



Georgia Conference of Home Inspectors

2470 Windy Hill Rd SE Ste 300
Marietta GA 30067-8621
Inspector: Ronald Coker








Summary

Client(s): **Ms. Greta Brotherton**
Property address: **24` Alexander Top Place**
Grayson, Georgia 30017
Inspection date: **Tuesday, December 08, 2015**



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Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information


General Information

1   - The natural gas service was not turned on during the inspection. The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor. Furnace has been damaged and removed from service. Home is not equipped with a functional Heating, Ventilation and Air Conditioning System. Installation should include gas lines, supply vents, returns

registers, new thermostat, shut-offs and sediment traps.





Photo 1-1

2  - The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

Grounds

4   - Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Recommend that a qualified contractor install guardrails where missing and per standard building practices.


5  - Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 5-1




Photo 5-2

Support columns at rear deck. A mixture of 4x4 and 4x6.



Photo 5-3

Rear deck supporting members are not fully bearing on the support posts. Repair as necessary.

6  - Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>


7  - Some nails securing decking boards were loose and were not flush with the surfaces of boards. Boards are more likely to loosen and warp. This may pose a safety hazard to those with bare feet. Recommend that a qualified person repair as necessary. For example, by replacing nails or installing screws. Note that existing nails that are simply pounded back in will be likely to loosen again.



Photo 7-1

Nails at rear deck are 'over-driven' at several locations.

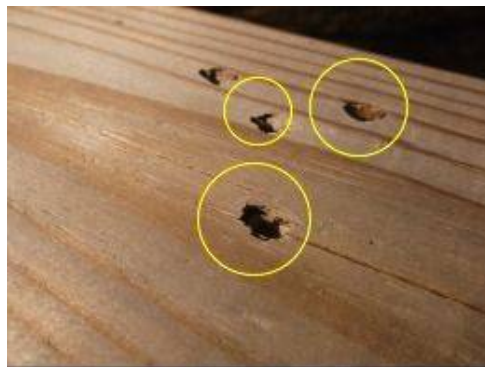



Photo 7-2

Nail heads are over-driven and have sunk into the deck top rail. Water can settle into the holes exposing the wood member to moisture. Recommend filling the over-sunk nails with epoxy or some other weather-resistant caulk or sealant.




Photo 7-3

Exterior and Foundation

8  - Some sections of siding and/or trim were substandard. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Several siding members have developed open seams at the joints at various locations. See photos.

9  - Flashing at one or more locations was substandard. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

Drip flashing above garage door is bent and is not finished in a workman-like manner.



Photo 9-1

Drip flashing above garage door is not properly installed. Aesthetically uneven.



Photo 9-2

A portion of the concrete driveway base and footing is not fully supported by the ground. There is a large hole where the concrete meets the ground surface. The unsupported concrete could potentially collapse and break off affecting the remaining concrete surfaces. This area appears to not be properly and fully back-filled.


10  - Untreated wood siding and/or trim was in contact with concrete or masonry at the rear basement door kick-plate. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.



Photo 10-1
Rear view of 2411 Alexander Top Place.



Photo 10-2
Wood kick plate in contact with concrete landing. Untreated lumber should not be in direct contact with concrete surfaces, due to the potential for rot.

- 11 - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.
- 12 - Caulk was missing in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

Basement

- 13 - Guardrails at one or more locations with drop-offs higher than 30 inches were missing components, and pose a fall hazard. Recommend that a qualified person repair guardrails as necessary.



Photo 13-1
All unenclosed surfaces 30 inches or higher requires guardrails to prevent occupants from falling off and potential injury. Recommend guardrails be installed at the side entrance porch.

Electric

- 16 - One or more cover plates installed outside were missing components. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary.

Cover plate missing from attic duplex receptacle.



Photo 16-1
Cover plate missing from attic duplex receptacle exposing live energized parts.

17 🔍 - Bulbs in one or more light fixtures were missing. These light fixtures couldn't be fully evaluated. Light fixture at exterior entrance needs bulb replaced. {most likely}

Plumbing / Fuel Systems

18 🔧 🔍 - One or more leaks were found at outside hose bib. See photo.



Photo 18-1
Recommend caulking and sealing of all wall penetrations from the basement walls.



Photo 18-2
Jetted tub motor does not respond to normal operating. The switch is defective and the motor does not engage. Repair and test as necessary.

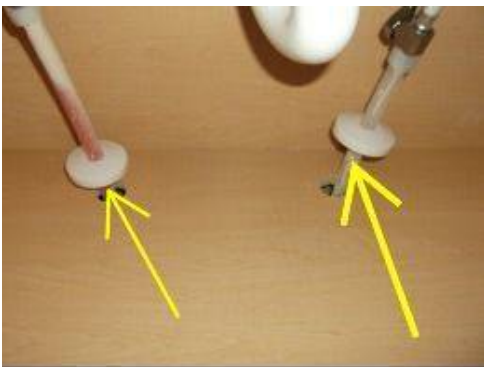


Photo 18-3
Escutcheon plates underneath bathroom sink are not properly installed. The water supply lines are not securely anchored.



Photo 18-4
Upstairs bathroom sink stopper is missing. Replace as necessary.



Photo 18-5
 Jetted tub switch motor does not engage. The spring loaded switch is defective. Repair and/or replace and test as necessary.



Photo 18-6
 Master bathroom jetted tub does not respond to normal operating controls. The spring loaded on/off switch is defective.



Photo 18-7
 Exterior hose bib is split and leaking when valve is opened.



Photo 18-8
 Main water shut-off located in basement. This valve shuts off water to plumbing fixtures in the entire house, should it become necessary to interrupt service in an emergency.

19 - One or more hose bibs (outside faucets) leaked when tested. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Water Heater

20 - The water heater's gas supply was off and/or pilot light was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

Heating, Ventilation and Air Condition (HVAC)

21 - The furnace heating system was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).

Kitchen

22 - One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair

or replace as necessary.




23  - Gaps, no caulk, or substandard caulking were found between countertops and backsplashes. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 23-1

Kitchen counter-top grout has a seam where the tile grout has settled.

24  - One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.

25  - Recommend cleaning and sealing the grout at countertops now and in the future as necessary to prevent staining and to improve waterproofing. See photo.

Bathrooms, Laundry and Sinks


26  - The bathtub drain stopper mechanism at location(s) #A and B was missing. Recommend that a qualified person repair or replace as necessary.



Photo 26-1

Sink stopper missing at hallway upstairs bathroom.




Photo 26-2

Sink stopper missing from bathroom lavatory sink.



Photo 26-3
Bathroom stopper is missing from upstairs bathroom.

Interior, Doors and Windows

28  - One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

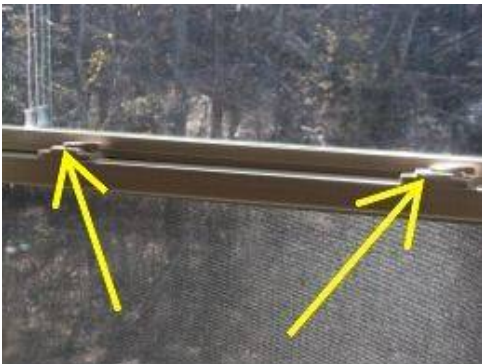


Photo 28-1
Rear upstairs bedroom window is improperly installed. The locking mechanism does not latch properly.



Photo 28-2
Windows above family room need cleaning. Paint or mortar stains visible from floor level.