

AccuSpect Home Inspections, Inc.

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SUMMARY REPORT

Client: WU GA Properties LLC
Realtor: Jasmine Chang, Georgia Realty Brokers International
Inspection Address: 11139 Blackbird Ln, Alpharetta, GA 30022
Inspection Date: 10/11/2020 Start: 8:30 am End: 12:30 pm
Weather: Raining
Temperature: 70 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:

The house was furnished and the owners possessions prevented a full view of all walls and flooring. The under sink areas and closets were not fully visible due to stored items.

Exterior

Exterior Features

Lights

Components and Conditions Needing Service

- 2.1 - The exterior light fixtures should be sealed/caulked at the wall to prevent moisture entry per the NEC 410.10.



Roof

Composition Shingle

General Comments and Description

Components and Conditions Needing Service

3.1 - There roof installation is incomplete. The inspector will return when the install is completed to assess the roof.



Attic

Framing

Components and Conditions Needing Service

3.2 - There are two trusses in the attic which should be evaluated for repair by a registered structural engineer. Both are missing truss plates (gussets) where the webs meet the top chord.

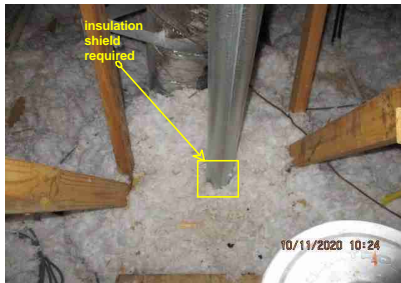
1. The first truss is the one which passes between the furnaces.
2. The second truss is third from the left side of the attic.



Heat Vents

Components and Conditions Needing Service

- 3.3 - The water heater vent should have an insulation shield where it passes through the attic insulation, and terminate no less than 2 inches above the insulation. This was required by the 2000 IRC G2425.4 at the time of construction. One should be installed by a licensed mechanical contractor.



Blown in fiberglass insulation

Areas of Concern

- 3.4 - The depth of insulation appears to be aprox. 8" There are deeper areas and also areas with less than 8 inches. This does not meet the depth (12") required for R-38. A qualified insulation contractor should evaluate and increase the depth of insulation to obtain R-38.



Rodent activity noted

Areas of Concern

- 3.5 - There was evidence of rodent presence in the attic. (trails and burrows). This should be alleviated by drip edge flashing installed with new roof.

Electrical

Main Panel

Bonding

Components and Conditions Needing Service

- 5.1 - The CSST (corrugated stainless steel tubing) gas piping system should be bonded directly to the electrical service grounding electrode system per the IRC G2411.1.1 and the manufacturers installation instructions by a licensed electrician. This is a safety requirement for lightening protection of the thin walled tubing to prevent perforations due to arcing . The bonding jumper shall connect to a metallic pipe or fitting, between the point of delivery and the first downstream CSST fitting (at the meter). The bonding jumper shall not be smaller than AWG 6 copper wire or equivalent.



Sub Panels

Exterior Cover Panel

Components and Conditions Needing Service

- 5.2 - The exterior cover of the garage sub-panel has two stripped screw holes,



Bedrooms

Master Bedroom

Doors

Components and Conditions Needing Service

- 10.1 - The entry door to the master bedroom needs to adjusted, to open and close freely. It rubs on the carpet.

Bedroom 3

Dual-Glazed Windows

Components and Conditions Needing Service

- 10.2 - The window in the upstairs right rear bedroom has a lower pane with a broken hermetic seal, which should be replaced by a qualified glass or window contractor.



Bedroom 4

Doors

Components and Conditions Needing Service

10.3 - The entry door of the upstairs left rear bedroom needs to be adjusted, to open and close freely. It rubs on the carpet.

Bathrooms

1st Guest Bathroom

Tub-Shower

Components and Conditions Needing Service

11.1 - There are cracks in the grout-joint in the left rear corner of the shower enclosure in the guest bathroom adjacent the left front bedroom. This should be sealed to prevent moisture damage.



Common

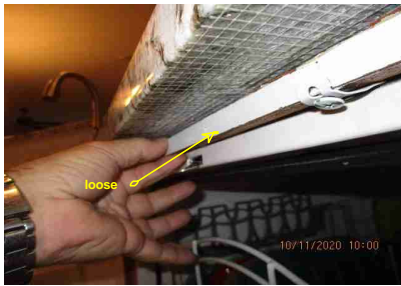
Kitchen

Dishwasher

Components and Conditions Needing Service

19.1 - The wood strip which holds the dishwasher in place is loose under the counter top. This should be secured in place.

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Laundry

Dryer Vent

Components and Conditions Needing Service

19.2 - The dryer vent termination is loosened at the outside wall and should be secured and sealed.

