



Arena Home Inspections



Home Inspection Report

Client(s): **Joe & Yesenia Vazquez**

Property address: **1508 Walker Ridge Dr SW
Marietta GA 30064-4168**

Inspection date: **Tuesday, August 25, 2020**








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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General information

Report number: AH108252020470

Time started: 1420

Time finished: 1700

Occupied: No

Age of building: 1986

Type of building: Single family

Weather conditions: Rain

Temperature: Warm, 73F at start

Ground condition: Wet

Main entrance faces: SE

Foundation type: Unfinished basement

The following items are excluded from this inspection: Irrigation system

Exterior

Footing material: Poured in place concrete

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Composition wood clapboard, Cement-based clapboard, Brick veneer

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete


- 1)  Retaining wall(s) higher than 30" exist on this property and no guardrail(s) are installed above. This is a safety hazard. Recommend having a qualified contractor install adequate guardrails above retaining walls higher than 30" where necessary and as per standard building practices (gaps no wider than 4", min. 36" high, vertical balusters so rail can't be used as a ladder, etc.)



Photo 1-1 Left Side Retaining Wall - recommend guardrail



2)   Gaps larger than 4" were found in one or more guardrails. This is a safety hazard, especially for small children. Recommend that a qualified contractor make modifications as necessary, such as installing additional balusters, so gaps in guardrails don't exceed 4".



Photo 2-1 Rear Deck Stairs





Photo 2-2 Rear Deck Guardrail - excessive gap(s) (more than 4")



Photo 2-3 Rear Covered Deck - improper guardrail(s)



Photo 2-4 Rear Covered Deck - improper guardrail(s) - note: there are only screen(s) installed - the deck needs to follow the same safety guidelines as full exterior deck

3)   One or more exterior receptacles aren't waterproof or rated for use in wet areas. This is a safety hazard and poses a risk of both fire and shock.

Recommend having a qualified, licensed electrician make repairs as necessary. For example, install waterproof covers, replace interior rated receptacle boxes, etc., so all exterior receptacles are waterproof as per standard building practices.



Photo 3-1 Rear Electrical Outlet Box - should be GFCI



Photo 3-2 Rear Electrical Outlet Box - should be GFCI



Photo 3-3 Rear Covered Deck



Photo 3-4 Rear Covered Deck - outlet(s) are not waterproof & should be GFCI



Photo 3-5 Rear Covered Deck - outlet(s) are not waterproof & should be GFCI (zoom view)



Photo 3-6 Rear Covered Deck - outlet(s) are not waterproof & should be GFCI



Photo 3-7 Rear Covered Deck - outlet(s) are not waterproof & should be GFCI



Photo 3-8 Rear Covered Deck - outlet(s) are not waterproof & should be GFCI


4)  Siding/Trim/Finish/Caulk - deteriorated and/or damaged and/or missing/incomplete/improper in some areas - repair/replace/maintain as needed.



Photo 4-1 Front Entrance



Photo 4-2 Front Light Fixture(s) - missing caulk at base perimeter(s)



Photo 4-3 Front Light Fixture(s) - missing caulk at base perimeter(s)



Photo 4-4 Left Side View



Photo 4-5 Left Side Trim/Brick - caulk missing/incomplete at junction(s)



Photo 4-6 Left Side Trim/Brick - caulk missing/incomplete at junction(s) (zoom view)



Photo 4-7 Left Side Siding/Trim - caulk deteriorated/incomplete at junction(s)



Photo 4-8 Left Side Siding/Trim - caulk deteriorated/incomplete at junction(s) (zoom view)



Photo 4-9 Rear View



Photo 4-10 Rear Brick Mortar - crack(s)



Photo 4-11 Rear Brick Mortar - crack(s) (zoom view)



Photo 4-12 Rear Covered Deck Fan Fixture(s) - blade(s) are deteriorated/warped



Photo 4-13 Rear Covered Deck Fan Fixture(s) - blade(s) are deteriorated/warped (zoom view)



Photo 4-14 Rear Covered Deck Fan Fixture(s) - blade(s) are deteriorated/warped (zoom view)



Photo 4-15 Right Side View



Photo 4-16 Right Side Siding - caulk/sealant missing/incomplete at piping penetration(s)



Photo 4-17 Right Side Siding - caulk/sealant missing/incomplete at piping penetration(s)



Photo 4-18 Right Side Siding - caulk/sealant missing/incomplete at piping penetration



Photo 4-19 Right Side Siding - caulk/sealant missing/incomplete at piping penetration (zoom view)



Photo 4-20 Right Side Trim/Brick - caulk missing/incomplete at junction(s)



Photo 4-21 Right Side Trim/Brick - caulk missing/incomplete at junction(s) (zoom view)

Roof

Roof inspection method: Viewed from eaves on ladder, Viewed from ground with binoculars, Viewed from windows

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

5) 🪚 Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris is more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.



Photo 5-1 Tree(s) - overhanging roof



Photo 5-2 Tree(s) - overhanging roof

6) 🧰 Significant amounts of debris have accumulated in one or more gutters. Recommend cleaning gutters now and as necessary in the future.



Photo 6-1 Gutter(s) - excess organic debris



Photo 6-2 Gutter(s) - excess organic debris

Attached garage

7) 🛠️ Garage/Basement House Door(s) - should be installed



Photo 7-1 Garage

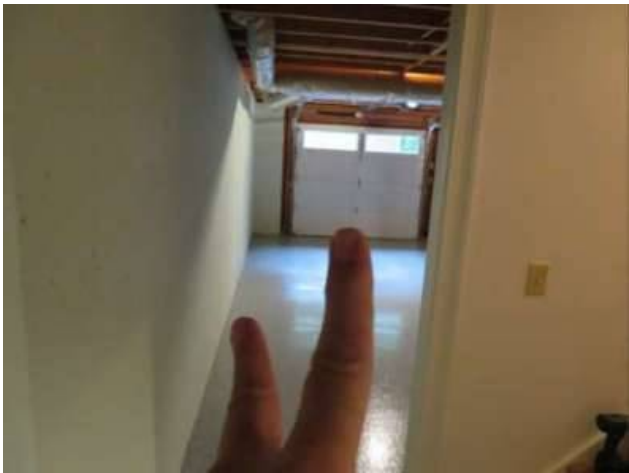


Photo 7-2 Garage/Basement - should have one-hour fire proof door(s) & should be properly weatherstripped



Photo 7-3 Basement



Photo 7-4 Garage/Basement - should have one-hour fire proof door(s) & should be properly weatherstripped


8)  Appliances such as the water heater and/or furnace are subject to damage from vehicles because no protective barrier is installed in front of them. Recommend having a qualified contractor install an adequate barrier as per standard building practices (steel post anchored in concrete, wood partition, etc.).



Photo 8-1 Garage - should have a post to help prevent mechanical damage from vehicle(s)

Electric service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 150

Service voltage (volts): 120-240

Location of main service panel: Basement

Location of main disconnect: Breaker at top of main service panel

Service conductor material: Aluminum

Main disconnect rating (amps): 150

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: Yes



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- 9)   An insufficient number of smoke detectors are installed. Recommend installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, in each bedroom, in the garage/basement, and in the attic.



Photo 9-1 Smoke Detector(s) - recommend installing additional

Water heater

Estimated age: 12+ years

Type: Tank

Energy source: Electricity

Capacity (in gallons): 40




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- 10)    The estimated useful life for most water heaters is 10 to 15 years. This water heater appears to be at this age range. Recommend budgeting for a replacement in the near future.



Photo 10-1 Water Heater

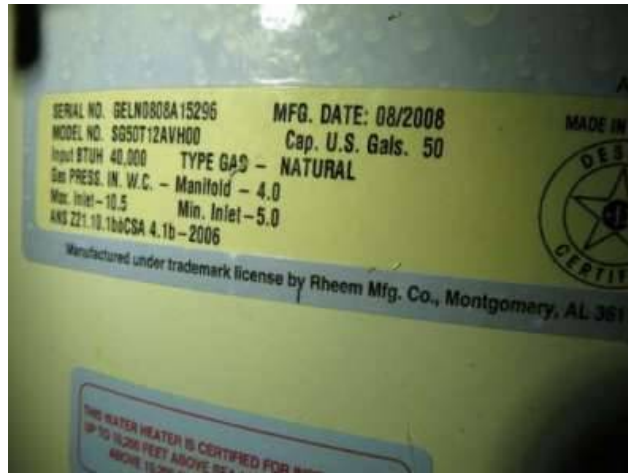


Photo 10-2 Water Heater info (2008 - 50 gal)

Heating and air conditioning

Heating system energy source: Natural gas

Heat system type: Forced air

A/C energy source: Electric

Air conditioning type: Split system

11) Recommend that these system(s) be inspected, cleaned, serviced and repaired if necessary by a qualified heating and cooling technician annually in the future.

12) These system(s) are equipped with throw-away filter(s). They appear to be dirty. Recommend replacing filter(s) now and every 3-6 months in the future.



Photo 12-1 HVAC #1 Filter - dirty - replace now



Photo 12-2 HVAC #2 Filter - dirty

13) The estimated useful life for exterior air conditioning and/or heat pump compressors is 10 to 15 years. Both units are at this age range and may need replacing at any time.



Photo 13-1 A/C Units



Photo 13-2 A/C Unit #2 info (2010)



Photo 13-3 A/C Unit #1 info (2010)

Attic

- Inspection method:** Partially traversed
- Roof structure type:** Rafters
- Ceiling structure:** Ceiling beams
- Insulation material:** Fiberglass loose fill

14) Pull-down stairs are installed for the attic access. No insulation is installed above the stairs and no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover. Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due to condensation forming on the underside of the roof sheathing during cold weather.



Photo 14-1 Attic Hatch Door & Stairs



Photo 14-2 Attic Door - recommend weatherstripping & insulation

Plumbing and laundry

Water service: Public

Service pipe material: Copper

Supply pipe material: Copper

Vent pipe material: Plastic

Drain pipe material: Plastic

Waste pipe material: Plastic

Basement

Insulation material underneath floor above: None visible

Pier or support post material: Bearing wall

Beam material: Solid wood

Floor structure above: Solid wood joists

Interior rooms

15) 🛠️🔍📌 Electrical Outlet(s) - should be GFCI in Kitchen & near sink(s) and/or missing ground(s)



Photo 15-1 Wet Bar



Photo 15-2 Wet Bar - outlet box should be GFCI



Photo 15-3 Wet Bar - outlet box should be GFCI (zoom view)



Photo 15-4 Kitchen



Photo 15-5 Kitchen - counter-top outlet(s) should be GFCI & some have open ground(s)



Photo 15-6 Kitchen - counter-top outlet(s) should be GFCI & some have open ground(s) (zoom view)



Photo 15-7 Kitchen - counter-top outlet(s) should be GFCI



Photo 15-8 Kitchen - counter-top outlet(s) should be GFCI (zoom view)



Photo 15-9 Kitchen - outlet(s) within 6' of sink should be GFCI



Photo 15-10 Kitchen - outlet(s) within 6' of sink should be GFCI (zoom view)



16)   One or more ground fault circuit interrupter (GFCI) receptacles are tripped and won't reset. This is a safety hazard and may pose a risk of fire and/or shock. Recommend having a qualified, licensed electrician evaluate and make repairs as necessary.



Photo 16-1 Powder Room



Photo 16-2 Powder Room GFCI Outlet Box - tripped & won't reset



Photo 16-3 Powder Room GFCI Outlet Box - tripped & won't reset (zoom view)



17)   Master Bathroom - window(s) above tub should have safety rated glass



Photo 17-1 Master Bathroom - window(s) above tub should be safety rated glass

18) 🔧🔪🔪 Fireplace - recommend professional cleaning



Photo 18-1 Living Room



Photo 18-2 Fireplace



Photo 18-3 Fireplace - excess creosote - recommend professional cleaning

19) 🔧🔪🔪 Drywall/Trim/Finish/Caulk/Fixtures/Doors/Windows/etc. - deteriorated and/or damaged and/or missing/incomplete/improper in some areas - repair/replace/maintain as needed.



Photo 19-1 Window(s) - stuck shut - should be easily open-able



Photo 19-2 Window(s) - missing screens



Photo 19-3 Kitchen Pantry



Photo 19-4 Kitchen Pantry Entrance - door binds at latch

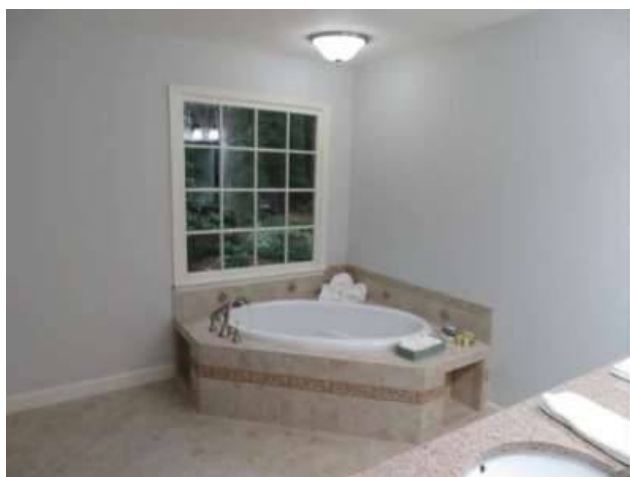


Photo 19-5 Master Bathroom



Photo 19-6 Master Bathroom Cabinet(s) - bind at adjacent door(s)



Photo 19-7 Master Bathroom Cabinet(s) - bind at adjacent door(s) (zoom view)

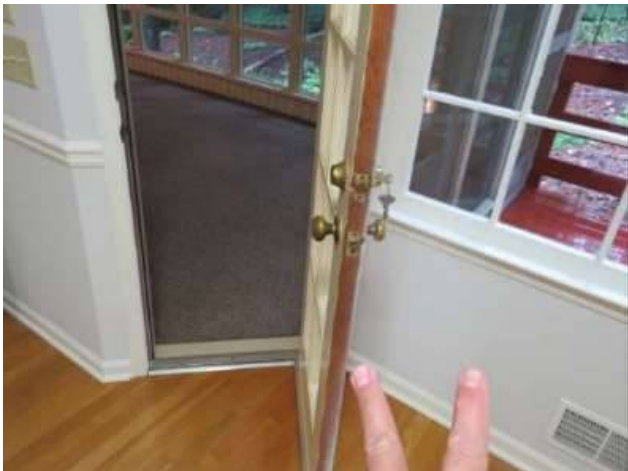


Photo 19-8 Rear Entrance to Covered Deck - door missing stop hardware



Photo X-1 Front View



Photo X-2 1508 Walker Ridge Drive



Photo X-3 Driveway



Photo X-4 Front Sidewalk



Photo X-5 Roof



Photo X-6 Roof



Photo X-7 Roof



Photo X-8 Roof



Photo X-9 Roof



Photo X-10 Roof



Photo X-11 Roof



Photo X-12 Roof



Photo X-13 Rear Patio



Photo X-14 Electric Meter



Photo X-15 Rear Covered Deck



Photo X-16 Rear Covered Deck House Entrance #1



Photo X-17 Rear Covered Deck House Entrance #2



Photo X-18 Gas Meter



Photo X-19 Roof



Photo X-20 Roof



Photo X-21 Roof



Photo X-22 Front Entrance Interior



Photo X-23 Dining Room



Photo X-24 Roof



Photo X-25 Front Room



Photo X-26 Fireplace Damper/Flue



Photo X-27 Laundry Room



Photo X-28 Kitchen Dining Area



Photo X-29 Kitchen



Photo X-30 Kitchen Sink & Plumbing



Photo X-31 Kitchen Refrigerator info



Photo X-32 Kitchen Refrigerator



Photo X-33 Kitchen Stove Top



Photo X-34 Kitchen Oven



Photo X-35 Stairs to Garage/Basement



Photo X-36 Main Water Shut-Off Valve & Pressure Regulator



Photo X-37 Basement



Photo X-38 Basement



Photo X-39 Garage



Photo X-40 Basement Ceiling



Photo X-41 Irrigation Controls



Photo X-42 HVAC #1 Filter info



Photo X-43 HVAC #1 info (2010)



Photo X-44 HVAC #1 for Main Floor



Photo X-45 Main Electrical Panel



Photo X-46 Main Breaker (150 amps)



Photo X-47 Top Floor Hallway



Photo X-48 Stairs to Top Floor



Photo X-49 Bedroom #1



Photo X-50 Main Panel Wiring



Photo X-51 Bedroom #2



Photo X-52 Bedroom #3



Photo X-53 Master Bedroom



Photo X-54 Top Floor Bedroom #1



Photo X-55 Master Closet



Photo X-56 Master Tub Jets



Photo X-57 HVAC #2



Photo X-58 Attic



Photo X-59 Attic



Photo X-60 Attic



Photo X-61 Attic



Photo X-62 Attic

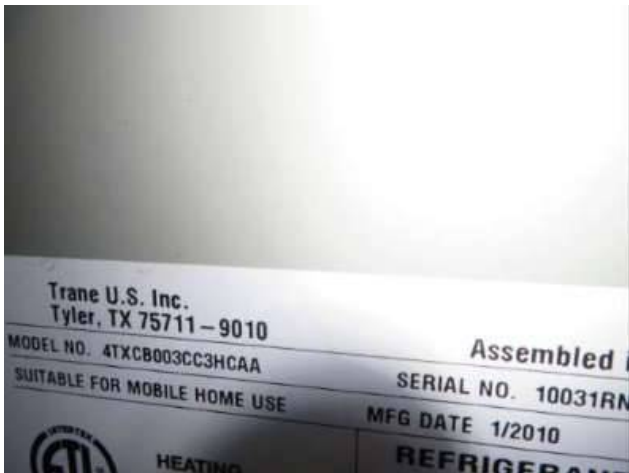


Photo X-63 HVAC #2 info (2010)

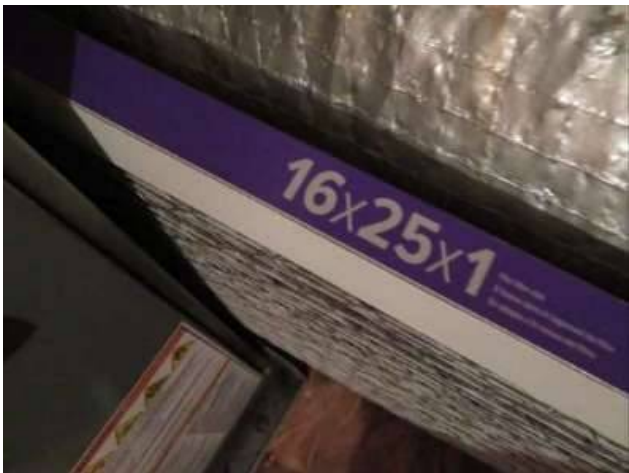


Photo X-64 HVAC #2 Filter info