



Inspection Report

Michelle Giannini

Property Address:
1080 Peachtree St NE
Unit 1806
Atlanta GA 30309



Residential Inspector of America, Inc.

Lou Qualtiere
3276 Buford Dr., Ste 104-306
Buford, GA 30519
770.476.4963

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Date: 2/6/2020	Time: 01:00:00 PM	Report ID: 020620LQ185
Property: 1080 Peachtree St NE Unit 1806 Atlanta GA 30309	Customer: Michelle Giannini	Real Estate Professional: ann-marie Sharp keller williams

All complete RIA home inspections come with these FREE services for home buyers:

5 Year Platinum Roof Leak Warranty 90 Day Structural/Mechanical Warranty

90 Day Mold Warranty 90 Day Main Sewer/Water Line Warranty

Concierge Service for Utility Set up 120 Day Radon Warranty (with test)

And FREE *RecallChek* on appliances for life! Click [HERE](#) to find out more.

REPORT VIDEOS

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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 repairs, replacement, further evaluation by a specialist, or is of concern to the inspector.

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

In Attendance:

Customer and their agent

Approximate age of building:

Under 10 Years

Temperature:

Below 65

Weather:

Cloudy, Heavy Rain

Inspector:

Lou Qualtiere

Summary



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Customer

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Address

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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.

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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.

4. Heating / Central Air Conditioning

4.0 HEATING EQUIPMENT

Inspected, Repair or Replace



(2) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the equipment is operating properly and efficiently. Most of internal parts of the hvac system are concealed from view, and our inspection is mostly visual and is intended to check the operation of the system(s). Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

4.4 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

(2) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.

5. Electrical System

5.4 OUTLETS & LIGHT FIXTURES

Inspected, Repair or Replace

Two way switch for foyer lights are not operating as intended. Have electrician evaluate and repair so switches work as two way.

5.7 SMOKE DETECTORS

Inspected, Repair or Replace

Smoke detectors can last 10 years before needing replacement. Smoke detectors in this house work, but it is recommended that they be replaced.

8. Built-In Kitchen Appliances

8.3 MICROWAVE

Inspected, Repair or Replace

Light is out under the microwave. Have bulb replaced.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Lou Qualtiere

1. Exterior

Styles & Materials

Siding Material:

Synthetic Stucco

Decks steps patio sidewalk etc.:

Balcony

Exterior Entry Doors:

Steel

Insulated glass

Items

1.0 EXTERIOR SIDING

Comments: Inspected

1.1 DOORS

Comments: Inspected

1.2 WINDOWS

Comments: Inspected

1.3 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected

2. Structural Components

Styles & Materials

Floor Structure:

Slab

Wall Structure:

Not visible

Ceiling Structure:

Not visible

Items

2.0 WALLS (Structural)

Comments: Inspected

2.1 FLOORS (Structural)

Comments: Inspected

2.2 CEILINGS (structural)

Comments: Inspected

3. Insulation and Ventilation

Styles & Materials

Dryer Vent:

Flexible Metal

Dryer Power Source:

220 Electric

Exhaust Fans:

Fan only

Items

3.0 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected

4. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type:

Heat Pump Forced Air (also provides cool air)

Heating Equipment Age:

2007

Heat Temp:

The main level heat read 101 degrees.

Number of Heat Systems (excluding wood):

One

Energy Source:

Electric

Filter Type:

Disposable

Cooling Equipment Type:

Cooling Tower

Cooling Equipment Age:

Unknown

Number of AC Only Units:

One

A/C Temp:

Main level unit produced 67 degree air.

Cooling Equipment Energy Source:

Electricity

Items

4.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

(1) View of furnaces.



4.0 Item 1(Picture)

🔧 (2) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the equipment is operating properly and efficiently. Most of internal parts of the hvac system are concealed from view, and our inspection is mostly visual and is intended to check the operation of the system(s). Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

4.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

Comments: Inspected

4.2 DISTRIBUTION SYSTEMS

Comments: Inspected


4.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

4.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

(1) AC unit is a water tower controlled by building. Inquire with building maintenance for any other information needed.

 (2) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.

4.5 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

5. Electrical System

Styles & Materials

Panel capacity:

125 AMP

Main Disconnect Location:

Meter
Disconnect in electrical room managed by building maintenance.

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Branch wire 15 and 20 AMP:

Copper

Electrical Service Conductors:

Below ground

Items

5.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

Main electrical disconnect location.

Main electrical disconnect is in centralized location for complex, controlled by facility maintenance.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)

5.1 SERVICE GROUNDING

Comments: Inspected

5.2 PANEL BOX & SUB-PANEL

Comments: Inspected

View of panel. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



5.2 Item 1(Picture)

5.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

5.4 OUTLETS & LIGHT FIXTURES

Comments: Inspected, Repair or Replace

🔧 Two way switch for foyer lights are not operating as intended. Have electrician evaluate and repair so switches work as two way.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 CONDUIT

Comments: Inspected

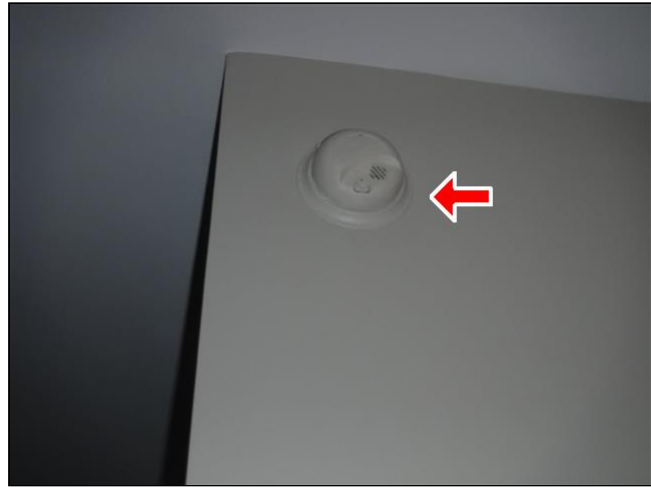
5.6 OPERATION OF GFCI & OR AFCI

Comments: Inspected

5.7 SMOKE DETECTORS

Comments: Inspected, Repair or Replace

🔧 Smoke detectors can last 10 years before needing replacement. Smoke detectors in this house work, but it is recommended that they be replaced.



5.7 Item 1(Picture)

6. Plumbing System

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Plastic	Plumbing Water Distribution (inside home): CPVC
Plumbing Drain Pipe: PVC	Water Heater Capacity: 50 Gallon	Water Heater Age: 2008
Water Heater Location: Storage closet	Water Heater Power Source: Electric	

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

Comments: Inspected

6.2 TUBS, SINKS, TOILETS & SHOWER STALLS

Comments: Inspected

6.3 WATER HEATER

Comments: Inspected

View of water heater.



6.3 Item 1(Picture)

6.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located by the water heater.



6.4 Item 1(Picture)

7. Interiors

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window Types:

Fixed Pane

Thermal/Insulated

Items

7.0 CEILINGS

Comments: Inspected

7.1 WALLS

Comments: Inspected

7.2 FLOORS

Comments: Inspected

7.3 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.5 BATHROOMS

Comments: Inspected

7.6 INTERIOR DOORS

Comments: Inspected

7.7 PESTS

Comments: Inspected

8. Built-In Kitchen Appliances

The kitchen appliances were checked for basic function only.

Items

8.0 DISHWASHER

Comments: Inspected

8.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

8.2 GARBAGE DISPOSAL

Comments: Inspected

8.3 MICROWAVE

Comments: Inspected, Repair or Replace

🔧 Light is out under the microwave.
Have bulb replaced.



8.3 Item 1(Picture)

8.4 REFRIGERATOR

Comments: Inspected

Not clear if refrigerator stays with the house.