



**House Smart**



**865 Autumn Close  
Alpharetta GA 30004**

Client(s): Blythe  
Inspection Date: 2/17/2020  
Inspector: Keith Cook , ASHI 202558

# Action Items

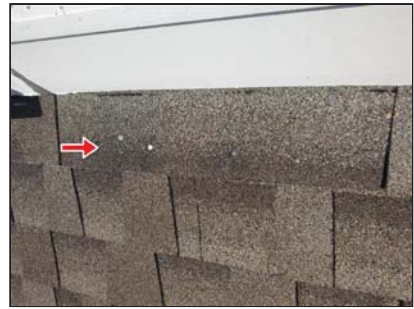
## Roofing



Item 16 - Picture 1



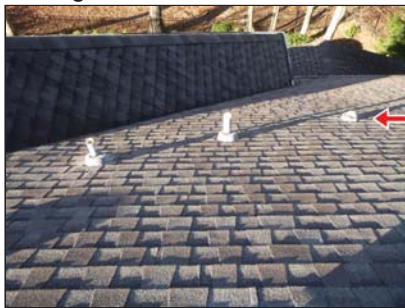
Item 16 - Picture 2



Item 16 - Picture 3

## Plumbing Vents

**✘ 17. SERVICE / REPAIR:** Low plumbing vent pipe noted above Master bedroom. All vent pipes should extend at least six inches above the roof level to prevent blockage in the event of snow. Most repairs can easily be performed by adding an extension from the attic level. Repair as needed by roofer or plumber.



Item 17 - Picture 1



Item 17 - Picture 2

extend - may be 6" pipe

## Gutters / Downspouts / Drain Lines

**✘ 18. SERVICE / REPAIR:** Downspouts not adequately connected to drain extensions. Have properly fitted or have connectors installed. Verify that drainage line is clear.



Item 18 - Picture 1



Item 18 - Picture 2



Item 18 - Picture 3



Item 18 - Picture 4

## Action Items

### Roofing

### Plumbing

#### Supply Piping

- ❌ 19. **SERVICE / REPAIR:** Recommend having water line insulation near the combustion make up air supply on outside wall.



Item 19 - Picture 1

#### Fuel Piping - General

- ❌ 20. **GENERAL NOTE:** Remote gas lines found that are not labeled. Recommend having each identified to aid in locating as necessary.



Item 20 - Picture 1

unsure of termination of yellow pipes - label

#### Water Heater - Safety

- ❌ 21. **SAFETY / HEALTH:** Bleeder valve required for temperature and pressure discharge drain lines that are not installed to gravity drain. This prevents standing water on safety device which could become rusted stuck rendering it ineffective. Recommend a licensed plumber to correct.



Item 21 - Picture 1

### Electrical

#### GFCI / AFCI Devices

## Action Items

### Electrical

- ❌ 22. **SAFETY / HEALTH:** GFCI device failed to trip when tested with pocket tester or when test button used at: 1) Patio rear. While it will still appear to function, it does not provide the required level of safety. Required to be GFCI protected at this location. Replacement with a functional GFCI is necessary by qualified electrician.



Item 22 - Picture 1



Item 22 - Picture 2

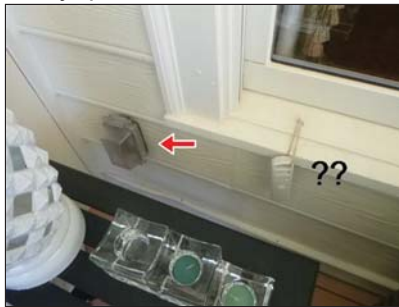
under deck

### Receptacles

- ❌ 23. **SAFETY / HEALTH:** GFCI protection is missing at Laundry room, Back Porch. GFCI (ground fault circuit interrupter) protected devices required to be installed at this/these location(s) when originally built for protection from electrical shock. Have corrected by qualified electrician.



Item 23 - Picture 1



Item 23 - Picture 2



Item 23 - Picture 3

porch at  
north  
behind  
end table

- ❌ 24. **SAFETY / HEALTH:** Insufficient receptacles observed in the kitchen island system. Current standards state that all counter tops 12 inches wide should have at least one receptacle and there be no more than four feet between receptacles and no more than two feet from an end, appliance or sink. Recommend a licensed electrician to evaluate the condition and correct for compliance.



Item 24 - Picture 1



Item 24 - Picture 2

### Fixtures

- ❌ 25. **SERVICE / REPAIR:** Inoperable lights observed at the time of inspection at: 1) Basement side door sconce, 2) Mechanical room. Replace bulbs and verify that the fixture is operational. If not, consult an electrician for repairs.

## Action Items

### Electrical



Item 25 - Picture 1



Item 25 - Picture 2

- ☒ 26. **SERVICE / REPAIR:** Recommend having damaged sconce repaired or replaced to match.



Item 26 - Picture 1

### Heating and Cooling

#### Heating System

- ☒ 27. **SERVICE / REPAIR:** Blower fins and motor have visible dust on surfaces seen from return plenum and would encourage having HVAC service clean system especially if occupants have allergies or respiratory health issues.



Item 27 - Picture 1



Item 27 - Picture 2

#### Venting / Make Up Air

- ☒ 28. **SAFETY / HEALTH:** A common error in roof replacements is allowing the flue pipe to rest against the roof decking and/or roofing materials when resecured. This violates the 1 inch separation requirement to combustibles and should either have decking trimmed away from flue or have mounting from roof side adjusted to be clear of wood.

## Action Items

### Interiors



Item 46 - Picture 1

### Stairways

- ❌ 47. **SAFETY / HEALTH:** Guard rail on side of stair is loose. Should be able to withstand 200 pounds of lateral force. Railing should be repaired to provide required safety. Consider the cosmetics of this system and recommend having carpenter experienced with this type of work to correct.



note: one spindle on 2nd or 3rd step is cut short. Appears to have been glued.

Item 47 - Picture 1

- ❌ 48. **SAFETY / HEALTH:** Storage space below the stairs is presently unfinished but accessible for storage and technically should be protected for safety. [2000 IRC Section R314.8 Under Stair Protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board.]



Item 48 - Picture 1

### Fireplace

- ❌ 49. **SAFETY / HEALTH:** The chimney flue is dirty at Family room. Have a professional chimney sweep clean the flue for proper operation. **ALSO,** Distance between gas valve and fireplace is excessive. The location might allow too much gas to be released before match is struck. Recommend modifying for operational safety. If not modified, consider having two person light to reduce risk of large fire flash.

## Action Items

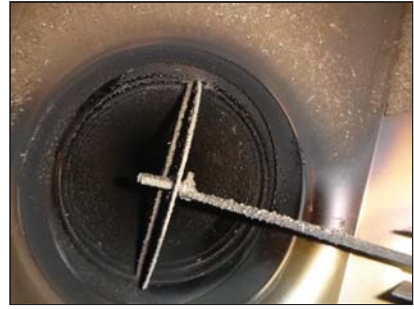
### Interiors



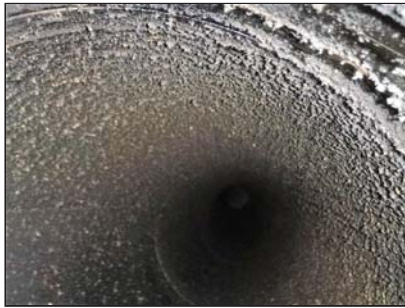
Item 49 - Picture 1



Item 49 - Picture 2



Item 49 - Picture 3



Item 49 - Picture 4



Item 49 - Picture 5

### Comments

- ❌ 50. **SERVICE / REPAIR:** Cabinet doors need adjustments made to avoid conflicting when closed right of Family room fireplace.



Item 50 - Picture 1

doors on tracks. No longer need to be recessed. Former TV space

### Kitchen

#### Vent Fans

- ❌ 51. **SERVICE / REPAIR:** Exhaust fan filter is somewhat dirty with deposits of grease and should be either cleaned or replaced for safety. Glass missing on light bulb space. ALSO, The exhaust fan fails to have air flow through top grill when tested and not extended to outside. Unit should have internal dampers repositioned to deliver air through system as designed unless planning to convert to exterior exhausting system.

## Action Items

### Kitchen



Item 51 - Picture 1



Item 51 - Picture 2

### Bathrooms

#### Sinks

- ❌ 52. **SERVICE / REPAIR:** Pop up drain assembly not functional should be repaired or replaced at Living level bathroom vanity sink(s).



Item 52 - Picture 1



Item 52 - Picture 2

- ❌ 53. **SERVICE / REPAIR:** Drain assembly found to leak below Master bathroom sink when filled with water and then drained. Recommend a licensed plumber to correct.



Item 53 - Picture 1



Item 53 - Picture 2



Item 53 - Picture 3

#### Bathtubs

- ❌ 54. **SERVICE / REPAIR:** Shower head(s) found damaged and recommend having replaced at Jack & Jill bathroom.



# Consideration Items

## Electrical



Item 80 - Picture 7



Item 80 - Picture 8



Item 80 - Picture 9



Item 80 - Picture 10

81. **GENERAL NOTE:** Switches either side of Family room possibly wired for 3-way switching but light fixture currently installed may have been connected to switch that was intended to serve a fan (if it were installed) which means the one near Breakfast side does not operate lights. Recommend having electrician review wiring conditions to operate as 3-way. May be possible from light switch box, but may require correcting wiring from ceiling level.



Item 81 - Picture 1



Item 81 - Picture 2



Item 81 - Picture 3

### Comments

installing electrician indicated solution may be connecting additional wire at fixture per phone conversation with wife

82. **GENERAL NOTE:** House is fitted with security system and appears currently functional. There is no extensive testing done to system during home inspection. Contact a provider to review system if electing to make operational and monitored.

## Consideration Items

### Heating and Cooling



Item 89 - Picture 1

#### Heating System

90. **GENERAL NOTE:** Heat pump tested and found providing heat between 15 to 20 degrees above room temperature and Emergency Heat Between 105 to 120+ degrees. Designed to be economical in standard mode and more costly in emergency mode.



Item 90 - Picture 1



Item 90 - Picture 2



Item 90 - Picture 3

#### Distribution System

91. **GENERAL NOTE:** One supply in mechanical room is simply set on top of storage shelf. Recommend having directed to serve area or cap off.



Item 91 - Picture 1

cap off. Opening is rectangular

### Attic

#### Attic Access

92. **SERVICE / REPAIR:** Recommend having felt or rubber pads added to bottom of pull down stairs to avoid long term damage developing on floor surface.