



Inspection Report

Allison Owenby

Property Address:
1220 Briers Creek Dr
Alpharetta GA 30004



Dana Inspection Services

Don O'Shields
don@danahi.com
404-277-1670

Date: 9/2/2020	Time: 01:00:00 PM	Report ID: 090220DO11
Property: 1220 Briers Creek Dr Alpharetta GA 30004	Customer: Allison Owenby	Real Estate Professional: Reid Casey

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Monitor (M) = No repairs are presently needed but future repairs are possible.

Improvement (IMP) = Something that is generally considered a good thing to do but may not have been required at the time the house was built.

Standards of Practice: ASHI American Society of Home Inspectors	In Attendance: Customer, their agent, and Seller	Type of building: Single Family (1 story)
Approximate age of building: Over 10 Years	Temperature: Over 65	Weather: Clear
Ground/Soil surface condition: Damp	Rain in last 3 days: Yes	Radon Test: Yes

General Summary of Repairs



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Allison Owenby

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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.

1. Roofing

1.1 FLASHINGS

Repair or Replace

Kick out flashing is missing at the intersections of walls and gutters. Kick out flashing is used to divert water from the shingles into the gutter system. This helps prevent water intrusion into wall structures.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

(1) Rust was observed on the chimney caps. This should be cleaned and painted with a rust inhibitor to prolong its useful life.

(2) Exhaust flue flashing right hand side above garage and rear of house is loose. Recommend qualified roofer repair.

1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Repair or Replace

It is recommended that all downspout have downspout extensions.

2. Exterior

2.0 SIDING & EXTERIOR TRIM

Repair or Replace

- (1) Cracking in the mortar on both sides of the front door. Recommend a qualified brick mason repair.
- (2) Failing paint to the left side of dormer.

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

Repair or Replace

- (2) There is a neutral to negative grade at the front of the house that may place excessive amounts of moisture up against the foundation. It is recommended to modify the grading to create a positive slope away from the house and foundation.
- (3) All vegetation in contact with the house or roof should be cut back or removed.

2.3 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Wood rot to the soffit and fascia above the front door behind downspouts and front right near garage.

3. Garage

3.0 GARAGE CEILINGS

Repair or Replace

Cracking at the drywall joint line in the garage. Recommend qualified drywall contractor repair.

4. Interiors

4.0 CEILINGS

Repair or Replace

Common drywall cracking on the ceiling in the master. Recommend drywall contractor repair.

4.1 WALLS

Repair or Replace

- (1) Sealant needed in hallway bathroom shower.
- (2) Common drywall cracking at the entrance to the living room. Recommend a drywall contractor repair.

4.2 FLOORS

Repair or Replace

Cracking to tile and mortar in the foyer.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- (1) The windows in the living room were stuck shut and should be repaired.
- (2) Evidence of seals going bad in the living room windows. Recommend a qualified window contractor evaluate.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

Loose toilet seat hallway bath.

6.4 HOT WATER SYSTEMS & CONTROLS**Repair or Replace**

The water heater is 15 years old and at the end of its useful life. It may require replacement within the next 5 years.

7. Electrical System

7.1 ZINSCO/FEDERAL PACIFIC/CHALLENGER PANELS**Repair or Replace**

A Challenger-brand electrical panel was observed in the house and these breakers have the potential for overheating under normal conditions, creating a fire hazard. Have the panel further evaluated by a licensed electrician, knowing that replacement will likely be recommended.

7.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**Repair or Replace**

(1) Screws that have pointed tips are in use at the electrical panel cover, which is not recommended as they can puncture wires. Have replaced with the correct screws by a qualified electrician.

7.5 CONNECTED DEVICES AND FIXTURES**Repair or Replace**

(1) The can lights in the kitchen are burning above the allowed maximum temperature which is 195 degrees. This may be a result of improper light bulbs. Recommend a qualified electrician repair.

(2) Light in the master bathroom was not working at the time of inspection.

8. Heating / Central Air Conditioning/ Fireplaces

8.1 COOLING AND AIR HANDLER EQUIPMENT**Repair or Replace**

The A/C unit is very much off level which can affect compressor operation, lubrication and places excessive stress on the freon lines and connections. Have leveled by a licensed HVAC professional.

8.3 A/C CONDENSATE DISPOSAL**Repair or Replace**

The exterior condensate drains should be extended to drain farther away from the house.

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

9.0 INSULATION IN ATTIC/WALLS**Repair or Replace**

Insulation and weather stripping should be added to the attic pulldown ladder or the attic opening should be insulated with a cover.

By receiving this report the buyer/client acknowledges acceptance of the Inspection Agreement that was emailed prior to the inspection.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Don O'Shields

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

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

Repair or Replace

(1) Common settling cracks were observed on the driveway.

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

Monitor

Common settling or curing cracks were observed on the back patio.

3. Garage

3.2 GARAGE FLOOR

Monitor

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

6. Plumbing System

6.4 HOT WATER SYSTEMS & CONTROLS

Repair or Replace

The water heater is 15 years old and at the end of its useful life. It may require replacement within the next 5 years.

7. Electrical System

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

Repair or Replace

(2) A little bit of paint over spray was observed inside the electrical panel from when the house was built. However, there was no evidence this was having a negative impact.

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1. Roofing

Styles & Materials

Roof Covering:	Viewed roof covering from:	Chimney (exterior):
3-Tab Asphalt	Ground	Cement Fiber
	Binoculars	
	Drone	

Approximate Roof Age:
5-10 years

Items

1.0 ROOF COVERINGS/DECKING

Comments: Inspected

1.1 FLASHINGS

Comments: Repair or Replace

Kick out flashing is missing at the intersections of walls and gutters. Kick out flashing is used to divert water from the shingles into the gutter system. This helps prevent water intrusion into wall structures.

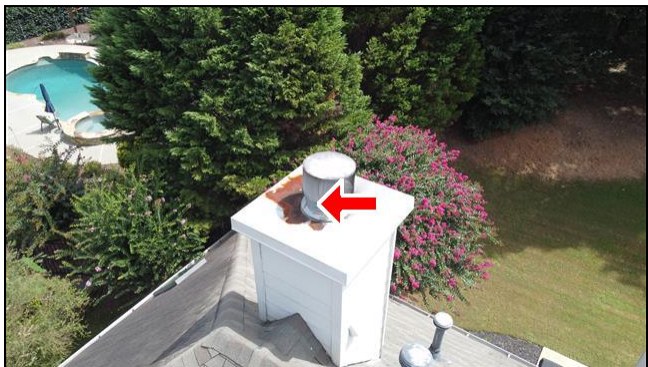




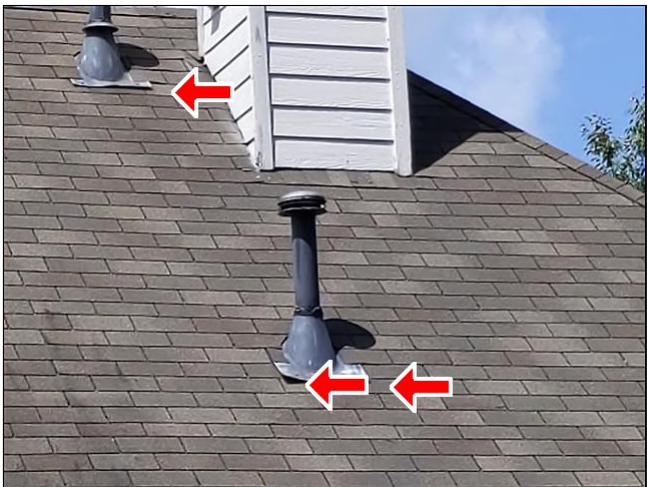
1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

(1) Rust was observed on the chimney caps. This should be cleaned and painted with a rust inhibitor to prolong its useful life.



(2) Exhaust flue flashing right hand side above garage and rear of house is loose. Recommend qualified roofer repair.



1.3 ROOF DRAINAGE SYSTEMS/GUTTERS

Comments: Repair or Replace

It is recommended that all downspout have downspout extensions.



2. Exterior

Styles & Materials

Siding Material:

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

Appurtenance:

- Patio
- Sidewalk

Driveway:

- Concrete

Items

2.0 SIDING & EXTERIOR TRIM

Comments: Repair or Replace

(1) Cracking in the mortar on both sides of the front door. Recommend a qualified brick mason repair.



(2) Failing paint to the left side of dormer.



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

Comments: Repair or Replace

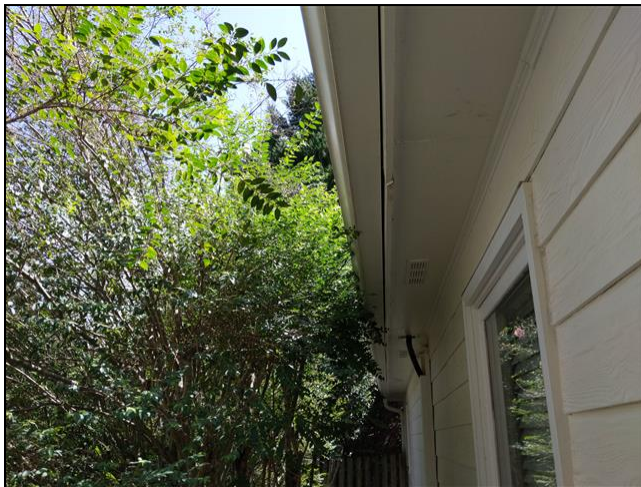
(1) Common settling cracks were observed on the driveway.



(2) There is a neutral to negative grade at the front of the house that may place excessive amounts of moisture up against the foundation. It is recommended to modify the grading to create a positive slope away from the house and foundation.



(3) All vegetation in contact with the house or roof should be cut back or removed.



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

Comments: Monitor

Common settling or curing cracks were observed on the back patio.



2.3 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

Wood rot to the soffit and fascia above the front door behind downspouts and front right near garage.





near garage

2.4 DOORS (Exterior)

Comments: Inspected

2.5 WATER METER

Comments: Inspected

2.6 WINDOWS

Comments: Inspected

2.7 VENTS/VENT HOODS

Comments: Inspected

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Items

3.0 GARAGE CEILINGS

Comments: Repair or Replace

Cracking at the drywall joint line in the garage. Recommend qualified drywall contractor repair.



3.1 GARAGE WALLS

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Monitor

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



(2) I was unable to inspect most of the walls and floor of the garage due to storage.



3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.5 GARAGE DOOR OPERATORS

Comments: Inspected

4. Interiors

Styles & Materials

Window Types:

Thermal/Insulated
Single-hung

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Items

4.0 CEILINGS

Comments: Repair or Replace

Common drywall cracking on the ceiling in the master. Recommend drywall contractor repair.



4.1 WALLS

Comments: Repair or Replace

(1) Sealant needed in hallway bathroom shower.



(2) Common drywall cracking at the entrance to the living room.
Recommend a drywall contractor repair.



4.2 FLOORS

Comments: Repair or Replace

Cracking to tile and mortar in the foyer.



4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.4 COUNTERS/CABINETS/CLOSETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) The windows in the living room were stuck shut and should be repaired.



(2) Evidence of seals going bad in the living room windows. Recommend a qualified window contractor evaluate.



5. Structural Components (where visible)

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Slab

Wall Structure:

Wood

Roof Structure:

Stick-built

2 X 6 Rafters

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

5.1 WALLS (Structural)

Comments: Inspected

5.2 FLOORS (Structural)

Comments: Inspected

5.3 CEILINGS (structural)

Comments: Inspected

5.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

6. Plumbing System

Styles & Materials


Water Source:	Plumbing Water Supply (into home):	Plumbing Water Distribution (inside home):
Public	Copper	Copper
Plumbing Waste:	Water Heater Power Source:	Water Heater Capacity:
PVC	Gas (quick recovery)	50 Gallon
Water heater brand:	Water Heat Age:	
STATE	15 years	

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

Loose toilet seat hallway bath.



6.1 DWV FITTINGS VS. PRESSURE FITTINGS

Comments: Inspected

6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

6.3 THERMAL EXPANSION DEVICE/TANK PRESENCE & CONDITION

Comments: Inspected

6.4 HOT WATER SYSTEMS & CONTROLS

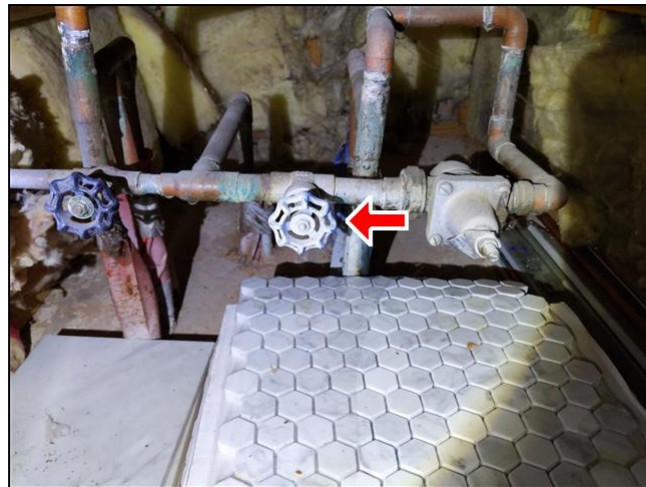
Comments: Repair or Replace

The water heater is 15 years old and at the end of its useful life. It may require replacement within the next 5 years.

**6.5 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Comments: Inspected

Located in the garage underneath the water heater.

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

Comments: Inspected

6.7 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

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



6.8 WATER PRESSURE

Comments: Inspected

6.9 FLEXIBLE APPLIANCE CONNECTORS (FACs) & CSST

Comments: Inspected

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

Comments: Inspected

7. Electrical System

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex (Non-Metallic Sheathing)

Items

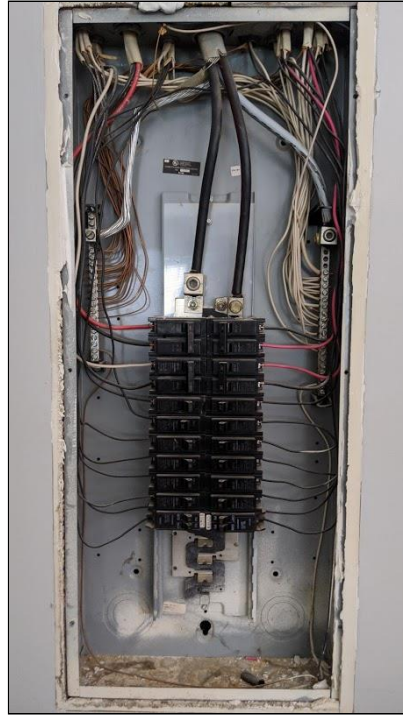
7.0 SERVICE ENTRANCE CONDUCTORS/SIZES

Comments: Inspected

7.1 ZINSCO/FEDERAL PACIFIC/CHALLENGER PANELS

Comments: Repair or Replace

A Challenger-brand electrical panel was observed in the house and these breakers have the potential for overheating under normal conditions, creating a fire hazard. Have the panel further evaluated by a licensed electrician, knowing that replacement will likely be recommended.



7.2 BREAKER AND PANEL BRAND MATCH

Comments: Inspected

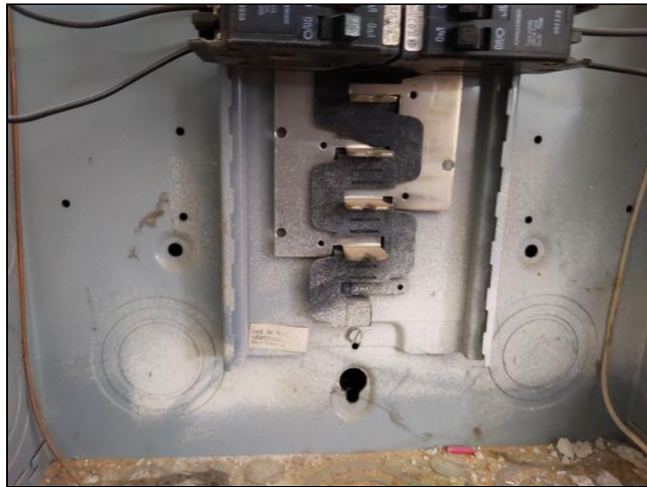
7.3 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

(1) Screws that have pointed tips are in use at the electrical panel cover, which is not recommended as they can puncture wires. Have replaced with the correct screws by a qualified electrician.



(2) A little bit of paint over spray was observed inside the electrical panel from when the house was built. However, there was no evidence this was having a negative impact.



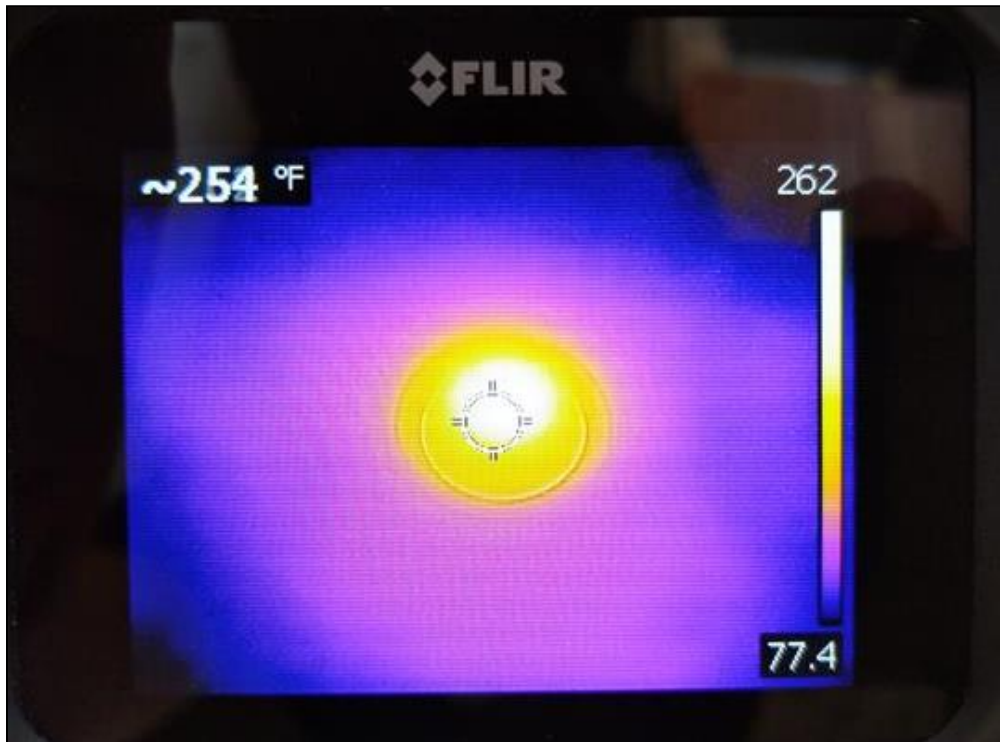
7.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

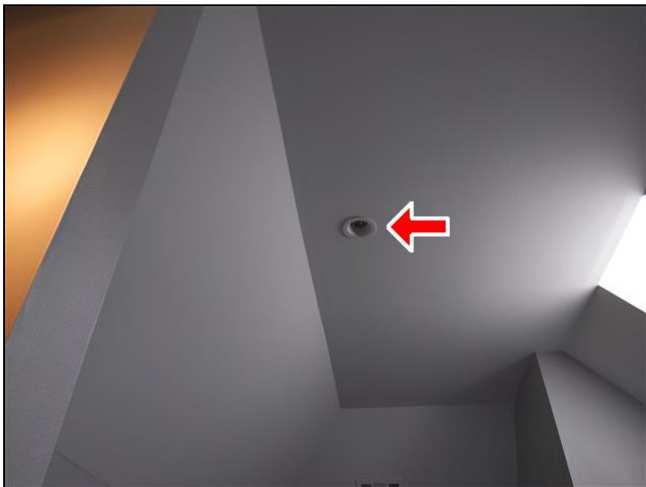
7.5 CONNECTED DEVICES AND FIXTURES

Comments: Repair or Replace

(1) The can lights in the kitchen are burning above the allowed maximum temperature which is 195 degrees. This may be a result of improper light bulbs. Recommend a qualified electrician repair.



(2) Light in the master bathroom was not working at the time of inspection.



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

Comments: Inspected

7.7 OPERATION OF ARC FAULT BREAKERS

Comments: Inspected

7.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

7.9 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Mine cut off located right hand side of house next to garage.



7.10 SMOKE & CARBON MONOXIDE PROTECTION

Comments: Inspected

8. Heating / Central Air Conditioning/ Fireplaces

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air	Gas	One

Heating System Brand:

GOODMAN

Heat System Age:

1 year

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

Two

Cooling Equipment Type:

Condensing Unit

Cooling System Age:

1 year

Central Air Brand:

GOODMAN

Number of Cooling Systems:

One

Items

8.0 HEATING EQUIPMENT

Comments: Inspected

8.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

The A/C unit is very much off level which can affect compressor operation, lubrication and places excessive stress on the freon lines and connections. Have leveled by a licensed HVAC professional.



8.2 NORMAL OPERATING CONTROLS

Comments: Inspected

8.3 A/C CONDENSATE DISPOSAL

Comments: Repair or Replace

The exterior condensate drains should be extended to drain farther away from the house.



- 8.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Comments: Inspected
- 8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)
Comments: Inspected
- 8.6 GAS FIRELOGS AND FIREPLACES
Comments: Inspected

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

Styles & Materials

Attic Insulation: Blown	Ventilation: Ridge vents Soffit Vents Passive	Dryer Power Source: 220 Electric
Attic info: Pull Down stairs	Method used to observe attic: Walked Parts inaccessible	

Items

9.0 INSULATION IN ATTIC/WALLS

Comments: Repair or Replace

Insulation and weather stripping should be added to the attic pulldown ladder or the attic opening should be insulated with a cover.



Attic cover

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

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

Comments: Inspected

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

9.4 EVIDENCE OF RODENTS/ANIMALS IN ATTIC/ELSEWHERE

Comments: Inspected

9.5 GENERAL ATTIC, CRAWL SPACE OR BASEMENT ISSUES

Comments: Inspected

9.6 ATTIC LADDER

Comments: Inspected

10. Built-In Kitchen Appliances/Other Appliances

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

10.3 GARBAGE DISPOSER

Comments: Inspected

10.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

10.5 REFRIGERATOR & WATER LINE

Comments: Inspected

10.6 COMMON RECALLS CHECK

Comments: Inspected

11. Infrared Scan

Items

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

Comments: Inspected



INVOICE

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Report ID: 090220DO11

Customer Info:	Inspection Property:
Allison Owenby	1220 Briers Creek Dr Alpharetta GA 30004
Customer's Real Estate Professional: Reid Casey	

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	425.00	1	425.00
Radon Test - 3rd Party Testing	175.00	1	175.00

Tax \$0.00

Total Price \$600.00

Payment Method:

Payment Status:

Note: