



<http://www.lunspro.com>  
[inspections@lunspro.com](mailto:inspections@lunspro.com)  
(770) 483-2808  
5174 McGinnis Ferry Rd #136  
Alpharetta, GA 30005  
Inspector: Britt Baker  
Inspector's email: [britt.baker@lunspro.com](mailto:britt.baker@lunspro.com)  
Inspector's phone: (678) 230-9011



## Summary

Client(s): Dane Hinton  
Property address: 3035 Roxburgh Dr  
Roswell GA 30076  
Inspection date: Saturday, August 15, 2020

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### Please Note:

The concerns listed below on the summary page are numbered consistently with their corresponding numbers on the report page. Therefore, you may notice that some concerns are not mentioned on the summary page. This is because the concern was not a major priority to warrant it to be listed on the summary page.



Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conductive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

## Exterior

4)     One or more wood support beams are properly supported by a support post. This is a safety issue. Recommend a qualified contractor evaluate and make the necessary repairs.



Photo 4-1



Photo 4-2

5)    There are not enough lag bolts or carriage bolts attaching the ledger board to the house. This poses a significant safety hazard since the ledger board(s) may separate from the structure, causing the deck(s) to collapse. A qualified contractor should install lag screws or bolts as per standard building practices to securely attach the ledger board(s) to the structure. For more information on installing deck ledger boards visit:

<http://www.reporhost.com/?LB>

<http://www.reporhost.com/?SD>



Photo 5-1



Photo 5-2



Photo 5-3

6)    Joists for one or more decks, balconies or porches were fastened to ledger boards and/or perimeter joists with wood blocking and common nails rather than joist hangers and approved (Teco) nails. This was a common practice in the past but it is now considered unsafe due to the risk of such structures separating from the main building. It is a potential safety hazard. Modern standards call for a ledger board to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as [Simpson Strong Tie DTT2 brackets and threaded rod](https://www.simpsonstrongtie.com/products/strong-tie-ddt2-brackets-and-threaded-rod), connecting interior and exterior joists. Joists should be fastened to ledger boards with correctly sized joist hangers. Recommend that a qualified contractor repair per standard building practices. For more information, visit: <http://www.reporthost.com/?LB> <http://www.reporthost.com/?SD>



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5

7) 🛠️💧 Flashing is missing from above one or more deck ledger boards. This can cause moisture to accumulate between the ledger board(s) and the structure. Rot may result in this area and cause the ledger board fasteners to fail. The deck may separate from the structure in this event and poses a significant safety hazard. A qualified contractor should install flashing above ledger board(s) where necessary. For more information on installing deck ledger boards visit: For more information, visit:

<http://www.reporthost.com/?LB>  
<http://www.reporthost.com/?SD>



Photo 7-1

8) 🛠️ One or more retaining walls higher than three feet exist on this property and guardrails or barriers are missing or inadequate. This is a safety hazard due to the risk of falling. At a minimum, the client(s) should be aware of this hazard, especially when children are present. Ideally a qualified contractor should install adequate guardrails or make modifications to existing barriers as necessary above retaining walls higher than 3 feet to eliminate fall hazards. Dense shrubbery or vegetation may be acceptable as a barrier, but only when mature enough to be effective.



Photo 8-1

9) 🛠️ One or more wall-mounted exterior light fixtures have wiring that's subject to water intrusion due to caulk not being installed around the light fixture's back plate. Caulk should be applied around the perimeter of back plates where missing. A gap should be left at the bottom for condensation to drain out.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4



Photo 9-5

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10)     Major cracks or areas of deterioration were found in one or more sections of brick veneer. These are likely caused by significant movement of the foundation and/or walls. The client(s) are strongly advised to hire qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is
- Structural engineers who determine if repairs are necessary, and prescribe those repairs



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4



Photo 10-5



Photo 10-6



Photo 10-7



Photo 10-8

11)     Wooden timbers in one or more sections of stairs are rotten or damaged. A qualified contractor should evaluate and repair or replace stairs as necessary.



Photo 11-1

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12)    Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.



Photo 12-1

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13)  Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5

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14)   One or more deck or porch beams were not positively secured to the support posts below. Deck or porch beams are commonly connected to support posts by "toenailing," which is inadequate. Decks and porches are subject to movement under live loads and require a positive connection between their support posts and beams. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4

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15)    The HVAC condensation drainage lines are discharging too close to the foundation. This is a conducive condition for wood destroying organisms. Recommend that the drain pipes be extended so that condensation drains away from the foundation.



Photo 15-1

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16)    The clothes dryer exhaust duct appears to need cleaning. Significant amounts of lint build up was found. This is a safety hazard due to the risk of fire from decreased air flow. This duct should be cleaned now and annually, or more often if necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service.



Photo 16-1

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17)   Current standards for support post at porches and decks typically call for a 6 x 6 post or greater rather than a 4 x 4 post. Client should be aware of this and know that a qualified contractor may require this to be done along with performing any other necessary repairs that are needed to the decks and/or porches.

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18)   Wooden support posts for the deck or porch were resting directly on concrete piers or footings below. Water may wick up into the support post ends and result in elevated levels of moisture in the wooden support post ends. This is a conducive condition for wood-destroying organisms. Support posts should rest in metal brackets above concrete piers or footings, or should be separated from the concrete below by impervious membranes such as composition shingle scraps. Even if posts are made of treated wood the cut ends may not have been field-treated, leaving little or no preservative at the post center. Recommend that a qualified contractor repair per standard building practices. For example, by installing composition shingle scraps between the posts and the concrete below.



Photo 18-1



Photo 18-2



Photo 18-3

19) 🛠️💡💧 Recommend cleaning deck(s) and railing(s) and treating with a preservative claiming to waterproof, block ultraviolet light, and stop mildew. Consumer Reports recommends these products:

- Cabot Decking Stain and PTW Stain
- Olympic Water Repellent Deck Stain
- Thompson's House and Deck Stain
- Wolman PTW Deck Stain
- Akzo Sikkens Cetol DEK
- Benjamin Moore Moorwood Clear Wood Finish
- DAP Woodlife Premium
- Olympic Natural Look Protector Plus

20) 🛠️💧 Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.



Photo 20-1



Photo 20-2

## Roof

26)   While inspecting the attic, the inspector noticed multiple areas of water intrusion and damage to some roof decking boards and rafters. A qualified roofing contractor should evaluate the entire roof and replace as necessary.



Photo 26-1



Photo 26-2

27)   Downspouts that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.



Photo 27-1



Photo 27-2



Photo 27-3

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## Garage

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30)    The garage-house door poses a fire risk because it's not fire-rated (metal or solid-core construction). A qualified contractor should replace this door with a fire-rated door.

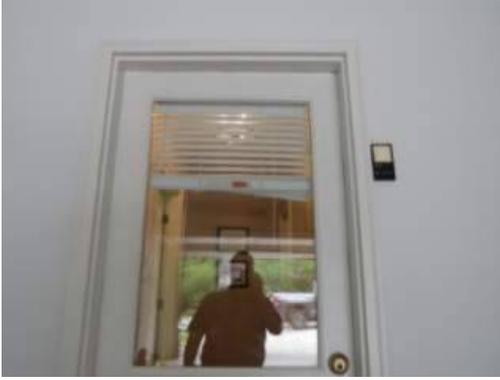


Photo 30-1

## Attic

33) 🚨🔧🔍 Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



Photo 33-1

34) 🛠️ 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. An example of one can be seen at <http://www.batticdoor.com/>

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 condensation forming on the underside of the roof sheathing during cold weather.



Photo 34-1

## Electric service

37) 🏠🔧🔍🔍 The electric service to this property appears to be rated at substantially less than 200 amps, and may be inadequate

for the client(s) needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

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## Water heater

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43)     Based on the location of the water heater and the visible venting, the water heater may have an inadequate source of combustion and/or dilution air. All gas appliances require adequate air (approximately 50 cubic feet per 1000 BTU) for combustion, dilution and ventilation. This is a potential safety hazard, and may result in combustion fumes entering living spaces. A qualified contractor should evaluate and make repairs as necessary, such as installing exterior vents, or grills in walls or doors.



Photo 43-1



Photo 43-2

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## Heating and cooling

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47)     The furnace flue duct is taped in one or more areas. This is a safety concern. Carbon monoxide fumes could enter the living space. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 47-1



Photo 47-2

48)     Based on the location of the furnace and the visible venting, the furnace may have an inadequate source of combustion and/or dilution air. All gas appliances require adequate air (approximately 50 cubic feet per 1000 BTU) for combustion, dilution and ventilation. This is a potential safety hazard, and may result in combustion fumes entering living spaces. A qualified contractor should evaluate and make repairs as necessary, such as installing exterior vents, or grills in walls or doors.

49)    One or more flexible gas supply connectors are routed through a metal cabinet. Standard building practices require that solid iron pipe be used where gas supply lines are routed through holes in metal cabinets. Continued vibration from this equipment may cause the edge of the metal cabinet to wear through the flexible connector, resulting in gas leaks. This is a safety hazard. A qualified heating and cooling contractor should evaluate and make repairs and/or modifications as necessary.



Photo 49-1

## Plumbing and laundry

57)    One or more flexible connectors used for gas supply lines passed through a floor. Flexible connectors passing through walls, floors, ceilings, shelving or cabinets can be damaged, and leaks can occur. This is a potential explosion and/or fire hazard. Recommend that a qualified contractor repair per standard building practices.



Photo 57-1

58)    The clothes dryer exhaust duct appears to need cleaning. Significant amounts of lint build up was found. This is a safety hazard due to the risk of fire from decreased air flow. This duct should be cleaned now and annually, or more often if necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service. For more information, visit <http://www.reporthost.com/?DRYER>

59)  One or more sinks or fixtures used mechanical or auto vents. These are commonly installed in manufactured homes where it's difficult to install vents to the outside. However, most municipalities don't allow them for "stick-built" homes. The spring mechanisms in them can fail, resulting in sewer gases entering living spaces, and they have no screen to keep out vermin (mice). "Air admittance valves" (AAV) are recommended instead of these vents. AAVs have no spring to fail and have built-in screens. Recommend that a qualified plumber upgrade mechanical vents to AAVs. For more information, visit: <http://www.reporthost.com/?AUTOVENT>

Possible location master bathroom



Photo 59-1

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## Fireplaces, woodstoves and chimneys

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67)    One or more fireplaces equipped with a gas burner has a damper that can be closed. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. A qualified chimney service contractor should make repairs as necessary so the damper is made permanently open. Typically a bracket or bolt is installed for this purpose.



Photo 67-1

68)    One or more solid fuel burning appliance chimneys terminate improperly above the roof surface and may result in drafting problems. Standard building practices require the following clearances for chimney terminations:

- At least 3 feet above the roof surface below
- At least 2 feet above all roof surfaces within 10 feet from the chimney
- At least 2 additional feet beyond the requirement in the second rule above if the roof ridge is more than 10 feet from the chimney

A qualified chimney service contractor should evaluate and make repairs or modifications as necessary.



Photo 68-1

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## Basement

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70) 🛠️🏠🌍 Stains were visible in the floor structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future to determine if active leaks exist. If leaks are found, a qualified contractor should evaluate and repair as necessary.

Possible location underneath the master tub.



Photo 70-1

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## Kitchen

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72) ⚡🔧🔍 One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.



Photo 72-1



Photo 72-2



Photo 72-3



Photo 72-4

73) 🛠️ ⓘ 💧 Caulk is missing and/or deteriorated where countertops meet backsplashes in wet areas, such as around sinks. Caulk should be replaced where deteriorated and/or applied where missing to prevent water damage.



Photo 73-1



Photo 73-2



Photo 73-3



Photo 73-4

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## Bathrooms

80) 🛠️ 🔍 ⓘ One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested with the inspector's test instrument. These devices should trip when tested with a test instrument in addition to tripping via the test buttons on the receptacles. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

Possible location right side of the master bathroom sinks



Photo 80-1

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81)     The tub faucet in the master bathroom is loose and moves when turning on and off the faucet. Recommend a qualified contractor evaluate and make the necessary repairs.



Photo 81-1

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82)    The shower diverter valve for one or more bathtub faucets is defective. A significant amount of water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

Possible location second floor jack and jill bathroom



Photo 82-1

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83)   The bathtub in the master bathroom is loose. Recommend a qualified contractor make the necessary repairs.



Photo 83-1

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84)  One or more sink drains use flexible drain pipe. This type of drain pipe is more likely to clog than smooth wall pipe. Recommend having a qualified plumber replace this pipe with standard plumbing components (smooth wall pipe) to prevent clogged drains.

Possible location master bathroom



Photo 84-1

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85)   Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.



Photo 85-1



Photo 85-2



Photo 85-3



Photo 85-4



Photo 85-5

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## Interior rooms

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88)   One or more guardrails are too low. This is a safety hazard due to the risk of falling. Standard building practices require that guardrails above drop-offs be 36 inches high. A qualified contractor should evaluate and modify or replace guardrails where necessary, and especially above drop-offs higher than 30 inches.

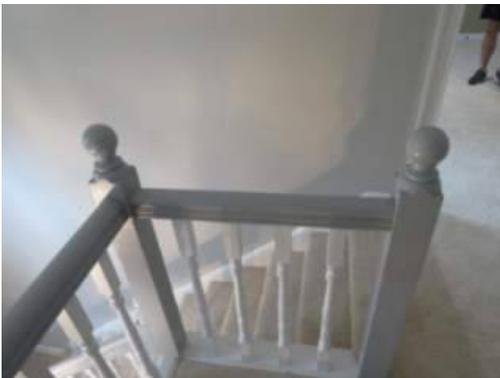


Photo 88-1



Photo 88-2

89)   One or more smoke alarms are damaged, deteriorated and/or missing from their mounting brackets. Damaged and/or missing smoke alarms should be replaced as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.



Photo 89-1



Photo 89-2

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90)   One or more entry doors have deadbolts installed with no handle, and require a key to open them from both sides. This can be a safety hazard in the event of a fire when the key is not available. The door cannot be used as an exit then, causing entrapment. Key-only deadbolts should be replaced with deadbolts that have a handle on the inside on entry doors in rooms with no other adequate egress nearby.



Photo 90-1

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91)    One or more exterior door hinges appear to have drywall screws in them. These type of screws are not made to support the weight of doors. Recommend a qualified contractor evaluate and make the necessary repairs.



Photo 91-1



Photo 91-2



Photo 91-3



Photo 91-4

92) 🔧🔍📢 Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the subfloor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as [Squeeeeeek No More and Counter Snap fasteners](#) exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the subfloor. Recommend having a qualified contractor evaluate and repair as necessary.



Photo 92-1

93) 🔧🔍💧 In the closet located in the second floor office. There is a access point that is locked shut. This section of the attic is excluded from the report.



Photo 93-1

94) 🔧🔍 Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.



Photo 94-1



Photo 94-2



Photo 94-3



Photo 94-4



Photo 94-5



Photo 94-6



Photo 94-7

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95) 🔧🔍 Seals between double-pane glass in one or more sliding glass doors appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Glass doors or windows other than those that the inspector identified may also have failed seals and need glass replaced too.



Photo 95-1

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96) 🛠️ One or more windows that were built to open, will not open, or open only minimally due to their being painted shut, damaged and/or deteriorated in some way. Repairs should be made as necessary, and by a qualified contractor if necessary so windows open fully, and open and close easily.

Possible locations basement windows



Photo 96-1



Photo 96-2

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97) 🧑‍🔧 Minor cracks or nail pops were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.



Photo 97-1

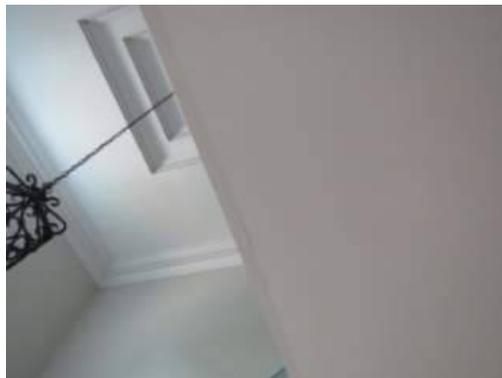


Photo 97-2

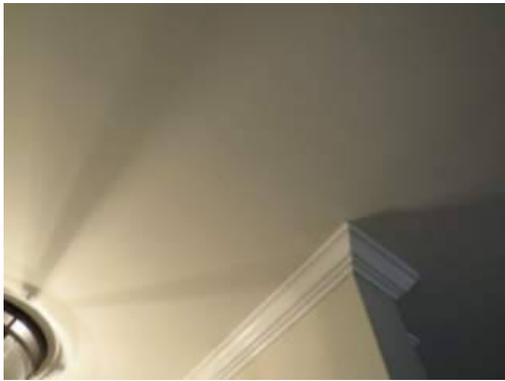


Photo 97-3



Photo 97-4