



# Inspection Report

**Darryl Erkins**

**Property Address:**  
4850 Stratford Ln  
Johns Creek GA 30022



**Residential Inspector of America, Inc**

**Mike Arnold**  
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ASHI: #263649

**Date:** 2/15/2020

**Property:**  
4850 Stratford Ln  
Johns Creek GA 30022

**Customer:**  
Darryl Erkins

**Real Estate Professional:**  
Andre Sims  
REMAX - RE/MAX Greater  
Atlanta

**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**

You are currently viewing a PDF version of this report. Your report may contain videos that you can view in the HTML version of this report by clicking [HERE](#).

**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

**Approximate age of building:**

Under 5 Years

**Temperature:**

Below 60

**Weather:**

Clear

**Inspector:**

Mike Arnold

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## Summary

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

-  Small step crack(s) found in the brick veneer over the garage door opening(s). Crack(s) are not wide enough to be considered a structural concern and is due to settlement. It cannot be determined if crack(s) will continue to progress, but due to the age of the house, it is likely the movement is complete. Have patched as needed. See photo(s)

#### 1.1 DOORS

##### Inspected, Repair or Replace

-  (1) Small gaps at weather stripping observed; daylight visible at closed doors. Recommend extending weather stripping to prevent drafts at the front and garage egress door(s). See photo(s)
-  (2) Replace or re-attach torn weather strip at the underside of patio door.

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

##### Inspected, Repair or Replace

-  (1) Recommend sealant at gap where patio meets house brick. See photo(s)

#### 1.5 EAVES, SOFFITS AND FASCIAS

##### Inspected, Repair or Replace

-  Carpenter bee damage found on the wood eve trim at the left side of house. Have damaged areas replaced as needed. It is impractical to control these insects, and they are not considered to be wood destroying type since they are not known to eat the wood. Have all affected trim replaced.

### 4. Roofing

#### 4.1 FLASHINGS

##### Inspected, Repair or Replace

-  Refit loose hanging drip edge flashing at left side fascia. See photo.

#### 4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

##### Inspected, Repair or Replace

-  (1) Recommend to remove satellite dish if not in use and use roof tar at fastener entry into roof decking. If kept, sealant will need to be maintained where dish attaches to the roof.

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## 6. Heating / Central Air Conditioning

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### 6.0 HEATING EQUIPMENT

#### Inspected, Repair or Replace

-  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. Much of internal parts of the hvac system is concealed from view, and our inspection is mostly visual. 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.

### 6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

#### Inspected, Repair or Replace

-  Affix loose thermostat to wall on the main floor.

### 6.5 COOLING AND AIR HANDLER EQUIPMENT

#### Inspected, Repair or Replace

-  (1) Rust observed in overflow pan underneath the attic air handler. Have Hvac tech repair small leak at the evaporator coil shroud and condensate drain.
-  (2) Have the condensate drain line for the heat pump unit extend out and away from the home.
-  (3) After repairs and 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.

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## 7. Electrical System

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### 7.4 OUTLETS & LIGHT FIXTURES

#### Inspected, Repair or Replace

-  Several lights are out in the house. See photos for locations.

### 7.7 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.

### 7.8 CARBON MONOXIDE DETECTORS

#### Inspected, Repair or Replace

-  No carbon monoxide detectors found in home. It is recommended that one be installed according to the manufacturer's instructions. If one is present, owner should point out location. These were not required in older homes.

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## 8. Plumbing System

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

#### Inspected, Repair or Replace

-  (1) "Running" toilet found in master bath. Have filling mechanism adjusted or repaired.
-  (2) Master shower door sticks to frame and is hard to open and close. Recommend adjustment.
-  (3) Seal gap / re-grout between tile floor and bathtub in the upstairs bathroom.

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## 9. Interiors

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### 9.2 FLOORS

#### Inspected, Repair or Replace

-  Pre-engineered flooring is delaminating, forming ridges, at several places upstairs. See photo(s). Recommend repairs by flooring installation tech.

### 9.7 INTERIOR DOORS

#### Inspected, Repair or Replace

-  (1) Inquire with seller for information (product document and code) for the key pad door lock on the master bedroom entry door.
-  (2) Some interior doors are out of square in the opening and rub on the frames. Adjust as needed so that they will close and latch. This is common in older homes that have had some settlement. See photos(s)

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## 10. Built-In Kitchen Appliances

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### 10.3 GARBAGE DISPOSAL

#### Inspected, Repair or Replace

-  Garbage disposal had power to unit but was unresponsive at testing. An obstruction may be inhibiting the motor from turning. Recommend repair by an appliance tech or replace as needed.

### 10.5 REFRIGERATOR

#### Inspected, Repair or Replace

-  The Refrigerator handle is not fully attached the door. Recommend repair. See photo(s)

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Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Mike Arnold

# 1. Exterior

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



## Styles & Materials

### Siding Material:

- Cement-Fiber
- Brick veneer

## Items

### 1.0 EXTERIOR SIDING

Comments: Inspected, Repair or Replace

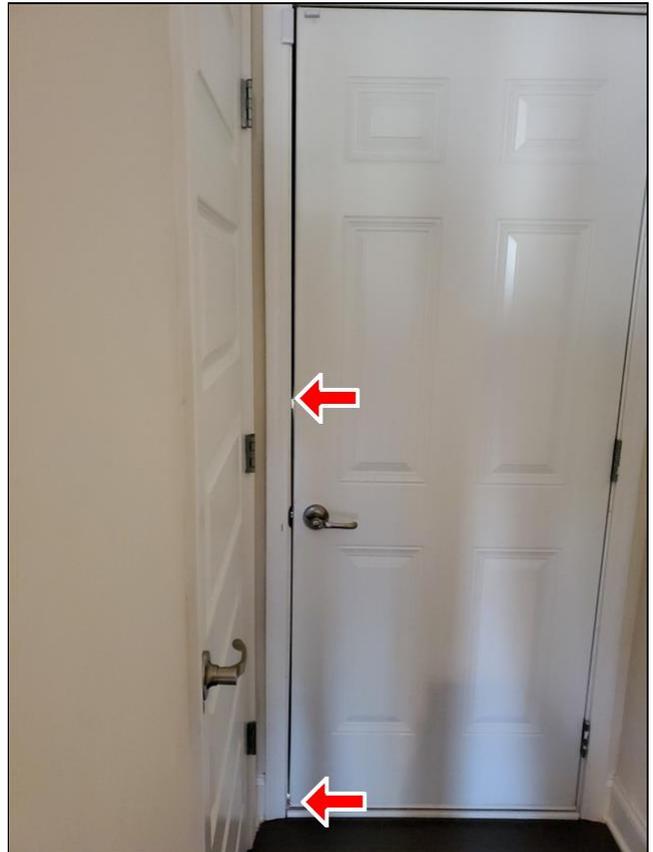
Small step crack(s) found in the brick veneer over the garage door opening(s). Crack(s) are not wide enough to be considered a structural concern and is due to settlement. It cannot be determined if crack(s) will continue to progress, but due to the age of the house, it is likely the movement is complete. Have patched as needed. See photo(s)



### 1.1 DOORS

Comments: Inspected, Repair or Replace

(1) Small gaps at weather stripping observed; daylight visible at closed doors. Recommend extending weather stripping to prevent drafts at the front and garage egress door(s). See photo(s)



(2) Replace or re-attach torn weather strip at the underside of patio door.



**1.2 WINDOWS**

Comments: Inspected

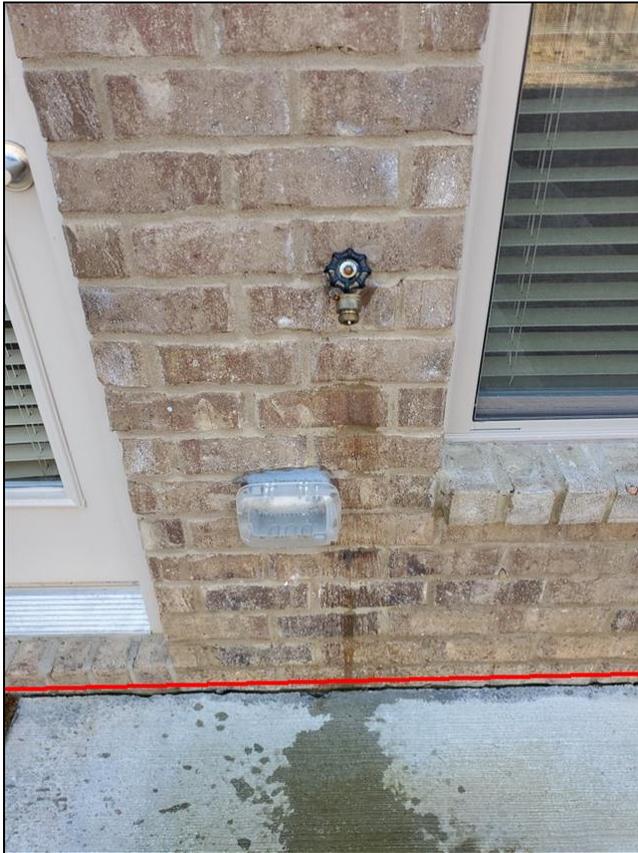
**1.3 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS**

Comments: Inspected

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

Comments: Inspected, Repair or Replace

(1) Recommend sealant at gap where patio meets house brick. See photo(s)



(2) Minor cracking in driveway. Patch as needed.



**1.5 EAVES, SOFFITS AND FASCIAS**

Comments: Inspected, Repair or Replace

🐝 Carpenter bee damage found on the wood eave trim at the left side of house. Have damaged areas replaced as needed. It is impractical to control these insects, and they are not considered to be wood destroying type since they are not known to eat the wood. Have all affected trim replaced.



left side

**1.6 EXTERIOR TRIM**

Comments: Inspected

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

Comments: Inspected

## 2. Garage

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*Items*

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**2.0 GARAGE CEILINGS**

Comments: Inspected

**2.1 GARAGE WALLS**

Comments: Inspected

**2.2 GARAGE FLOOR**

Comments: Inspected

**2.3 VEHICLE DOOR(s)**

Comments: Inspected

**2.4 VEHICLE DOOR OPENER (s)**

Comments: Inspected

**2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE**

Comments: Inspected

### 3. Structural Components

*Styles & Materials*

**Foundation:**

Poured in place concrete slab

**Roof Structure:**

2x4 engineered wood trusses 24" on center

Lateral bracing

OSB Sheathing

**Method Used to Observe Attic:**

From walk boards

**Floor Structure:**

Slab

Not visible

**Wall Structure:**

2x4's 12" on center

2x4 24 " on center

Not visible

**Ceiling Structure:**

Finished

*Items*

**3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES**

Comments: Inspected

**3.1 WALLS (Structural)**

Comments: Inspected

**3.2 FLOORS (Structural)**

Comments: Inspected

**3.3 CEILINGS (structural)**

Comments: Inspected

**3.4 ROOF STRUCTURE AND ATTIC**

Comments: Inspected

## 4. Roofing

Views of Roof:



### Styles & Materials

**Roof Covering:**

4 tab architectural fiberglass shingles

**Viewed Roof Covering From:**

Ground  
Binoculars

### Items

#### 4.0 ROOF COVERINGS

Comments: Inspected

#### 4.1 FLASHINGS

Comments: Inspected, Repair or Replace

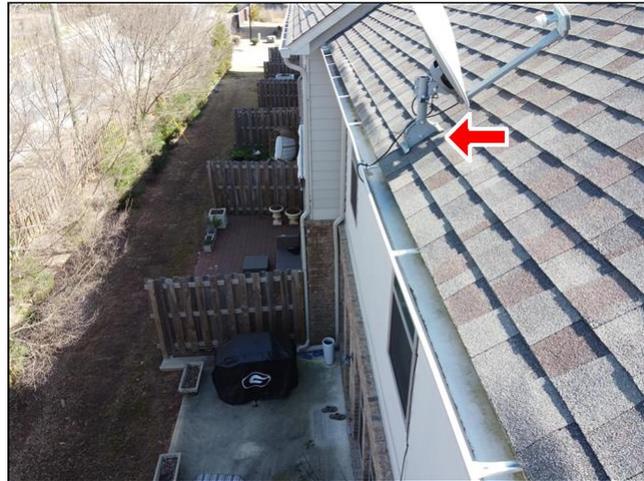
 Refit loose hanging drip edge flashing at left side fascia. See photo.



#### 4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

 (1) Recommend to remove satellite dish if not in use and use roof tar at fastener entry into roof decking. If kept, sealant will need to be maintained where dish attaches to the roof.



(2) Boot flashing around plumbing vents on the roof are ok now, but these last about 5-7 years before needing replacement. They crack and split and allow rain water to leak into attic. Check roof decking periodically for leaking into the inside the attic.



#### 4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected

**4.4 WATER ENTRY IN ROOF**

Comments: Inspected

## 5. Insulation and Ventilation

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### *Styles & Materials*

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**Attic Insulation:**

Blown  
Fiberglass  
R-19 or better

**Roof Ventilation:**

Gable vents  
Soffit Vents

### *Items*

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**5.0 INSULATION IN ATTIC**

Comments: Inspected

**5.1 VENTILATION OF ROOF**

Comments: Inspected

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

Comments: Inspected

## 6. Heating / Central Air Conditioning

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### Styles & Materials

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**Heating Equipment Type:**

Heat Pump Forced Air (also provides cool air)

**Heating Equipment Age:**

2016

**Heat Temp:**

The main level heat read 101 degrees.  
The upper level heat read 100 degrees.

**Number of Heat Systems (excluding wood):**

One

**Energy Source:**

Electric

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Age:**

2016

**Number of AC Only Units:**

One

**A/C Temp:**

Outside air temperatures were too cold to fully test the a/c.

**Cooling Equipment Energy Source:**

Electricity

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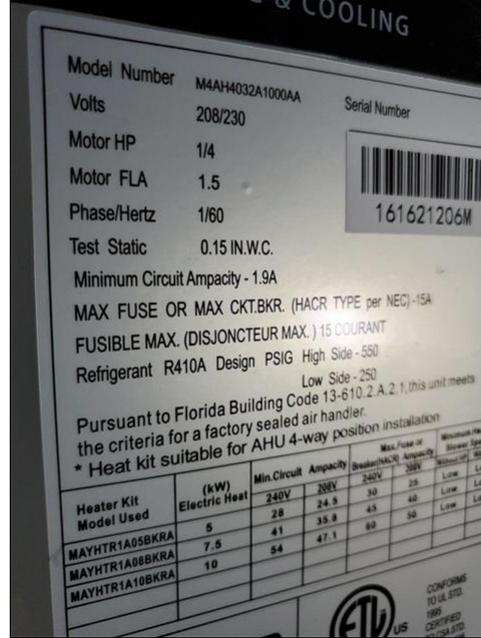
### Items

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#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected, Repair or Replace

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. Much of internal parts of the hvac system is concealed from view, and our inspection is mostly visual. 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.



**6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT**

Comments: Inspected, Repair or Replace

 Affix loose thermostat to wall on the main floor.



**6.2 DISTRIBUTION SYSTEMS**

Comments: Inspected

Filter location on Air handler.



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

Comments: Inspected

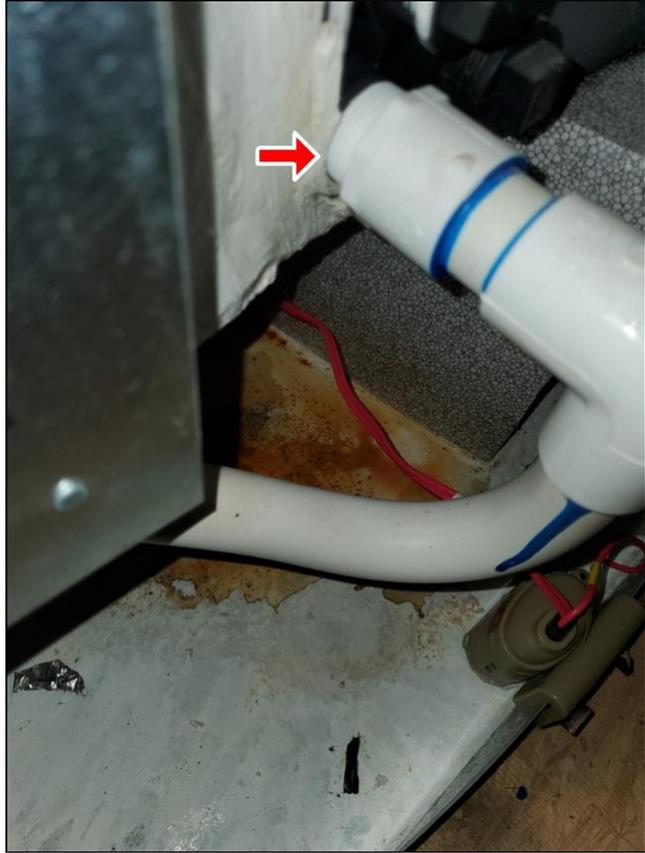
**6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

Comments: Inspected

**6.5 COOLING AND AIR HANDLER EQUIPMENT**

Comments: Inspected, Repair or Replace

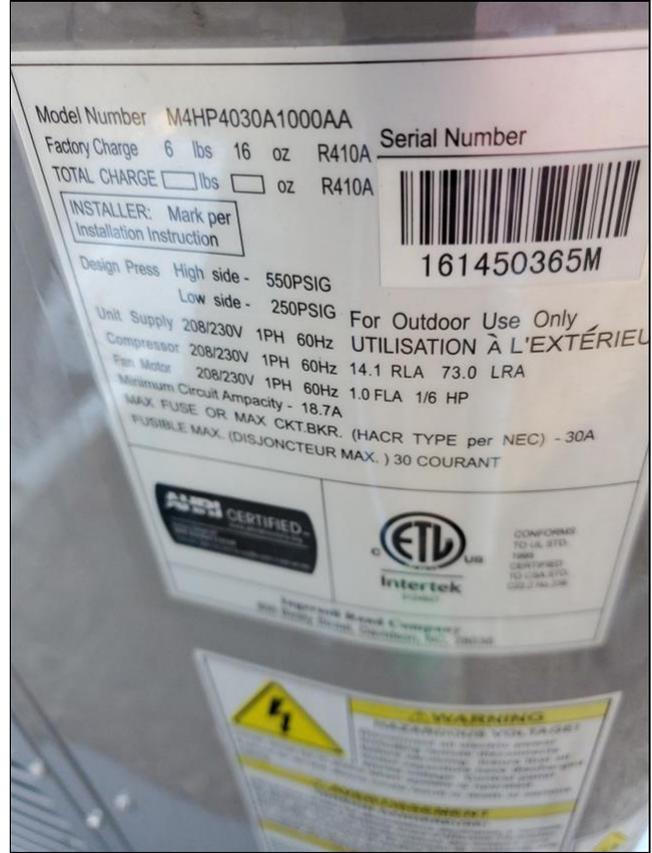
🔧 (1) Rust observed in overflow pan underneath the attic air handler. Have Hvac tech repair small leak at the evaporator coil shroud and condensate drain.



🔧 (2) Have the condensate drain line for the heat pump unit extend out and away from the home.



(3) After repairs and 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.



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

Comments: Inspected

# 7. Electrical System

## Styles & Materials

**Panel Type:**

Circuit breakers

**Panel capacity:**

200 AMP

**Wiring Methods:**

Non Metallic Sheath Cable

**Main Disconnect Location:**

Meter

**Branch wire 15 and 20 AMP:**

Copper

## Items

### 7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

Main electrical disconnect location.



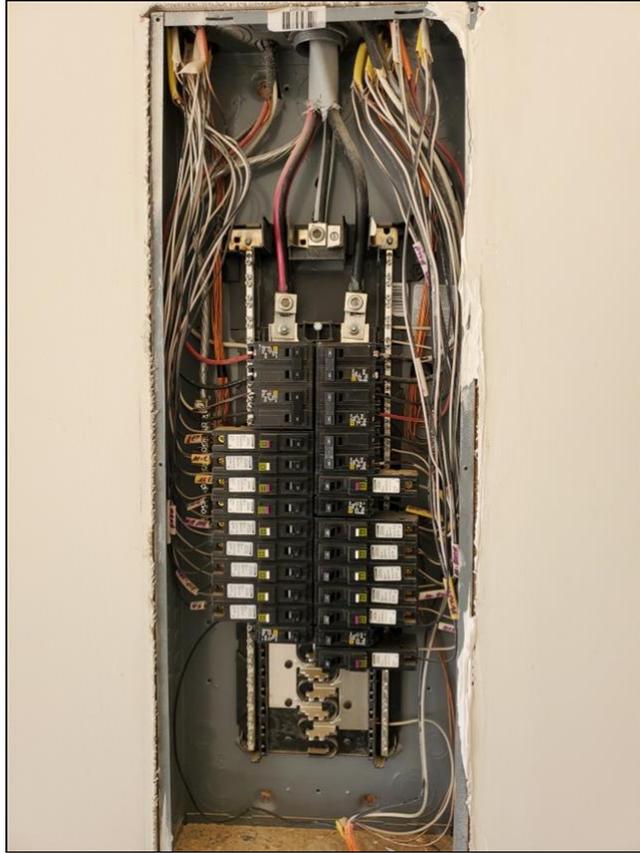
### 7.1 SERVICE GROUNDING

Comments: Inspected

### 7.2 PANEL BOX & SUB-PANEL

Comments: Inspected

View of panel looks good; no concerns.



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

Comments: Inspected

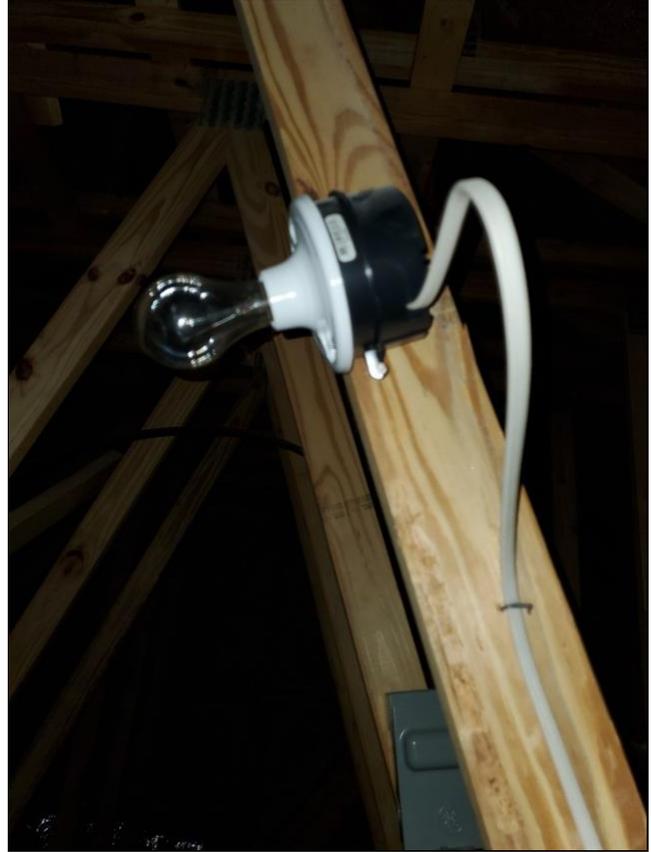
### 7.4 OUTLETS & LIGHT FIXTURES

Comments: Inspected, Repair or Replace

Several lights are out in the house. See photos for locations.



garage



**7.5 CONDUIT**

Comments: Inspected

**7.6 OPERATION OF GFCI & OR AFCI**

Comments: Inspected

**7.7 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.



## 7.8 CARBON MONOXIDE DETECTORS

**Comments:** Inspected, Repair or Replace

🔧 No carbon monoxide detectors found in home. It is recommended that one be installed according to the manufacturer's instructions. If one is present, owner should point out location. These were not required in older homes.

# 8. Plumbing System

## Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> CPVC	<b>Plumbing Water Distribution (inside home):</b> CPVC PVC Not visible
<b>Plumbing Drain Pipe:</b> PVC	<b>Water Heater Capacity:</b> 50 Gallon	<b>Water Heater Age:</b> Original
<b>Water Heater Location:</b> Garage	<b>Water Heater Power Source:</b> Electric	

## 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

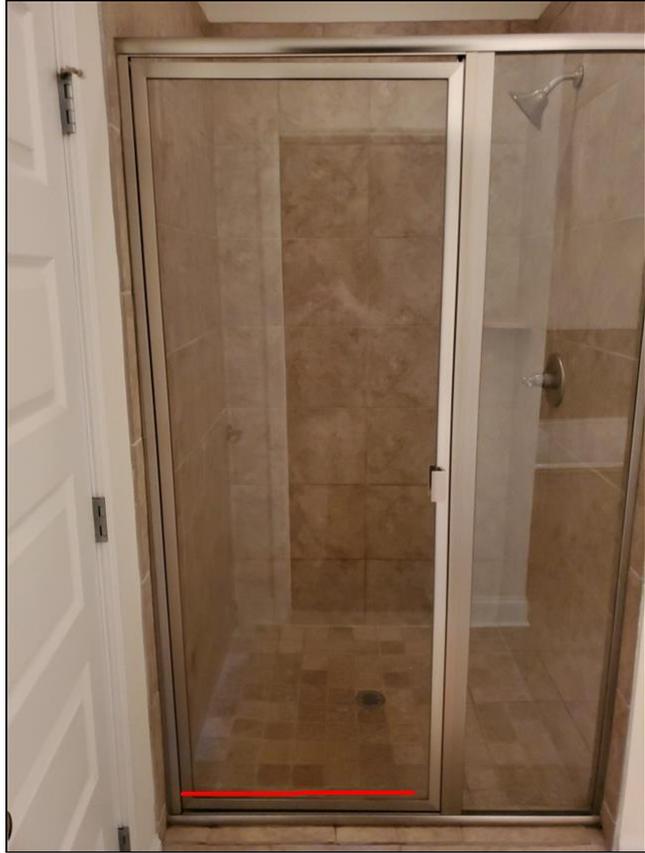
Comments: Inspected, Repair or Replace

🔧 (1) "Running" toilet found in master bath. Have filling mechanism adjusted or repaired.



water valve shut off at toilet after discovery

🔧 (2) Master shower door sticks to frame and is hard to open and close. Recommend adjustment.



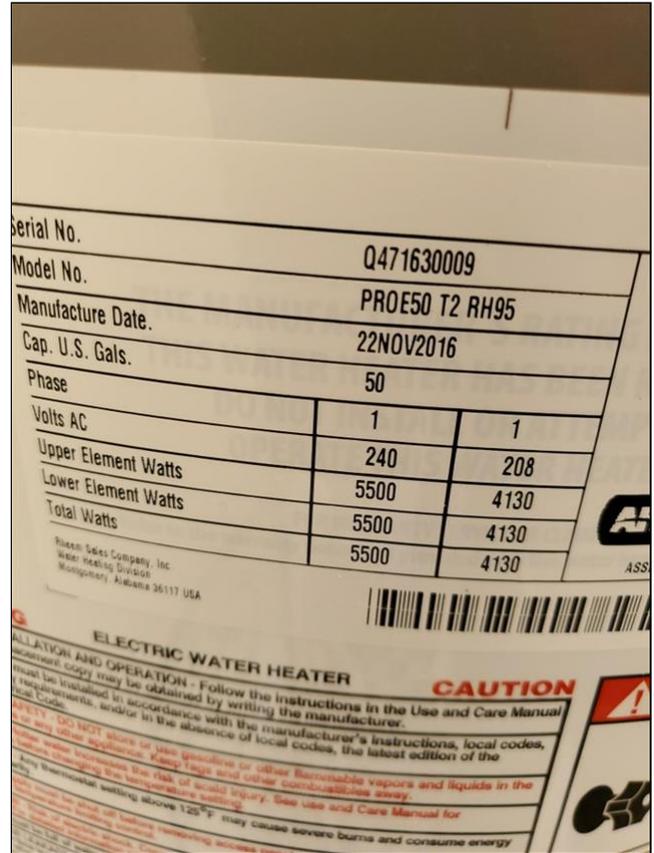
🔧 (3) Seal gap / re-grout between tile floor and bathtub in the upstairs bathroom.



### 8.3 WATER HEATER

Comments: Inspected

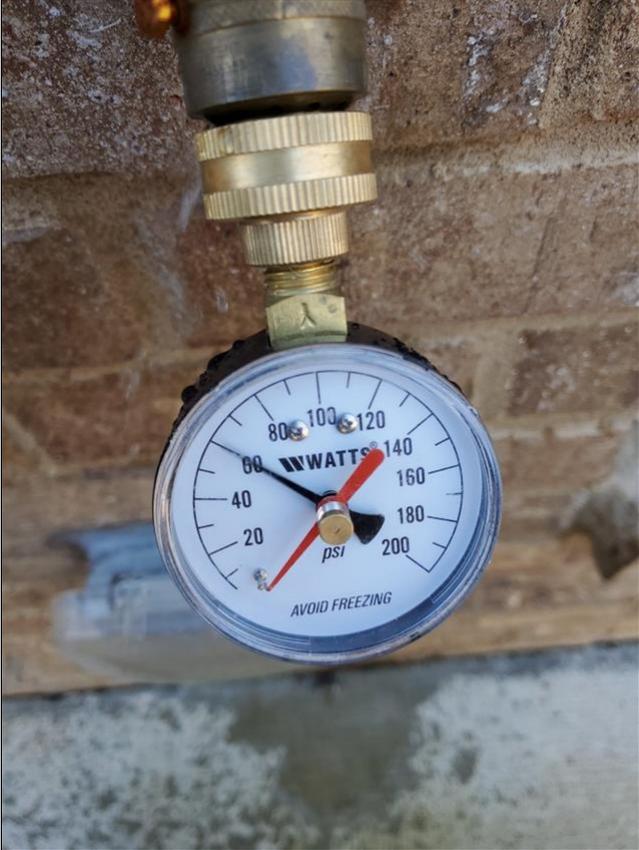
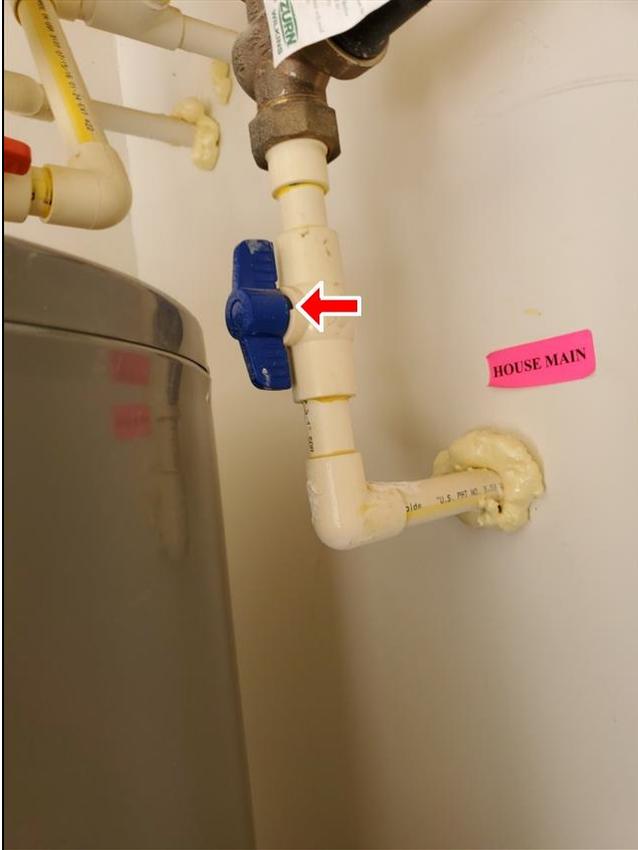
View of water heater.



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

Comments: Inspected

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



water pressure is optimal

## 9. Interiors

*Items*

### 9.0 CEILINGS

Comments: Inspected

### 9.1 WALLS

Comments: Inspected

### 9.2 FLOORS

Comments: Inspected, Repair or Replace

🔧 Pre-engineered flooring is delaminating, forming ridges, at several places upstairs. See photo(s). Recommend repairs by flooring installation tech.



master bedroom



hallway near laundry

### 9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

### 9.4 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

### 9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

### 9.6 BATHROOMS

Comments: Inspected

**9.7 INTERIOR DOORS**

Comments: Inspected, Repair or Replace

👉 (1) Inquire with seller for information (product document and code) for the key pad door lock on the master bedroom entry door.



👉 (2) Some interior doors are out of square in the opening and rub on the frames. Adjust as needed so that they will close and latch. This is common in older homes that have had some settlement. See photos(s)



**9.8 PESTS**

Comments: Inspected

# 10. Built-In Kitchen Appliances

The kitchen appliances were checked for basic function only.

*Items*

## 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, Repair or Replace

🔧 Garbage disposal had power to unit but was unresponsive at testing. An obstruction may be inhibiting the motor from turning. Recommend repair by an appliance tech or replace as needed.

## 10.4 MICROWAVE

Comments: Inspected

## 10.5 REFRIGERATOR

Comments: Inspected, Repair or Replace

🔧 The Refrigerator handle is not fully attached the door. Recommend repair. See photo(s)



