

AccuSpect Home Inspections, Inc.

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SUMMARY REPORT

Client: Kathy Varuolo
Realtor: Mendy Short, Sherry & Co Real Estate

Inspection Address: 9010 Carroll Manor Dr, Atlanta, GA 30350
Inspection Date: 9/28/2020 Start: 8:30 am End: 1:00 pm
Weather: Partly Cloudy
Temperature: 70-80 Degrees

Inspected by: Gary Edge

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

General Property Conditions:

Exterior

Wall Covering

Wall Covering Observations

Components and Conditions Needing Service

- 2.1 - The house is stucco and it extends to and below grade level. We recommend that you have an EDI certified stucco inspector or contractor evaluate and recommend any repairs required
We noticed the following areas which should be addressed:
1. There is no visible flashings over the windows and doors,
 2. The caulking of penetrations appear inadequate.
 3. There is no visible flashing between the house and deck ledger.
 4. There is no kickout where roof eave meets vertical wall.

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Site Comments

Termite Inspection

Areas of Concern

2.2 - Georgia is in the very heavy termite infestation zone and an inspection by a qualified termite contractor is recommended before closing. We did notice some trails in the foam insulation above the foundation wall which the contractor should evaluate. We did determine the foam insulation has enough clearance to grade (more than 6 inches).



Grading and Drainage

Drainage Mode

Components and Conditions Needing Service

2.3 - There is a low area adjacent the sewer cleanout near the front of house. This area should be filled with soil, compacted and sloped away from the structure.



Exterior Features

Driveways

Components and Conditions Needing Service

2.4 - There are settled and raised areas in the driveway that could prove to be trip-hazards which should be repaired by a concrete leveling contractor..



Walkways

Components and Conditions Needing Service

2.5 - There are raised areas in the walkway that could prove to be trip-hazards and should be repaired by a concrete leveling contractor.



Decks

Areas of Concern

2.6 - The rear deck is not constructed in compliance with the 2012/2018 IRC R507.2.2.

The following items do not comply:

1. The deck girder (beam) is supported by a ledger at the house. The IRC states" ...Girders supporting

deck joists shall not be supported on deck ledgers or band joists..."
Recommend supporting this girder with a support post with proper footing.
2. There is no flashing at the ledge as required by Table 507.2 c.



Steps and Handrails

Areas of Concern

2.7 - The steps at the front porch have unequal risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no greater than 7 3/4 inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch. These exceed the maximum difference in rise and are trip hazards.



Fascia and Trim

Components and Conditions Needing Service

2.8 - There is damage to the fascia at the right front. Most appears to be from carpenter bees.



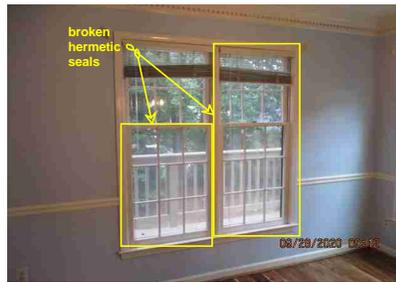
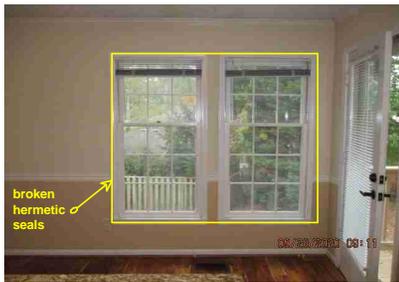
Windows

Components and Conditions Needing Service

2.9 - There are 25 window panes with broken hermetic seals in the house. These are the obvious ones listed, but it is possible there are more which do not yet show signs of moisture. The following panes should be replaced by a qualified glass or window contractor:

1. Breakfast room--All four panes
2. Dining room--Upper and lower right and lower left panes

3. Foyer--Both panes
4. Living room--All four panes
5. Master bathroom--Both panes (Bottom pane is cracked also)
6. Master (front) bedroom--All four panes
7. Right rear bedroom--All four panes
8. Left rear bedroom--Both panes



2.10 - Most windows in the house are stuck or painted shut and all should be serviced so they open and close freely. This is essential in the sleeping rooms.

2.11 - The dining room rear window needs rear and caulking at the sill.

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Roof

Attic

Electrical

Components and Conditions Needing Service

3.1 - There is a switch in the attic which needs a faceplate. (The seller should advise the purpose of the switch)



Exhaust Ducts

Components and Conditions Needing Service

3.2 - The bathroom exhaust ducts vent into the attic and should be extended to the exterior to prevent warm moist air discharging into the attic.



flooring and platform for air handler

Components and Conditions Needing Service

3.3 - The service platform installed for the attic air handler is not wide or deep enough. Current requirements are a 30" deep and at least 30" wide platform on the service side of furnace/air handler. This platform should be secured in place for safety.



3.4 - The flooring from the access opening to the furnace should be continuous.

Fire Wall

Components and Conditions Needing Service

3.5 - The firewall which is designed to retard the spread of fire from an adjoining unit needs repair as there are gaps that should be sealed by a qualified contractor. There is also no fire resistant roof deck within 4 feet of the firewall as would be required by current requirements.



Plumbing

Water Heaters

Condition

Near the end of useful life

4.1 - The water heater is 11 years old and nearing the end of its useful life. It is functional but the buyer should budget for replacement..

Electrical

Main Panel

Main Panel

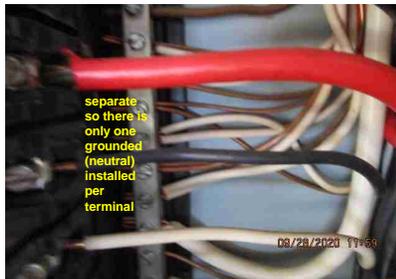
Components and Conditions Needing Service

- 5.1 - The following circuit breakers within the main panel are not identified, but should be per the NEC 110.22. Each breaker should be identified as to its purpose by a licensed electrician:
14, 15, 16 a&b, 19 a&b...

Wiring

Components and Conditions Needing Service

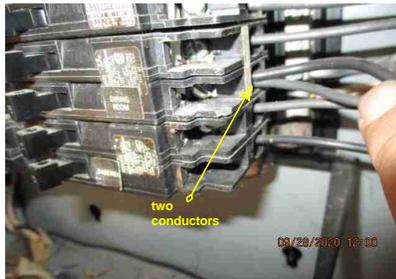
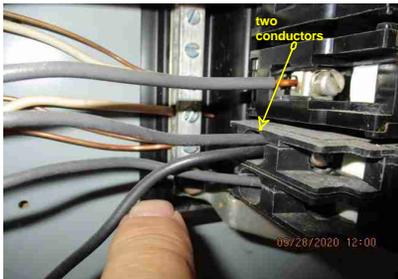
- 5.2 - There are neutral terminals in the electric panel with two grounded (neutral) conductors attached. The manufacturer did not identify these terminals for more than one conductor. A licensed electrician should separate these conductors and install one conductor on one terminal per the NEC 110.14 and 408.41.



Circuit Breakers

Components and Conditions Needing Service

- 5.3 - Two breakers in the main panel are serving two circuits and there is no room within the panel to add additional breakers. This condition should be corrected by a licensed electrician.



Bonding

Components and Conditions Needing Service

- 5.4 - The hot and cold water pipes should be bonded together to ensure a continuous ground. There is a bond (ground) on the cold water pipe but an additional jumper is needed to the hot water pipe. This is typically done above the water heater, but can be done at any convenient location. The connection must remain accessible..

Switches and Outlets

GFCI Outlets

Recommended Safety Upgrade

- 5.5 - The countertop receptacle outlet left of the electric range in the kitchen should be upgraded to have ground fault protection. This is mandated by current standards and is an important safety feature.

- 5.6 - The receptacle outlet at the exterior rear deck should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature..

Lights

Components and Conditions Needing Service

- 5.7 - There is no wall switch-controlled lighting outlet in the living room. This is required in all habitable rooms by the NEC 210.70 (A) (1) and should be installed by a licensed electrician. (There is a wall switch with no know function)

Switches

Components and Conditions Needing Service

- 5.8 - The dimmer used as a fan control in the master bedroom should be replaced with a proper fan control switch.



Heat A/C

Heat and AC - System 1

Condensing Coil

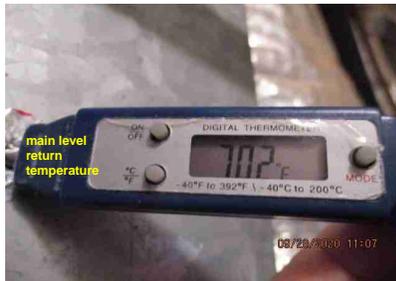
Near the end of useful life

- 7.1 - The condenser for the main level is old and near the end of its useful life. The buyer should budget for replacement.

Differential Temperature Readings

Components and Conditions Needing Service

- 7.2 - The main level air-conditioning responded, but only achieved a low differential temperature split (8 degrees) between the air entering the system and that coming out. This could indicate that the system is low on refrigerant, and should be serviced by a licensed HVAC contractor.



Heat and AC - System 2

Split-System General Evaluation

Near the end of useful life

7.3 - The split system for the upper level is functional but well beyond the end of its design life. Therefore, it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months. However, the buyer should budget for complete HVAC replacement. Recommend that a licensed HVAC contractor evaluate the system due to it's age.

Vent Pipe

Components and Conditions Needing Service

7.4 - The double-walled attic furnace vent pipe should be at least one inch away from the roof framing, and should be corrected by an HVAC contractor.



Drip Pan

Areas of Concern

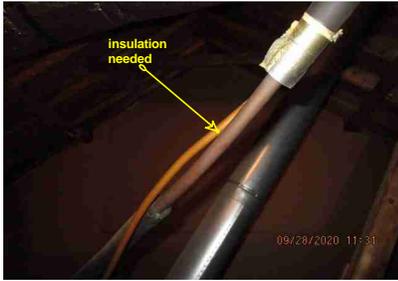
7.5 - The drip pan for the attic furnace is corroded which indicates a condensation drain blockage in the past that the seller should explain.



Refrigerant Lines

Components and Conditions Needing Service

7.6 - There are small areas of refrigerant line missing insulation in the attic. These areas should be insulated to prevent condensate dripping on the ceiling below.



Thermostat

Components and Conditions Needing Service

7.7 - The upstairs thermostat needs batteries installed.

Chimney

Living Room Chimney

Crown or Termination Cap

Components and Conditions Needing Service

8.1 - The metal rain pan on the chimney should be cleaned and painted with a rust resistant paint to prevent further deterioration.



Living

Living

Floor

Components and Conditions Needing Service

9.1 - The living room flooring should be evaluated by a qualified flooring contractor to repair the loose and buckled areas.

Outlets

Components and Conditions Needing Service

9.2 - The receptacle outlet between the front window and the living room fireplace has worn contacts and should be replaced.



Dining

Floor

Components and Conditions Needing Service

9.3 - The dining room flooring should be evaluated by a qualified flooring contractor to repair the loose and buckled areas.

Outlets

Components and Conditions Needing Service

9.4 - The loose receptacle outlet in dining room should be secured.



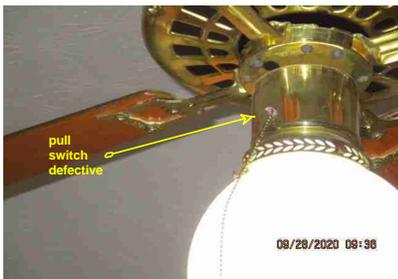
Bedrooms

Master Bedroom

Ceiling Fan

Components and Conditions Needing Service

10.1 - The ceiling fan and light in the master bedroom did not respond. This should be shown to function or should be replaced. The pull switch appears defective.



Bathrooms

Master Bathroom

Doors

Components and Conditions Needing Service

11.1 - The master bathroom door jamb should be shimmed to reduce gap so the latch pin can engage and lock the door.



Tub-Shower

Components and Conditions Needing Service

11.2 - The master bathroom tub faucet should be caulked at the wall to prevent moisture intrusion into the wall.



Exhaust Fan

Components and Conditions Needing Service

11.3 - The loose fan cover in the master bathroom should be secured flush with the ceiling.



Common

Kitchen

Garbage Disposal

Components and Conditions Needing Service

19.1 - Debris is stuck within the garbage disposal, which should be removed.

Lights

Components and Conditions Needing Service

19.2 - Recommend replacing the metal pull chain on the pantry light. It is electrically conductive



Hallway

Smoke Alarm

Components and Conditions Needing Service

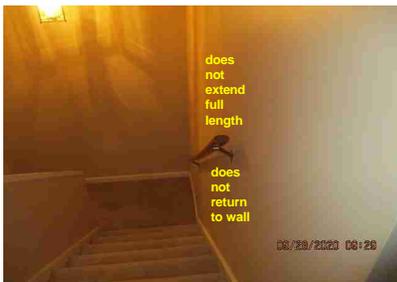
19.3 - A smoke alarm is not in place in the basement and is required.

Stairs

Stair Rails

Areas of Concern

19.4 - The handrails on the stairs do not comply with the requirement of continuous the full length of the flight, from a point directly above the top riser to a point directly above the bottom riser. (They also do not return to the wall for safety)



Laundry

Dryer Vent

Components and Conditions Needing Service

19.5 - The dryer duct in the attic should be a smooth-walled, metal type to avoid trapping lint and becoming a fire hazard. The flex duct should be replaced by a qualified contractor.

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Garage Firewall

Recommended Safety Upgrade

19.6 - There is no fire separation between the garage and the living areas above and the finished basement area, and you should consider installing a 1/2" gypsum ceiling as a safety upgrade, as well as repairing all openings through the wall.



Entry Door Into the House

Recommended Safety Upgrade

19.7 - The entry door from the garage into the house is hollow-core and should be solid-core or fire rated, to maintain the necessary fire separation between a garage and living quarters, and should be replaced as a safety upgrade.

