



# Inspection Report

**Jeanette Brummell**

**Property Address:**  
3127 Lenox Rd NE, Unit 41  
Atlanta GA 30324



Inspector: Javier Serrano

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<b>Date:</b> 1/14/2020	<b>Time:</b> 12:15 PM	<b>Report ID:</b>
<b>Property:</b> 3127 Lenox Rd NE, Unit 41 Atlanta GA 30324	<b>Customer:</b> Jeanette Brummell	<b>Real Estate Professional:</b> Alex Dallas Preferred Choice Realty

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### **IMPORTANT INFORMATION ABOUT THIS INSPECTION**

RIA's home inspections are completed in accordance with the American Society of Home Inspectors Standards of Practice (ASHI), your RIA Inspection Agreement, and other RIA Terms & Conditions that are viewable by clicking [HERE](#) or by requesting an emailed copy. Please be sure that you fully read and understand these items. If an item is not listed in this report as "Inspected", then it is not part of this inspection and you should have the item further evaluated prior to your closing.

**INSPECTED:** The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.

**NOT INSPECTED:** The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.

**REPAIR/REPLACE:** The item is in need of repair, replacement, further evaluation by a specialist, or is of concern to the inspector.

**NOT PRESENT:** The item is not present in this home.

**Type of building:**

Townhome

**In Attendance:**

Buyer's Agent

**Aproximately age of the home:**

19 years old

**Temperature:**

63 degrees F

**Weather:**

Clear, Light Rain

**Inspector:**

Javier Serrano. Cell 678-608-9452

## Summary



### Customer

Jeanette Brummell

### Address

3127 Lenox Rd NE, Unit 41  
Atlanta GA 30324

All complete RIA home inspections come with these **FREE** services to protect your investment: **5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service, and RecallChek on appliances for life.** Click [HERE](#) to find out more. Applies to home buyers only.

RIA's home inspections are completed in accordance with the ASHI Standards of Practice, your RIA Inspection Agreement, and other RIA Terms & Conditions. Click [HERE](#) to view.

This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If applicable, RIA can complete a re-inspection of completed repairs, moisture testing on stucco, mold testing, and radon gas testing. Please call our office or click [HERE](#) for more information. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

## 1. Exterior

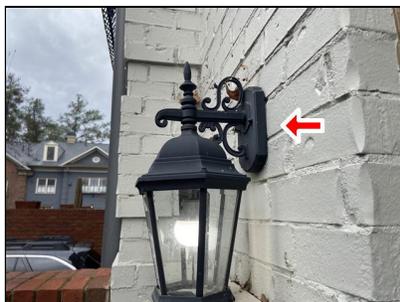
### 1.0 EXTERIOR SIDING

#### Inspected, Repair or Replace

-The bases of the exterior light fixtures installed next to the exterior doors around the perimeter of the house should be sealed where they meet the brick siding to prevent water entry into the wall cavity and wiring connections.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

**1.1 DOORS (Exterior)**

**Inspected, Repair or Replace**

-It is recommended that the keyed dead bolts installed on the exterior doors be replaced with dead bolts that do not need a key to exit for emergency escape purposes.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

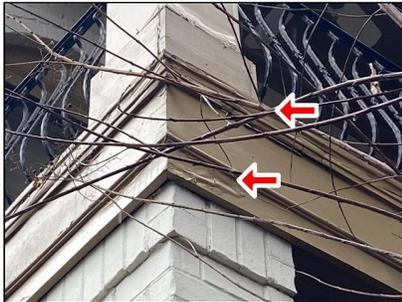


1.1 Item 3(Picture)

**1.2 DECKS, STOOPS, STEPS, PATIO/COVER AND RAILINGS**

**Inspected, Repair or Replace**

-Properly repair or replace water damaged wood at the front right corner of the upper balcony. The tree limbs/branches making contact with the wood at this area may be the cause. Have these limbs removed. Repair or replace water damaged wood trim along the top of the front porch (see photos).



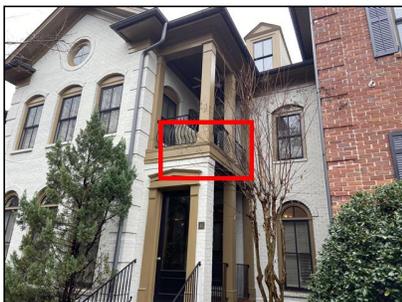
1.2 Item 1(Picture)



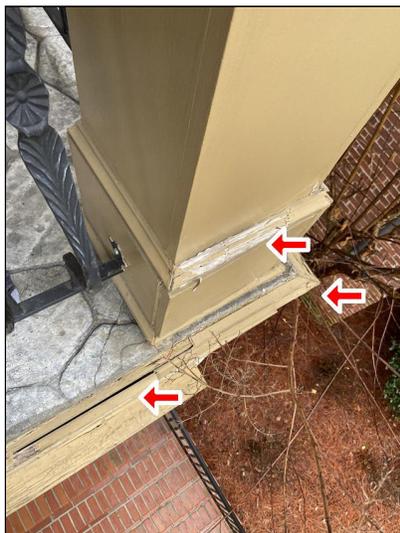
1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)



1.2 Item 7(Picture)



1.2 Item 8(Picture)

**1.8 ELEVATION PHOTOS**

**Inspected, Repair or Replace**

-These are photos of the home taken from different angles and are not intended to show any defects.



1.8 Item 1(Picture)



1.8 Item 2(Picture)



1.8 Item 3(Picture)



1.8 Item 4(Picture)

**2. Garage**

**2.1 GARAGE WALLS**

**Inspected, Repair or Replace**

-The garage inspection was limited due to a large amount of stored items being in the garage at the time of the inspection. No problems were noted at the accessible areas.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

4. Roofing

4.0 ROOF COVERINGS

Inspected, Repair or Replace

-Water stains and evidence of roof leaks on the drywall ceiling at the rear of the sitting area of the master bedroom. Water stains and evidence of leaks also on the drywall ceiling at the front of the front right bedroom. Upon further inspection water stains and evidence of previous leaks were noted on the framing at the bottom of the dormer windows right above these areas. All stains were dry and as per the sellers property disclosure the HOA repaired/ replaced the dormer windows and this fixed the problem.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

(1) -The heating and cooling units for the main level are 3 years old and the heating and cooling units for the upper level are 8 years old. The heating and cooling systems for both levels were tested for a short period of time during the inspection and they were working; however, much of an HVAC system is concealed from view during a normal home inspection and our inspection is basic in scope. As per the labels/stickers on the units the systems have been periodically serviced and no problems were noted at the time of the inspection.



6.0 Item 1(Picture)

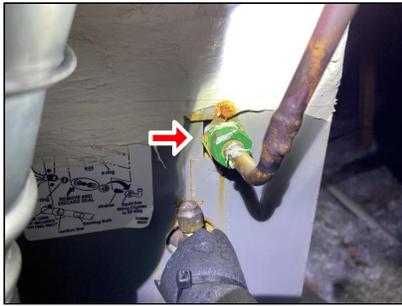


6.0 Item 2(Picture)



6.0 Item 3(Picture)

(3) -Minor condensation leaks were noted on the refrigerant pipe where it connects to the attic unit. Have an HVAC contractor evaluate to make repairs as needed.



6.0 Item 4(Picture)



6.0 Item 5(Picture)

**6.6 GAS/LP FIRELOGS AND FIREPLACES**

**Inspected, Repair or Replace**

-The pilot light for the fireplace at the sitting area of the master bedroom was on but this fireplace did not operate when it was tested. Have it repaired or replaced. The glass on this fireplace is fogged and should be replaced.



6.6 Item 1(Picture)



6.6 Item 2(Picture)



6.6 Item 3(Picture)

**7. Electrical System**

**7.4 OUTLETS & LIGHT FIXTURES**

**Inspected, Repair or Replace**

-Wall switches at the master bathroom and the wall switches at the main level half bathroom are broken and they should be replaced.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

**7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Inspected, Repair or Replace**

(2) -Replace missing batteries on the smoke detector at the upper level.



7.7 Item 1(Picture)

**8. Plumbing System**

**8.2 TUBS,SINKS, TOILETS & SHOWER STALLS**

**Inspected, Repair or Replace**

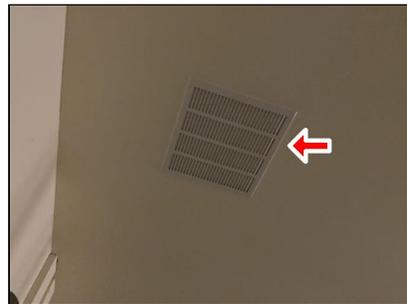
(1) -The jacuzzi motor at the master bathroom was tested and it was working. No leaks or problems were noted on the garage ceiling under this tub after the motor was tested. The access panel to the motor on the ceiling was not cut and it could not be removed.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)

(2) -Due to stored items on the front left bedroom bathroom tub, this tub could not be tested. Have the seller ascertain that it is functional and leaks free.



8.2 Item 4(Picture)



8.2 Item 5(Picture)

(3) -Rust and evidence of leaks on the water pipe above the water heater (see photos). Have a plumber repair.

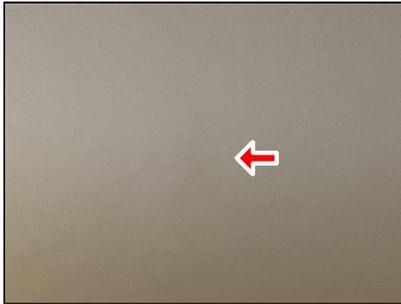


8.2 Item 6(Picture)

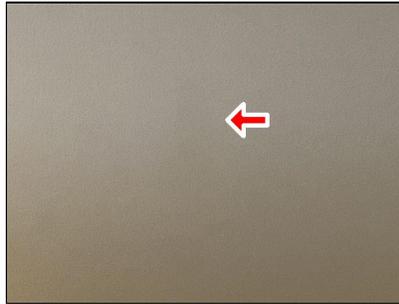


8.2 Item 7(Picture)

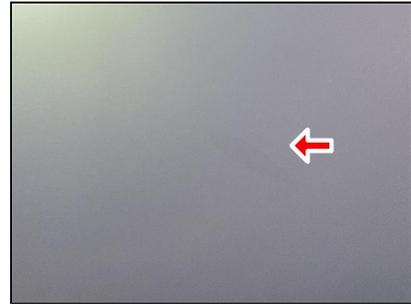
(4) -One water stain was noted on the garage ceiling under the master bathroom toilet. This stain was dry at the time of the inspection; however, seller to provide information about the cause of this stain and to ascertain that any leaks from this bathroom were properly repaired or have a plumber evaluate to ascertain that there are no active leaks at this area or to make repairs if needed.



8.2 Item 8(Picture)



8.2 Item 9(Picture)



8.2 Item 10(Picture)

**9. Interiors**

**9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Inspected, Repair or Replace**

-The elevator was tested couple times during the inspection and it was working.



9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture) Elevator equipment

**9.7 WINDOWS (REPRESENTATIVE NUMBER)**

**Inspected, Repair or Replace**

-Sash lock at the front right bedroom bathroom window is broken and needs to be replaced. The front dining room windows were locked and they could not be tested. Windows are emergency exits. It is recommended that these locks be removed. The windows at the front right of the front left bedroom were blocked and they were not tested.



9.7 Item 1(Picture)



9.7 Item 2(Picture)



9.7 Item 3(Picture)



9.7 Item 4(Picture)

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## 1. Exterior

### Styles & Materials

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**Siding Material:**

Bricks

### Items

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**1.0 EXTERIOR SIDING**

**Comments:** Inspected, Repair or Replace

-The bases of the exterior light fixtures installed next to the exterior doors around the perimeter of the house should be sealed where they meet the brick siding to prevent water entry into the wall cavity and wiring connections.

**1.1 DOORS (Exterior)**

**Comments:** Inspected, Repair or Replace

-It is recommended that the keyed dead bolts installed on the exterior doors be replaced with dead bolts that do not need a key to exit for emergency escape purposes.

**1.2 DECKS, STOOPS, STEPS, PATIO/COVER AND RAILINGS**

**Comments:** Inspected, Repair or Replace

-Properly repair or replace water damaged wood at the front right corner of the upper balcony. The tree limbs/branches making contact with the wood at this area may be the cause. Have these limbs removed. Repair or replace water damaged wood trim along the top of the front porch (see photos).

**1.3 WINDOWS**

**Comments:** Inspected

**1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS**

**Comments:** Inspected

**1.5 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

**1.6 EXTERIOR WOOD TRIM**

**Comments:** Inspected

**1.7 EXTERIOR FLASHINGS, DOORS, WINDOWS, DECK**

**Comments:** Inspected

**1.8 ELEVATION PHOTOS**

**Comments:** Inspected, Repair or Replace

-These are photos of the home taken from different angles and are not intended to show any defects.

## 2. Garage

### Items

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#### 2.0 GARAGE CEILINGS

**Comments:** Inspected

#### 2.1 GARAGE WALLS

**Comments:** Inspected, Repair or Replace

-The garage inspection was limited due to a large amount of stored items being in the garage at the time of the inspection. No problems were noted at the accessible areas.

#### 2.2 GARAGE FLOOR

**Comments:** Inspected

#### 2.3 GARAGE VEHICLE DOOR(S)

**Comments:** Inspected

#### 2.4 GARAGE VEHICLE DOOR OPERATORS

**Comments:** Inspected

#### 2.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

**Comments:** Inspected

### 3. Structural Components

#### Styles & Materials

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<b>Foundation:</b> Poured in place concrete slab	<b>Columns or Piers:</b> Supporting walls	<b>Method used to observe crawlspace:</b> No crawlspace
<b>Roof Structure:</b> 2 X 6 Rafters	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Pull Down stairs

#### Items

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#### 3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

**Comments:** Inspected

#### 3.1 FLOORS (Structural)

**Comments:** Inspected

#### 3.2 CEILINGS (structural)

**Comments:** Inspected

#### 3.3 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

#### 3.4 WATER ENTRY IN BASEMENT/CRAWL/MAIN LEVEL

**Comments:** Inspected

#### 3.5 SUMP PUMP

**Comments:** Not Present

## 4. Roofing

### Styles & Materials

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**Roof Covering:**

4 tab architectural fiberglass shingles

**Viewed roof covering from:**

Ground, roof was not mounted

Binoculars

### Items

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#### 4.0 ROOF COVERINGS

**Comments:** Inspected, Repair or Replace

-Water stains and evidence of roof leaks on the drywall ceiling at the rear of the sitting area of the master bedroom. Water stains and evidence of leaks also on the drywall ceiling at the front of the front right bedroom. Upon further inspection water stains and evidence of previous leaks were noted on the framing at the bottom of the dormer windows right above these areas. All stains were dry and as per the sellers property disclosure the HOA repaired/replaced the dormer windows and this fixed the problem.

#### 4.1 FLASHINGS

**Comments:** Inspected

#### 4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 4.3 GUTTERS & DOWNSPOUTS

**Comments:** Inspected

#### 4.4 WATER ENTRY IN ROOF

**Comments:** Inspected

**5. Insulation and Ventilation**

**Styles & Materials**

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**Attic Insulation:**

Blown  
Approximate 8-10"

**Ventilation:**

Gable vents  
Ridge vents  
Soffit Vents  
Power vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Unknown (not visible)

**Items**

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**5.0 INSULATION IN ATTIC**

**Comments:** Inspected

**5.1 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

**5.2 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS**

**Comments:** Inspected

**5.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

**Comments:** Not Inspected

-Power vent was not tested. Attic temperature was too low

## 6. Heating / Central Air Conditioning

### Styles & Materials

<b>Heat Type:</b> Forced Air	<b>Furnace Age:</b> 2012 2017	<b>Heat Temp:</b> The heat read 102 F at the upper level The heat read 103 F at the main level
<b>Number of Heat Systems (excluding wood):</b> Two	<b>Ductwork:</b> Insulated	<b>Operable Fireplaces:</b> Two
<b>Cooling Equipment Type:</b> Central forced Air A/C	<b>Number of AC Only Units:</b> Two	<b>Cooling Equipment Age:</b> 2012 2017
<b>Cooling Temperature:</b>		
The a/c read 54 degrees F at the upper level		
The a/c read 55 degrees F at the main level		

### Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected, Repair or Replace

(1) -The heating and cooling units for the main level are 3 years old and the heating and cooling units for the upper level are 8 years old. The heating and cooling systems for both levels were tested for a short period of time during the inspection and they were working; however, much of an HVAC system is concealed from view during a normal home inspection and our inspection is basic in scope. As per the labels/stickers on the units the systems have been periodically serviced and no problems were noted at the time of the inspection.

(2) -The sediment trap installed on the gas pipe where it connects to the attic unit is installed according with the building requirements when the house was built. Those requirements have changed with the time and few gas companies are now requiring that this sediment trap be updated to meet new code requirements.

(3) -Minor condensation leaks were noted on the refrigerant pipe where it connects to the attic unit. Have an HVAC contractor evaluate to make repairs as needed.

#### 6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

**Comments:** Inspected

#### 6.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

#### 6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

#### 6.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Not Present

#### 6.6 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Inspected, Repair or Replace

-The pilot light for the fireplace at the sitting area of the master bedroom was on but this fireplace did not operate when it was tested. Have it repaired or replaced. The glass on this fireplace is fogged and should be replaced.

#### 6.7 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

#### 6.8 NORMAL OPERATING CONTROLS

**Comments:** Inspected

**6.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Inspected

## 7. Electrical System

### Styles & Materials

#### Electrical Service Conductors:

Below ground

Aluminum

240 Volts

#### Panel capacity:

(2) 200 AMP service panel

#### Panel Type:

Circuit breakers

#### Branch wire 15 and 20 AMP:

Copper

#### Wiring Methods:

Romex

### Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

**Comments:** Inspected

#### 7.1 SERVICE GROUNDING

**Comments:** Inspected

#### 7.2 PANEL BOX & SUB-PANEL

**Comments:** Inspected

#### 7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

**Comments:** Inspected

#### 7.4 OUTLETS & LIGHT FIXTURES

**Comments:** Inspected, Repair or Replace

-Wall switches at the master bathroom and the wall switches at the main level half bathroom are broken and they should be replaced.

#### 7.5 CONDUIT

**Comments:** Inspected

#### 7.6 OPERATION OF GFCI & OR AFCI

**Comments:** Inspected

#### 7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected, Repair or Replace

(1) -Main disconnects are located at the meter on the rear center of the house. The panel boxes are at the right garage wall.

(2) -Replace missing batteries on the smoke detector at the upper level.

#### 7.8 SMOKE DETECTORS

**Comments:** Inspected

-All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one per hallway. There are different types of smoke detectors: Ionization and Photoelectric. Smoke detectors have an expiration date.

#### 7.9 CARBON MONOXIDE DETECTORS

**Comments:** Not Present

-Carbon Monoxide detectors are always recommended to be installed inside the home.

## 8. Plumbing System

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (from street to the house):</b> Not visible	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Plumbing Drain Pipe:</b> PVC	<b>Water Heater Power Source:</b> Gas	<b>Water Heater Capacity:</b> 50 Gallon
<b>Water Heater Age:</b> 2012		

### Items

#### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

**Comments:** Inspected

#### 8.2 TUBS, SINKS, TOILETS & SHOWER STALLS

**Comments:** Inspected, Repair or Replace

(1) -The jacuzzi motor at the master bathroom was tested and it was working. No leaks or problems were noted on the garage ceiling under this tub after the motor was tested. The access panel to the motor on the ceiling was not cut and it could not be removed.

(2) -Due to stored items on the front left bedroom bathroom tub, this tub could not be tested. Have the seller ascertain that it is functional and leaks free.

(3) -Rust and evidence of leaks on the water pipe above the water heater (see photos). Have a plumber repair.

(4) -One water stain was noted on the garage ceiling under the master bathroom toilet. This stain was dry at the time of the inspection; however, seller to provide information about the cause of this stain and to ascertain that any leaks from this bathroom were properly repaired or have a plumber evaluate to ascertain that there are no active leaks at this area or to make repairs if needed.

#### 8.3 WATER HEATER

**Comments:** Inspected

#### 8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

-The main water shut off is located at the right side of the water heater,

#### 8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

#### 8.6 MAIN FUEL GAS SHUT OFF

**Comments:** Inspected

-The main gas shut off is located at the meter on the left rear corner of the house.

#### 8.7 LIFT PUMP

**Comments:** Not Present

## 9. Interiors

### Items

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#### 9.0 CEILINGS

**Comments:** Inspected

#### 9.1 WALLS

**Comments:** Inspected

-One big closet was built at the front left bedroom after this house was built.

#### 9.2 FLOORS

**Comments:** Inspected

#### 9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected, Repair or Replace

-The elevator was tested couple times during the inspection and it was working.

#### 9.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 9.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

-Adjust the front right bedroom door so it will open and close properly.

#### 9.6 BATHROOMS

**Comments:** Inspected

#### 9.7 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

-Sash lock at the front right bedroom bathroom window is broken and needs to be replaced. The front dining room windows were locked and they could not be tested. Windows are emergency exits. It is recommended that these locks be removed. The windows at the front right of the front left bedroom were blocked and they were not tested.

## 10. Built-In Kitchen Appliances

Kitchen appliances were turn on for a short period to test their basic function only.

### Items

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#### 10.0 DISHWASHER

Comments: Inspected

#### 10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

#### 10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

#### 10.3 GARBAGE DISPOSAL

Comments: Inspected

#### 10.4 MICROWAVE

Comments: Inspected

#### 10.5 REFRIGERATOR

Comments: Inspected