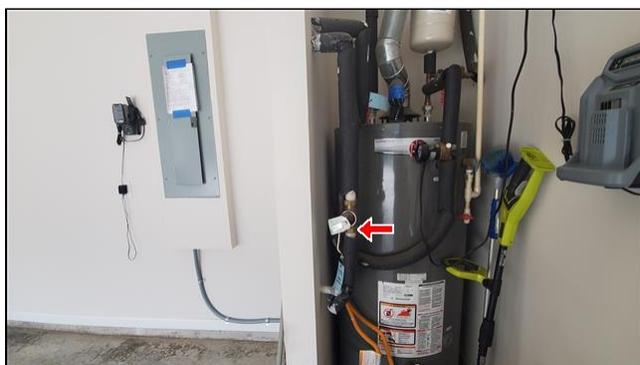


8.3 Item 3(Picture)

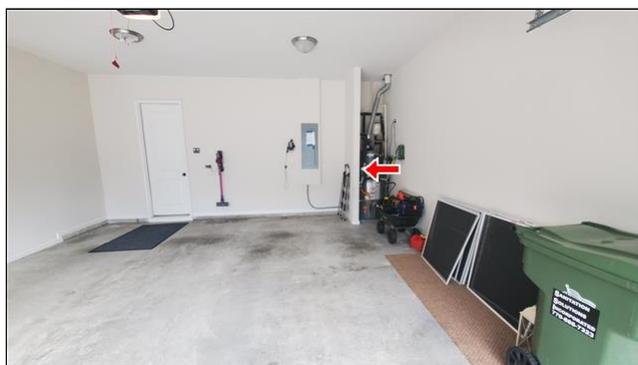
8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut-off is the white lever located in the garage beside the water heater. This is for your information. See photo.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

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

Comments: Inspected

8.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

Main gas shutoff is located at the left side of the home. This is for your information.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

9. Interiors

Styles & Materials

Wall Material:

N/A

Items

9.0 CEILINGS

Comments: Inspected

9.1 WALLS

Comments: Inspected

The inspection of the attic closet was limited due to an excess of stored items. No apparent issues noted. This is for your information.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

9.5 INTERIOR DOORS

Comments: Inspected

9.6 WINDOWS

Comments: Inspected

9.7 BATHROOMS

Comments: Inspected

9.8 LAUNDRY ROOM

Comments: Inspected

10. Built-In Kitchen Appliances

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

Range/stovetop was operational during time of inspection.



10.1 Item 1(Picture)

10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.4 MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

10.6 RECALLCHEK

Comments: Inspected