



Inspection Report

Brad Miller

Property Address:
4742 Union Hill Road
Canton GA 30115



Dana Home Inspections, Inc.

Scott Dana
1050 Lakemont Trace
Roswell, GA 30075
404-849-8293
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Date: 11/3/2016**Property:**4742 Union Hill Road
Canton GA 30115**Customer:**

Brad Miller

Real Estate Professional:

Pam O'Conner-Smith

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

New Construction

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No, Drought

Radon Test:

Yes

General Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

ALL COMMENTS ARE MADE IN THE DIRECTION OF FACING THE FRONT OF THE PROPERTY.

1. ROOFING

ROOF COVERINGS & DECKING

Repair or Replace

1. (1) A cracked shingle was observed looking out from the master tub window.
2. (2) Exposed nailheads were observed on shingles above the master bathroom window.

SIDEWALL FLASHING/DRIP EDGE (IRC 905.2.8.3)

Repair or Replace

3. (1) Drip edges have not been installed at eaves and gables of the shingled roofs. Location requirements also include the builder's gaps behind all gutters.
4. (2) At all sidewalls around the house, the flashing was not installed to divert water into the gutter or away from the house. Have reviewed and corrected where needed.
5. (3) At the breezeway roof between the garage and house, flashing was not installed completely where a gap was observed.

GUTTERS

Repair or Replace

6. Gutters are missing at the breezeway roof between the garage and house.

2. GROUNDS/EXTERIOR

GRADE/DRAINAGE (R401.3)

Repair or Replace

7. There is an inadequate grade for drainage at the right side of the house. The grade should fall away from the house a minimum of 6 inches within the first 10 feet.

FOUNDATION DRAINS (R405.1)

Repair or Replace

8. I was unable to locate the termination points of either of the foundation drains.

PROTECTION OF EXHAUST VENTS (R303.6)

Repair or Replace

9. All plastic vent hoods at the exterior should be secured tightly to the siding with mechanical fasteners using the available holes. Any gaps between the component and siding should also be caulked.

SIDING/WINDOWS/DOORS/THERMAL ENVELOPE (IECC 402.4)

Repair or Replace

10. (1) Above the breezeway between the house and garage, siding was installed in contact with the roof shingles instead of having the minimum 2" clearance.

2. GROUNDS/EXTERIOR

- 11. (2) All exterior penetrations into the siding should be caulked to prevent moisture intrusion.
- 12. (3) At the stone along the front of the garage, a few areas of exposed unpainted trim was observed.
- 13. (4) All but two exterior doors are lacking pressure treated threshold supports.
- 14. (5) A small area of damaged siding was observed at the left side of the garage.
- 15. (6) Both exterior garage door deadbolts are lacking an adequate hole into the jamb as well as plates.

WATER METER (IPC 305.4)**Repair or Replace**

- 16. Contact the builder for the location of the water meter.

3. DECKS (ENGINEERED)**FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS****Repair or Replace**

- 17. (1) Two sets of deck floor board screws are missing at the far left of the front porch. Another set is missing at the far right of the front porch.
- 18. (2) On a floor board at the far left of the front porch, a screw head is sticking up.
- 19. (3) Several sets of deck screws were missing at the back deck floor boards.

ATTACHEMENT TO HOUSE**Repair or Replace**

- 20. Inside the basement along the front wall rim board, some of the bolts securing the front porch are lacking washers and nuts. Have all of the bolts evaluated and secured as needed.

OTHER**Repair or Replace**

- 21. The deck was not built to the codes specified in the Georgia Deck amendment, but would not be required to be if the deck has been engineered. Contact the builder for more info.

4. ELECTRICAL (NEC 2014)**RECEPTICLES IN WALLS >2 FT WIDE (210.50[A][2][1])****Repair or Replace**

- 22. An outlet is missing at a wall over 2' wide inside the 1st floor office room.

OPERATION & INSTALLATION OF CONNECTED DEVICES & FIXTURES INCL. OUTLETS**Repair or Replace**

- 23. (1) Some of the front porch light fixture bulbs are missing.
- 24. (2) I was unable to determine what one of the wall switches operate by the laundry room exterior door.
- 25. (3) Two switch plates are missing in the kitchen.
- 26. (4) I was unable to get the family room ceiling fan light to come on.
- 27. (5) I was unable to confirm operation of the 1st floor office light and fan.

BOXES FLUSH WITH COMBUSTIBLE SURFACES (314.20)**Repair or Replace**

- 28. Inside the master bedroom and 1st floor office room where wood is in use as the wall covering, all of the outlet boxes are missing box extenders, causing a fire hazard.

ARC FAULT PROTECTION WHERE REQUIRED & OPERATION (210.12)**Repair or Replace**

- 29. (1) Inside the 2nd floor left side Jack & Jill bathroom, the power was off at the breaker. After flipping the breaker back on, it tripped again when attempting to turn the bathroom fan on using the available switches.

4. ELECTRICAL (NEC 2014)

- 30. (2) Arc fault protection is missing on the laundry room circuit.
- 31. (3) Ground fault protection is missing at the dishwasher circuit.
- 32. (4) Arc fault protection is missing at one of the kitchen circuits.

GFCI PROTECTION WHERE REQUIRED & OPERATION (210.8)**Repair or Replace**

- 33. The outlet at the bottom of the basement staircase is lacking GFCI protection.

CARBON MONOXIDE REQUIREMENTS (R315 GA Amendment)**Repair or Replace**

- 34. CO protection is missing in the basement.

SERVICE & GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN & DISTRIBUTION PANELS**Repair or Replace**

- 35. I was unable to locate where there electrical system is grounded to. Have this location confirmed by the builder.

5. PLUMBING SYSTEM (IPC 2012)**PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**

- 36. Mechanical vents are in use for the air admittance valves inside some of the sink cabinets, but these are no longer approved for use in such locations.

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Repair or Replace**

- 37. (1) The master tub is wobbly.
- 38. (2) The master shower drain is still plugged up from the pressure test.

MIXING VALVES FOR TUBS (IPC 424)**Repair or Replace**

- 39. A mixing valve is missing in the master bathroom for the master tub. These are generally installed inside one of the sink cabinets.

PIPE OPENINGS (IPC 304.4)**Repair or Replace**

- 40. Escutcheons are missing inside every sink cabinet for the drain pipe openings.

6. HVAC/FIREPLACES**HEATING EQUIPMENT****Repair or Replace**

- 41. The 1st floor furnace exhaust vent has not been terminated to the exterior and instead sounds as though it is behind the exterior laundry room steps.

FIREPLACE & CLEARANCES TO COMBUSTIBLES (R1001.11 {4})**Repair or Replace**

- 42. The fireplace air intake duct has come loose inside the chimney case.

DISTRIBUTION SYSTEM**Repair or Replace**

- 43. (1) The master bathroom floor vent was installed in an unusual location, directly in front of the bathtub where a bath mat would typically go.
- 44. (2) A hole was not cut out for the supply vent into the kitchen.

7. INSULATION & VENTILATION SYSTEMS/ATTIC/CRAWL SPACE**VENTING SYSTEMS (Kitchens, baths, laundry, other)****Repair or Replace**

45. The master bath vent fan does not sound to be operating as expected, and sounds differently than the other fans.

INSULATION MARKERS (2009 IECC 303.1.1.1)**Repair or Replace**

46. The attic may have not been installed by a licensed installer due to the fact that there are no insulation markers inside the attic, nor is there an insulation certificate present.

BASEMENT INSULATION (IECC 402.2.7)**Repair or Replace**

47. A batt of insulation is loose next to the back basement door.

ATTIC ACCESS HATCHES & DOORS (IECC 2009, 402.2.3)**Repair or Replace**

48. (1) Although not required, I am surprised that a pulldown ladder was not installed for the garage attic and only a scuttle hole was cut in. There is a large area above this that could be used for storage. There is also no flooring inside the attic.
49. (2) Foam insulation is needed along jambs of the two small crawl in attic doors.
50. (3) A wood framed or equivalent baffle or retainer is missing at the attic opening, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

ENERGY CERTIFICATE (IECC 401.3)**Repair or Replace**

51. The energy certificate is missing from the electrical panel.

8. FRAMING (Unfinished Areas)**2x6 BEARING WALL STUDS MAX 16" OC IN BASEMENT (R602.3[5])****Repair or Replace**

52. (1) Inside the basement above the doorway leading to the room below the master bedroom, a set of studs in a support wall are spaced over 16" on-center.
53. (2) Inside the basement next to the doorway leading to the room below the master bedroom, a set of studs in a support wall are spaced over 16" on-center.

FIREBLOCKING (R602.8)**Repair or Replace**

54. Fireblocking foam is missing at all top plate penetrations in the basement.

TOP PLATE & STUD NOTCHING (R602.6)**Repair or Replace**

55. (1) A structural plate is required in the basement where the two electrical service wires go through the top of the wall. The notch is over 50% of the width of the plate, requiring a structural metal plate.
56. (2) The wrong type of metal plate is in use where the A/C line sets penetrate the wooden top plate in the basement. The resulting hole in the wooden top plate is over 50% of the width of the plate, requiring a structural metal plate. The existing metal plate is merely for protection.

9. STAIRS/RAILINGS**HANDRAILS (R311.7.8)**

9. STAIRS/RAILINGS**Repair or Replace**

57. A gripable handrailing is missing at the two flights of stairs to the 2nd floor.

GUARDS (R312)**Repair or Replace**

58. The 2nd floor staircase guard railings have triangular openings that allow a 6" sphere to pass.

GLAZING ADJACENT STAIRS AND RAMPS (308.4.6)**Repair or Replace**

59. The window closest to the top of the deck staircase is lacking required tempered safety glass as it is within 36" of the top of the staircase, and is also less than 36" above the walking surface.

11. KITCHEN & APPLIANCES**DISHWASHER****Repair or Replace**

60. The dishwasher installation has not been completed.

STOVETOP**Repair or Replace**

61. The stovetop installation has not been completed.

VENT HOOD**Repair or Replace**

62. The kitchen vent hood is not vented to the exterior.

12. INTERIORS**WINDOWS/SAFTEY GLASS AS REQUIRED (IRC 308.4)****Repair or Replace**

63. The upper sash at the back door falls open when the windows are unlatched.

DOORS**Repair or Replace**

64. (1) Door stops are missing throughout the house.
65. (2) The 2nd floor front left guest bedroom door does not latch shut.
66. (3) Inside the 2nd floor right side Jack & Jill bathroom, one of the cabinet door pulls is loose.
67. (4) Inside the 2nd floor right side Jack & Jill bathroom, one of the drawers does not fully close.
68. (5) Inside the 2nd floor right side Jack & Jill bathroom, one of the cabinet doors has a loose hinge.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected

adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

1. ROOFING

Items

1.0 ROOF COVERINGS & DECKING

Comments: Repair or Replace

(1) A cracked shingle was observed looking out from the master tub window.



(2) Exposed nailheads were observed on shingles above the master bathroom window.



1.1 SIDEWALL FLASHING/DRIP EDGE (IRC 905.2.8.3)

Comments: Repair or Replace

(1) Drip edges have not been installed at eaves and gables of the shingled roofs. Location requirements also include the builder's gaps behind all gutters.

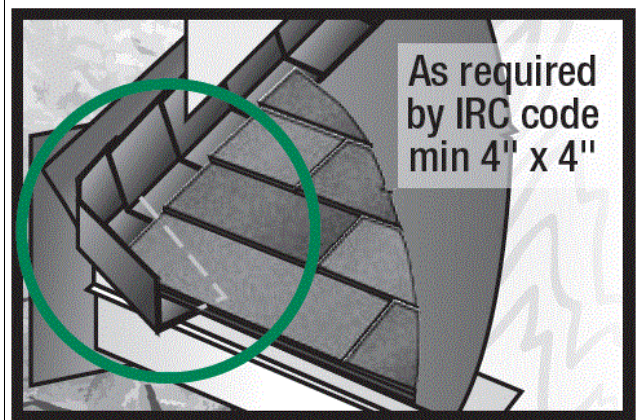


(2) At all sidewalls around the house, the flashing was not installed to divert water into the gutter or away from the house. Have reviewed and corrected where needed.



Front sidewall, example

Kickout Flashing



(3) At the breezeway roof between the garage and house, flashing was not installed completely where a gap was observed.



1.2 ROOF FLASHING (R903.2)

Comments: Inspected

1.3 TRUSSES OR RAFTER INSTALLATION

Comments: Inspected

1.4 TRUSSES/RAFTER UPLIGHT RESISTANCE (HURRICANE CLIPS) (R802.11)

Comments: Inspected

1.5 GUSSET PLATE CONNECTIONS

Comments: Inspected

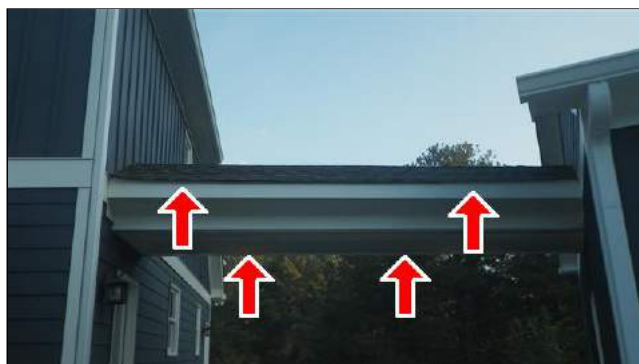
1.6 SKYLIGHTS, CHIMNEY, ROOF PENETRATIONS

Comments: Inspected

1.7 GUTTERS

Comments: Repair or Replace

Gutters are missing at the breezeway roof between the garage and house.

**1.8 PVC EXPOSED TO SUN SHOULD BE WRAPPED (ASTM F409)**

Comments: Inspected

2. GROUNDS/EXTERIOR**Items****2.0 SITE ADDRESS (R319.1)**

Comments: Inspected

2.1 GRADE/DRAINAGE (R401.3)

Comments: Repair or Replace

There is an inadequate grade for drainage at the right side of the house. The grade should fall away from the house a minimum of 6 inches within the first 10 feet.

**2.2 FOUNDATION DRAINS (R405.1)**

Comments: Repair or Replace

I was unable to locate the termination points of either of the foundation drains.

**2.3 DRAINAGE PIPE CLEANOUTS (GA Amendment 708.3)**

Comments: Inspected

2.4 INTERSYSTEM BONDING TERMINATION (NEC 250.94)

Comments: Inspected

2.5 ELECTRICAL EQUIPMENT WORKING SPACE (NEC 110.26)

Comments: Inspected

2.6 FOUNDATION DAMP PROOFING (R406.1)

Comments: Inspected

2.7 FOUNDATION HEIGHT ABOVE GRADE (R404.1.6)

Comments: Inspected

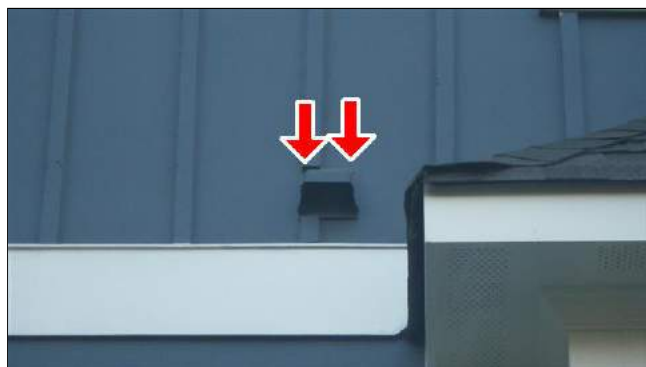
2.8 PROTECTION AGAINST DECAY (R317)

Comments: Inspected

2.9 PROTECTION OF EXHAUST VENTS (R303.6)

Comments: Repair or Replace

All plastic vent hoods at the exterior should be secured tightly to the siding with mechanical fasteners using the available holes. Any gaps between the component and siding should also be caulked.

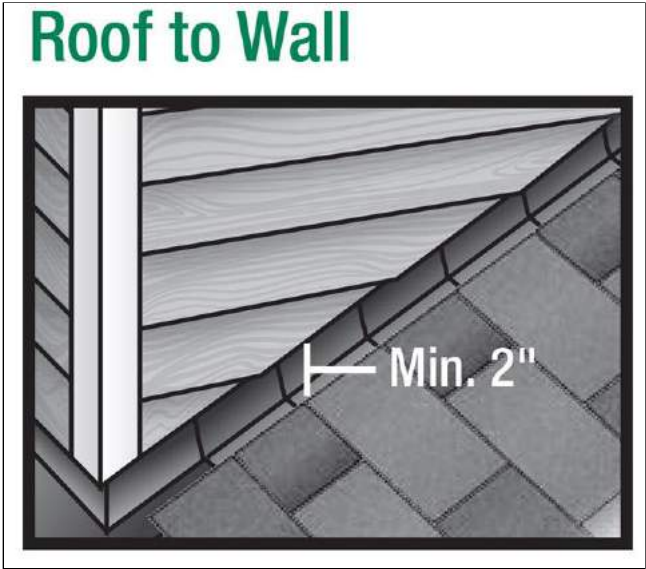
**2.10 BRICK/STONE/FLASHING/WEEP HOLES (R703.7 & .8)**

Comments: Inspected

2.11 SIDING/WINDOWS/DOORS/THERMAL ENVELOPE (IECC 402.4)

Comments: Repair or Replace

(1) Above the breezeway between the house and garage, siding was installed in contact with the roof shingles instead of having the minimum 2" clearance.



(2) All exterior penetrations into the siding should be caulked to prevent moisture intrusion.



(3) At the stone along the front of the garage, a few areas of exposed unpainted trim was observed.



(4) All but two exterior doors are lacking pressure treated threshold supports.



(5) A small area of damaged siding was observed at the left side of the garage.



(6) Both exterior garage door deadbolts are lacking an adequate hole into the jamb as well as plates.



2.12 WATER METER (IPC 305.4)

Comments: Repair or Replace

Contact the builder for the location of the water meter.

2.13 OUTLET WITHIN 25' OF A/C (NEC 210.63A)

Comments: Inspected

2.14 STEPS/RAILINGS/WALKWAYS/RETAINING WALLS/BALCONIES

Comments: Inspected

2.15 DRIVEWAY/PATIO

Comments: Inspected

2.16 SOFFIT/EVES

Comments: Inspected

3. DECKS (ENGINEERED)

Items**3.0 FLASHING**

Comments: Inspected

3.1 STAIRS

Comments: Inspected

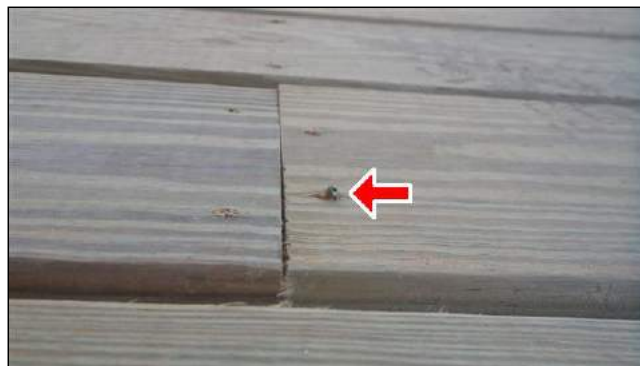
3.2 FLOOR JOISTS/FLOOR BOARDS/FLOOR SUPPORTS

Comments: Repair or Replace

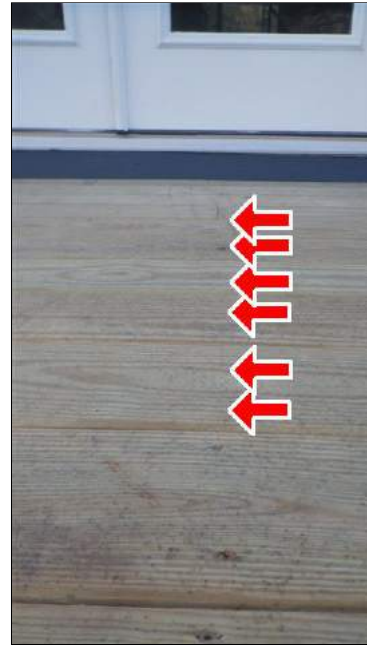
(1) Two sets of deck floor board screws are missing at the far left of the front porch. Another set is missing at the far right of the front porch.



(2) On a floor board at the far left of the front porch, a screw head is sticking up.



(3) Several sets of deck screws were missing at the back deck floor boards.



3.3 ATTACHEMENT TO HOUSE

Comments: Repair or Replace

Inside the basement along the front wall rim board, some of the bolts securing the front porch are lacking washers and nuts. Have all of the bolts evaluated and secured as needed.



3.4 POSTS/FOOTINGS

Comments: Inspected

3.5 RAILINGS

Comments: Inspected

3.6 OTHER

Comments: Repair or Replace

The deck was not built to the codes specified in the Georgia Deck amendment, but would not be required to be if the deck has been engineered. Contact the builder for more info.



4. ELECTRICAL (NEC 2014)

Items

4.0 20A DEDICATED DINING ROOM OUTLET

Comments: Inspected

4.1 SHOWER LIGHTING (DAMP vs. WET [shower sprayer])(NEC 410.10D)

Comments: Inspected

4.2 RECEPTICLES NO MORE THAN 12' APART (210.50[A][1])

Comments: Inspected

4.3 RECEPTICLES IN HALLWAYS <10' (210.50[H])

Comments: Inspected

4.4 RECEPTICLES IN WALLS >2 FT WIDE (210.50[A][2][1])

Comments: Repair or Replace

An outlet is missing at a wall over 2' wide inside the 1st floor office room.



4.5 AT KITCHEN COUNTERTOPS 12" OR GREATER (210.50[C][1])

Comments: Inspected

4.6 NO MORE THAN 4' BETWEEN KITCHEN OUTLETS (210.50[C][1])

Comments: Inspected

4.7 WITHIN 3' OF SINK BASIN (210.50[D])

Comments: Inspected

4.8 OUTLET FOR EACH CAR SPACE (NEC 210.52[G][1])

Comments: Inspected

4.9 OPERATION & INSTALLATION OF CONNECTED DEVICES & FIXTURES INCL. OUTLETS

Comments: Repair or Replace

(1) Some of the front porch light fixture bulbs are missing.



(2) I was unable to determine what one of the wall switches operate by the laundry room exterior door.



(3) Two switch plates are missing in the kitchen.



(4) I was unable to get the family room ceiling fan light to come on.



(5) I was unable to confirm operation of the 1st floor office light and fan.

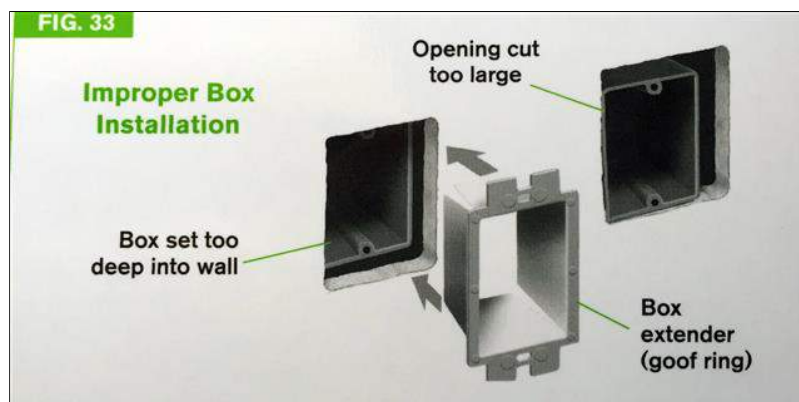
**4.10 ONE RECEPTACLE PER KITCHEN ISLAND (210.52[C][2])**

Comments: Inspected

4.11 BOXES FLUSH WITH COMBUSTIBLE SURFACES (314.20)

Comments: Repair or Replace

Inside the master bedroom and 1st floor office room where wood is in use as the wall covering, all of the outlet boxes are missing box extenders, causing a fire hazard.



4.12 ARC FAULT PROTECTION WHERE REQUIRED & OPERATION (210.12)

Comments: Repair or Replace

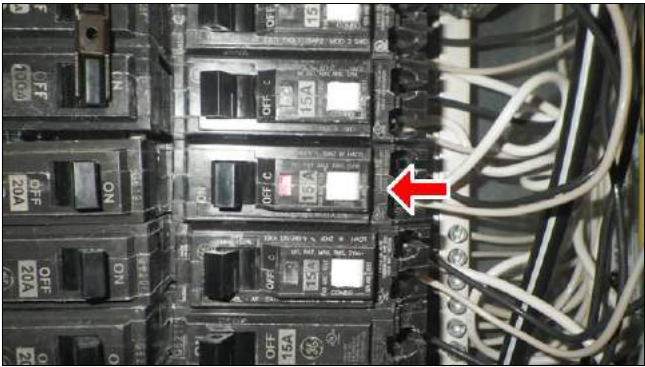
(1) Inside the 2nd floor left side Jack & Jill bathroom, the power was off at the breaker. After flipping the breaker back on, it tripped again when attempting to turn the bathroom fan on using the available switches.



Switch



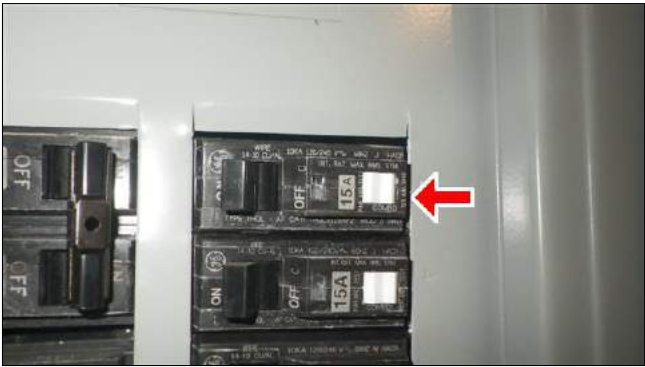
Fan



(2) Arc fault protection is missing on the laundry room circuit.



(3) Ground fault protection is missing at the dishwasher circuit.



(4) Arc fault protection is missing at one of the kitchen circuits.



4.13 GFCI PROTECTION WHERE REQUIRED & OPERATION (210.8)

Comments: Repair or Replace

The outlet at the bottom of the basement staircase is lacking GFCI protection.



4.14 SMOKE ALARMS IN EACH ROOM AND ADJOINING AREA (314)

Comments: Inspected

4.15 CARBON MONOXIDE REQUIREMENTS (R315 GA Amendment)

Comments: Repair or Replace

CO protection is missing in the basement.



4.16 LIGHTING FOR UNDER FLOOR AND STORAGE AREAS (210.70[3])

Comments: Inspected

4.17 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

4.18 SERVICE & GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN & DISTRIBUTION PANELS

Comments: Repair or Replace

I was unable to locate where there electrical system is grounded to. Have this location confirmed by the builder.

4.19 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMERAGE AND VOLTAGE

Comments: Inspected

4.20 WORKMANSHIP (NEC 2012 110.12)

Comments: Inspected

4.21 OUTLETS FOR DECK/BALCONY/PORCH (NEC 210.52[E][3])

Comments: Inspected

4.22 LIGHTING FOR EQUIPMENT (110.26 D)

Comments: Inspected

4.23 ELECTRICAL EQUIPMENT WORKING SPACE (NEC 110.26)

Comments: Inspected

4.24 CLOSET STORAGE SPACE LIGHTING (410.2)

Comments: Inspected

5. PLUMBING SYSTEM (IPC 2012)**Items****5.0 PLUMBING DRAINS SLOPED TO DRAIN (704.1)**

Comments: Inspected

5.1 VACUUM BREAKERS ON HOSE BIBBS (608.15.4.2)

Comments: Inspected

5.2 DISHWASHER DRAIN LINE IN HIGH LOOP (802.1.6)

Comments: Inspected

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

Mechanical vents are in use for the air admittance valves inside some of the sink cabinets, but these are no longer approved for use in such locations.



Laundry sink vent

5.4 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) The master tub is wobbly.



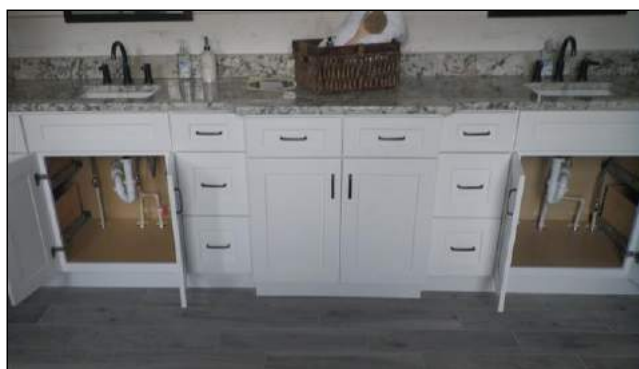
(2) The master shower drain is still plugged up from the pressure test.



5.5 MIXING VALVES FOR TUBS (IPC 424)

Comments: Repair or Replace

A mixing valve is missing in the master bathroom for the master tub. These are generally installed inside one of the sink cabinets.



5.6 WATER HAMMER DEVICES ON D/W, W/M, REFRIG. WATER LINE (IPC 604.9) (WHERE VISIBLE)

Comments: Inspected

5.7 PEX/CPVC CLEARANCES ABOVE NON-TANKLESS WATER HEATER (MANUFACTURER)

Comments: Inspected

5.8 STEEL PAN UNDER WATER HEATER WHERE REQUIRED (IPC 504.7, GA AMENDMENT 2012)

Comments: Inspected

5.9 HOT WATER SYSTEMS/WATER HEATER

Comments: Inspected

5.10 WATER HEATER T&P DISCHARGE (IPC 504.6 2012, GA AMENDMENT 2012)

Comments: Inspected

5.11 BONDING OF CSST GAS PIPING (G2411.1.1)

Comments: Inspected

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

Comments: Inspected

5.13 WATER PRESSURE (IPC 604.8)

Comments: Inspected

5.14 PIPE OPENINGS (IPC 304.4)

Comments: Repair or Replace

Escutcheons are missing inside every sink cabinet for the drain pipe openings.



Example, laundry sink



Example, half bath

5.15 FLEXIBLE APPLIANCE CONNECTORS (FACs)

Comments: Inspected

5.16 FREEZING (IPC 305.4)

Comments: Inspected

5.17 RECIRCULATING PUMP

Comments: Not Present

6. HVAC/FIREPLACES

Items

6.0 LOCATION OF SUPPLY & RETURN VENTS

Comments: Inspected

6.1 HEATING EQUIPMENT

Comments: Repair or Replace

The 1st floor furnace exhaust vent has not been terminated to the exterior and instead sounds as though it is behind the exterior laundry room steps.



Basement view



Exterior view

6.2 SEDIMENT TRAP (GA Amendment G2419.4 (408.4))

Comments: Inspected

6.3 COOLING EQUIPMENT & AIR HANDLER

Comments: Inspected

6.4 PROGRAMMABLE THERMOSTAT ON GAS FURNACES (403.1 IECC/N1103.1.1)

Comments: Inspected

6.5 DUCTS/BOXES SEALED (403.2.2 IECC)

Comments: Inspected

6.6 DUCT INSULATION - MIN. R8 SUPPLY/R6 RETURN IN ATTICS (403.2.1 IECC)

Comments: Inspected

6.7 DUCT SUPPORTS (M1601.4.3)

Comments: Inspected

6.8 FIREPLACE & CLEARANCES TO COMBUSTIBLES (R1001.11 {4})

Comments: Repair or Replace

The fireplace air intake duct has come loose inside the chimney case.

**6.9 CHIMNEY FLUES & VENTS (G2427.6)**

Comments: Inspected

6.10 DISTRIBUTION SYSTEM

Comments: Repair or Replace

(1) The master bathroom floor vent was installed in an unusual location, directly in front of the bathtub where a bath mat would typically go.



(2) A hole was not cut out for the supply vent into the kitchen.

**6.11 OPERATING CONTROLS**

Comments: Inspected

6.12 CLEARANCES FROM GRADE (304.10; 2012 IMC)

Comments: Inspected

6.13 CONDENSATE DISPOSAL (IMC 307)

Comments: Inspected

7. INSULATION & VENTILATION SYSTEMS/ATTIC/CRAWL SPACE**Items****7.0 VENTILATION OF ATTIC AND FOUNDATION AREAS (806.1/480.1)**

Comments: Inspected

7.1 VENTING SYSTEMS (Kitchens, baths, laundry, other)

Comments: Repair or Replace

The master bath vent fan does not sound to be operating as expected, and sounds differently than the other fans.

**7.2 CLOTHES DRYER DUCT (M1502)**

Comments: Inspected

7.3 INSULATION IN ATTIC/WALLS/FLOORS (IRC N1102)

Comments: Inspected

7.4 INSULATION MARKERS (2009 IECC 303.1.1.1)

Comments: Repair or Replace

The attic may have not been installed by a licensed installer due to the fact that there are no insulation markers inside the attic, nor is there an insulation certificate present.

**7.5 ATTIC ACCESS (R807)**

Comments: Inspected

7.6 BASEMENT INSULATION (IECC 402.2.7)

Comments: Repair or Replace

A batt of insulation is loose next to the back basement door.



7.7 ATTIC ACCESS HATCHES & DOORS (IECC 2009, 402.2.3)

Comments: Repair or Replace

(1) Although not required, I am surprised that a pulldown ladder was not installed for the garage attic and only a scuttle hole was cut in. There is a large area above this that could be used for storage. There is also no flooring inside the attic.



(2) Foam insulation is needed along jambs of the two small crawl in attic doors.



(3) A wood framed or equivalent baffle or retainer is missing at the attic opening, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

**7.8 ENERGY CERTIFICATE (IECC 401.3)**

Comments: Repair or Replace

The energy certificate is missing from the electrical panel.

**7.9 GENERAL ATTIC OR CRAWL SPACE ISSUES**

Comments: Inspected

A small stain was observed on the attic floor above the master bedroom but appears old.

**8. FRAMING (Unfinished Areas)****Items****8.0 DOUBLE TOP PLATE (R602.3.2)**

Comments: Inspected

8.1 I-JOIST NO MORE THAN 18" ON-CENTER (GENERAL)

Comments: Inspected

8.2 STUDS BELOW BREAKS IN TOP PLATES (BUILDING STANDARD)

Comments: Inspected

8.3 2x6 BEARING WALL STUDS MAX 16" OC IN BASEMENT (R602.3[5])

Comments: Repair or Replace

(1) Inside the basement above the doorway leading to the room below the master bedroom, a set of studs in a support wall are spaced over 16" on-center.



(2) Inside the basement next to the doorway leading to the room below the master bedroom, a set of studs in a support wall are spaced over 16" on-center.

**8.4 JOIST BEARING POINTS**

Comments: Inspected

8.5 FIREBLOCKING (R602.8)

Comments: Repair or Replace

Fireblocking foam is missing at all top plate penetrations in the basement.

**8.6 THERMAL ENVELOPE (IECC 402.4)**

Comments: Inspected

8.7 FOUNDATION ANCHORAGE (403.1.6)

Comments: Inspected

8.8 TOP PLATE & STUD NOTCHING (R602.6)

Comments: Repair or Replace

(1) A structural plate is required in the basement where the two electrical service wires go through the top of the wall. The notch is over 50% of the width of the plate, requiring a structural metal plate.



(2) The wrong type of metal plate is in use where the A/C line sets penetrate the wooden top plate in the basement. The resulting hole in the wooden top plate is over 50% of the width of the plate, requiring a structural metal plate. The existing metal plate is merely for protection.

**8.9 BLOCKING BETWEEN STUDS (Table R602.3[5])**

Comments: Inspected

8.10 HORIZONTAL JOINTS IN BRACED WALL PANEL BLOCKING (R602.10.7)

Comments: Inspected

8.11 VERTICAL JOINTS IN PANEL SHEATHING BLOCKING (R602.10.7)

Comments: Inspected

8.12 CRIPPLE WALLS (R602.9)

Comments: Inspected

8.13 FLOOR JOIST NOTCHING (R502.8/802.7)

Comments: Inspected

8.14 NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)

Comments: Inspected

8.15 PROTECTION FROM PHYSICAL DAMAGE (IPC 305.6)

Comments: Inspected

8.16 FOUNDATION

Comments: Inspected

8.17 SUBFLOORING/MANUFACTURER STAMP

Comments: Inspected

8.18 JOIST HANGERS

Comments: Inspected

8.19 FRAMING/STRUCTURE GENERAL

Comments: Inspected

9. STAIRS/RAILINGS**Items**

9.0 MAX RISER HEIGHT 7-3/4" (R311.7.5.1)

Comments: Inspected

9.1 MIN TREAD DEPTH 10" (R311.7.5.2)

Comments: Inspected

9.2 MAX DIFF. BTWN TALLEST & SHORTEST RISER 3/8" (R311.7.5.1)

Comments: Inspected

9.3 ILLUMINATION FOR INT/EXT STAIRCASES (303.7)

Comments: Inspected

9.4 RAILINGS/BALUSTERS

Comments: Inspected

9.5 GENERAL STAIRS ISSUES

Comments: Inspected

9.6 HANDRAILS (R311.7.8)

Comments: Repair or Replace

A gripable handrailing is missing at the two flights of stairs to the 2nd floor.

**9.7 GUARDS (R312)**

Comments: Repair or Replace

The 2nd floor staircase guard railings have triangular openings that allow a 6" sphere to pass.

**9.8 LANDINGS FOR STAIRWAYS (311.7.6)**

Comments: Inspected

9.9 GLAZING ADJACENT TO BOTTOM STAIR LANDING (R308.4.7)

Comments: Inspected

9.10 GLAZING ADJACENT STAIRS AND RAMPS (308.4.6)

Comments: Repair or Replace

The window closest to the top of the deck staircase is lacking required tempered safety glass as it is within 36" of the top of the staircase, and is also less than 36" above the walking surface.

**10. STRUCTURAL COMPONENTS (WHERE VISIBLE)**

Items**10.0 FOUNDATIONS, BASEMENTS, CRAWL SPACES**

Comments: Inspected

10.1 WALLS (STRUCTURAL)

Comments: Inspected

10.2 FLOORS (STRUCTURAL)

Comments: Inspected

10.3 CEILINGS (STRUCTURAL)

Comments: Inspected

10.4 ROOF (STRUCTURAL)

Comments: Inspected

11. KITCHEN & APPLIANCES**Items****11.0 REFRIGERATOR**

Comments: Not Present

11.1 DISHWASHER

Comments: Repair or Replace

The dishwasher installation has not been completed.

**11.2 OVEN**

Comments: Inspected

11.3 STOVETOP

Comments: Repair or Replace

The stovetop installation has not been completed.



11.4 VENT HOOD

Comments: Repair or Replace

The kitchen vent hood is not vented to the exterior.

**11.5 BUILT-IN MICROWAVE**

Comments: Inspected

11.6 GARBAGE DISPOSER

Comments: Inspected

12. INTERIORS**Items****12.0 CEILINGS**

Comments: Inspected

12.1 WALLS

Comments: Inspected

12.2 FLOORS/RAILINGS

Comments: Inspected

12.3 WINDOWS/SAFTEY GLASS AS REQUIRED (IRC 308.4)

Comments: Repair or Replace

The upper sash at the back door falls open when the windows are unlatched.

**12.4 GLAZING & WET SURFACES (R308.4.5)**

Comments: Inspected

12.5 DOORS

Comments: Repair or Replace

(1) Door stops are missing throughout the house.



(2) The 2nd floor front left guest bedroom door does not latch shut.



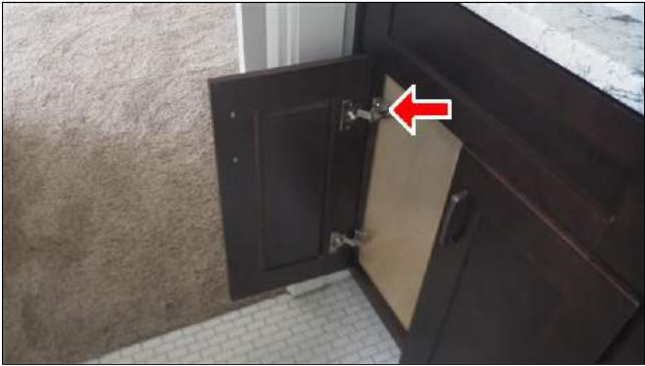
(3) Inside the 2nd floor right side Jack & Jill bathroom, one of the cabinet door pulls is loose.



(4) Inside the 2nd floor right side Jack & Jill bathroom, one of the drawers does not fully close.



(5) Inside the 2nd floor right side Jack & Jill bathroom, one of the cabinet doors has a loose hinge.



12.6 CABINETS/CLOSETS/DRAWERS/COUNTERTOPS

Comments: Inspected

13. GARAGE

Items

13.0 OPENING PROTECTION (GARAGE ENTRANCE DOORS)(R302.5.1 GA AMEND)

Comments: Inspected

13.1 OPERATION OF OVERHEAD DOORS

Comments: Inspected

13.2 GARAGE FLOOR

Comments: Inspected

13.3 GARAGE CEILING/WALLS/FIREBLOCKING (R302.11)

Comments: Inspected

14. INFRARED SCAN

Items

14.0 GENERAL SCAN FOR THERMAL ANOMOLIES (ANY ISSUES ARE REPORTED IN OTHER SECTIONS)

Comments: Inspected