



Inspection Report

Atlanta Home Inspection

Property Address:
Springdale Road NE
Atlanta GA 30306



Superior Home Inspections

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Atlanta GA**

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Serving Atlanta GA and the Entire South East

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General Summary
Invoice

Date: 6/26/2012	Time: 12:25 PM	Report ID: 062612-2
Property: Springdale Road NE Atlanta GA 30306	Customer: Atlanta Home Inspection	Real Estate Professional:

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.

This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workman like manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair.

The home inspection does not look for possible manufacturer re-calls on components that could be in this home. The inspection and report do not address and are not intended to address the possible presence of, or danger from any potentially harmful substances and environmental hazards including, but not limited to: mold in air or carpet, radon gas, lead in paint or other materials, lead in water, asbestos, urea formaldehyde, and toxic or flammable chemicals. Inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. Inspector does not determine the presence of evidence of rodents, animals or insects. Always consider hiring the appropriate expert for any repairs or further inspection and/or evaluation accordingly. Customer understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observations of apparent conditions existing at the time of the inspection only. Excluded from the inspection are the latent and concealed defects and deficiencies. Equipment, systems or other items will not be dismantled during the inspection.

Acceptance of this report means you agree to the terms and inspection agreement you've consented to when filling out the online request or signed in person. The inspection agreement is online and can be viewed here http://choosesuperiorinspection.com/inspectionagreement_printpage.html

Style of Home:

Two Story

Age Of Home:

Approximately built in 1929

Client Is Present:

No, Buyers agent was present

Radon Test:

Yes

Test ID : In progress at time of
insection

Mold Sampling:

No

Water Test:

No

Lead Test:

No

Weather:

Mostly Sunny

Temperature:

Over 80

1. STRUCTURAL COMPONENTS

Items

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Evidence of elevated moisture was noted in garage at rear foundation block wall. Recommend evaluate by qualified foundation contractor and correct issues as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

(2) There was a section at rear storage room adjacent to the garage that had a plywood cover where duct piping was entering through. I did not see any crawlspace foundations, however I would ask the seller if there was access through this fixed section. If so, evaluate by qualified contractor.



1.0 Item 4(Picture)

1.1 WALLS (Structural)

Repair or Replace

Garage header had evidence of sagging or deflection at header. Trim had gaps where it meets flashing. Further damage may occur if not corrected. Recommend further evaluation by qualified structural contractor and repair issues as needed.

Please note: Garage door operator did not function properly and door was in up position. My visual capability was limited in the garage pertaining to this issue.



1.1 Item 1(Picture)



1.1 Item 2(Picture) Evidence of deflection and sagging



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)

1.2 COLUMNS OR PIERS

Inspected

1.3 FLOORS (Structural)**Repair or Replace**

Front porch stoop had access through the basement crawlspace door. Evidence of wood structure deterioration and evidence of rusting at the steel floor beams (common due to age). Recommend evaluate by qualified foundation contractor and repair or reinforce as needed.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture) Entry to porch stoop

1.4 CEILINGS (structural)

Inspected

1.5

ROOF STRUCTURE AND ATTIC

Repair or Replace

(1) Please refer to section 3.0.1 for repair comments and photos.

(2) I was not able to visually inspect several sections of the attic due to stored items.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

Styles & Materials

FOUNDATION:

MASONRY BLOCK
 BRICK
 MULTIPLE SECTIONS COVERED UP
 AND/OR NOT VISIBLE

METHOD USED TO OBSERVE

CRAWLSPACE:
 NO CRAWLSPACE

FLOOR STRUCTURE:

WOOD JOISTS
 MULTIPLE AREAS COVERED UP
 OR NOT VISIBLE

WALL STRUCTURE:

WOOD
 MASONRY
 BRICK
 MULTIPLE AREAS NOT VISBLE

COLUMNS OR PIERS:

STEEL LALLY COLUMNS
 SUPPORTING WALLS
 MULTIPLE AREAS NOT VISIBLE

CEILING STRUCTURE:

Stick Built

ROOF STRUCTURE:

STICK-BUILT
 WOOD SLATS

ROOF-TYPE:

GABLE
 HIP
 FLAT

METHOD USED TO OBSERVE ATTIC:

FROM ENTRY
 WALKED
 LIMITED ACCESS

ATTIC INFO:

PULL DOWN STAIRS
 LIGHT IN ATTIC
 SEVERAL SECTIONS WERE NOT
 ACCESSIBLE

2. EXTERIOR

Items

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Several sections of cladding was hard coat stucco. At these areas, several cracks were noted. Further moisture issues may occur. Recommend repair by qualified stucco contractor.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 DOORS (Exterior)

Repair or Replace

(1) Wood entry doors, trim, frames and thresholds had evidence of peeling paint, failing sealant, improper repairs, and small deterioration, several areas, most doors. Recommend repair issues as needed.

Recommend installing cap flashing over top of rear window/doors.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture) Recommend installing drip cap flashing



2.1 Item 6(Picture)



2.1 Item 7(Picture)



2.1 Item 8(Picture)



2.1 Item 9(Picture)

(2) Garage door wood frame had evidence of deterioration at bottom sections. Recommend repair by qualified contractor.



2.1 Item 10(Picture)



2.1 Item 11(Picture)

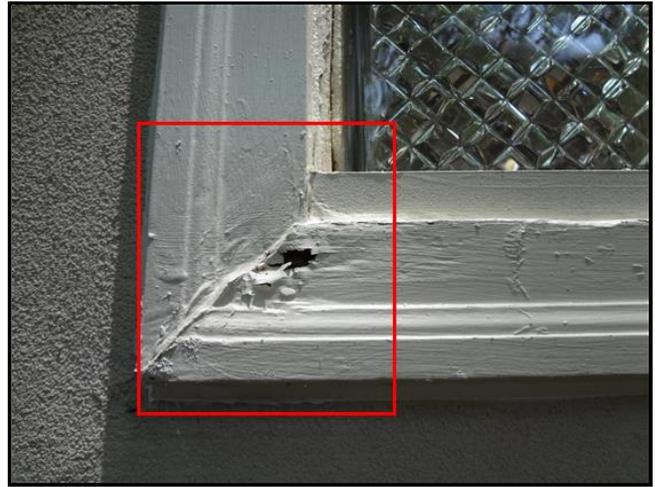
2.2 WINDOWS

Repair or Replace

Multiple windows were painted shut. Peeling paint, failing sealant and minor deterioration noted at wood sashes, trim and frames. Recommend repair by qualified contractor.



2.2 Item 1(Picture)



2.2 Item 2(Picture) Deteriorated window trim



2.2 Item 3(Picture)



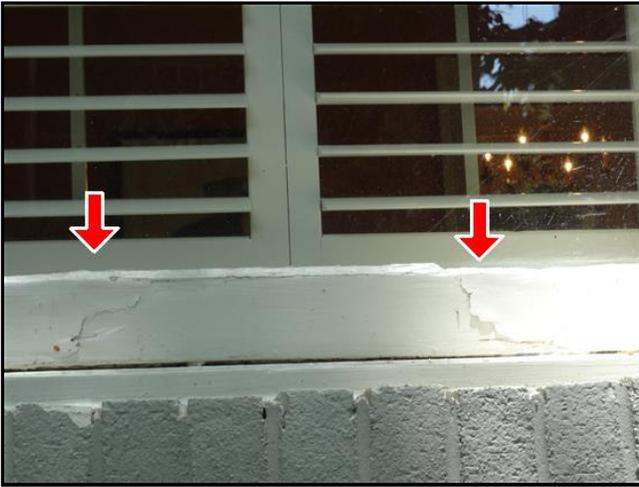
2.2 Item 4(Picture)



2.2 Item 5(Picture) Rear left side of home



2.2 Item 6(Picture) Rear left side of home



2.2 Item 7(Picture)



2.2 Item 8(Picture)



2.2 Item 9(Picture)

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Garage door operator did not function properly when tested. Also bottom sweep was deteriorated. Recommend repair issues by qualified contractor.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

(1) Front porch steps were not level and evidence of settlement. Porch brick had multiple cracks. Metal guard railing was loose. Injury or further damage may occur. Recommend repair by qualified contractor.



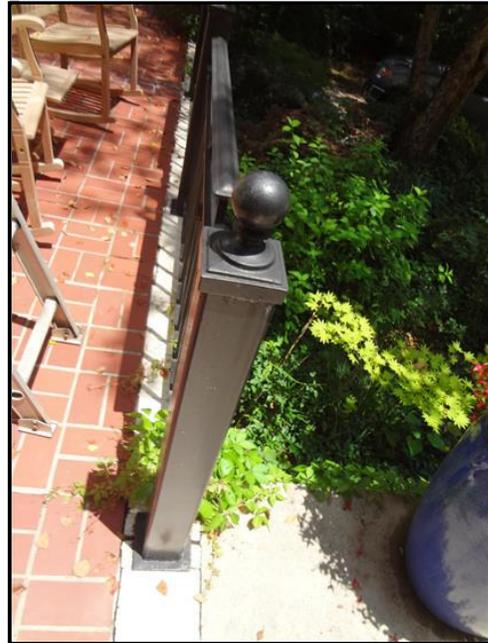
2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) Rear set of steps and landing to kitchen entry had issues noted such as: 1. Loose guard railing. 2. Improper support post. 3. Joists not properly secured. 4. Ledger board not properly secured to home. 5. Deterioration at bottom of support post. Injury or further damage may occur. Recommend repair by qualified contractor.



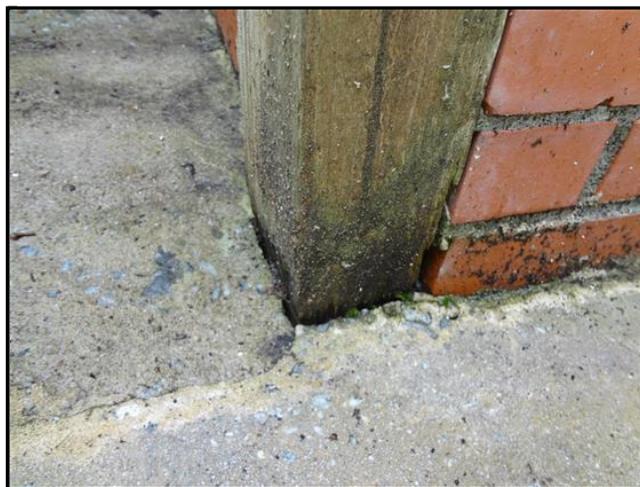
2.4 Item 5(Picture)



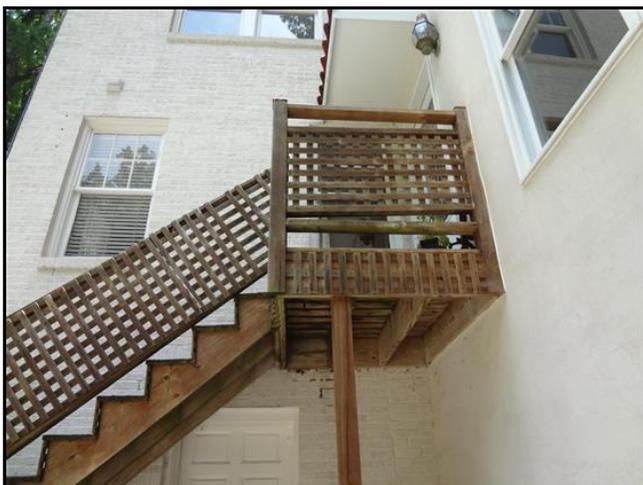
2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)



2.4 Item 10(Picture) Ledger board not properly secured

(3) I was not able to inspect several sections of the rear deck structures due to vegetation growth and lattice.



2.4 Item 11(Picture)

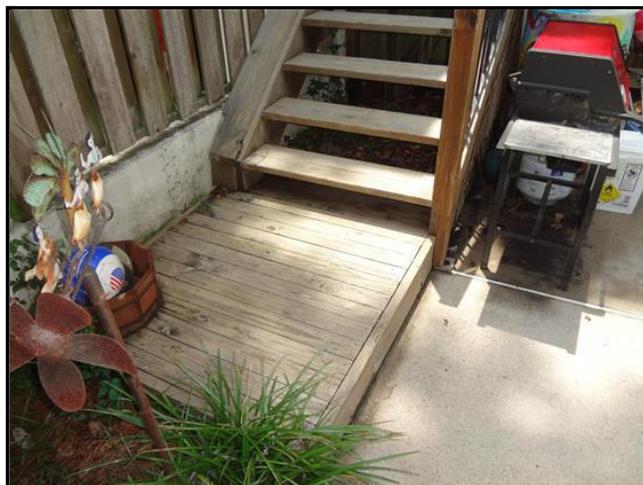


2.4 Item 12(Picture)

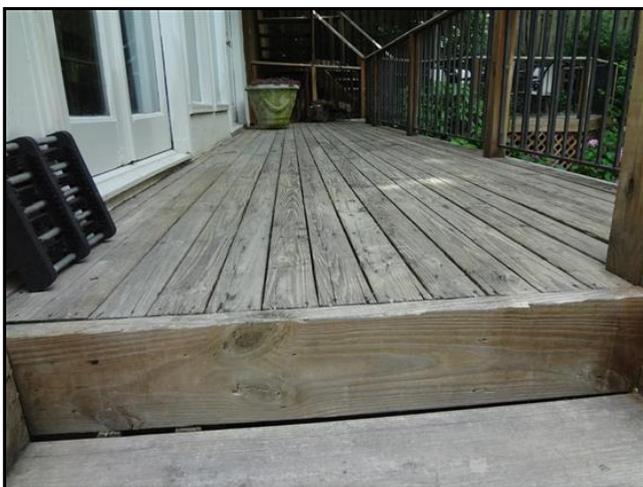
(4) Issues noted at rear decks, balcony and steps such as: 1. Several joists did not have proper support. 2. Wood in contact with ground (causes deterioration and termite coverage is excluded in these areas). 3. Carpenter bee damage. 4. Decking and railing material was aged (at the end of its expected useful life) and no sealant coat noted. Several pieces were deteriorating. 5. Metal railing was rusted. 6. Rusting at upper balcony flashing where it attaches to the home. 7. Stair treads had improper fasteners and improper support.



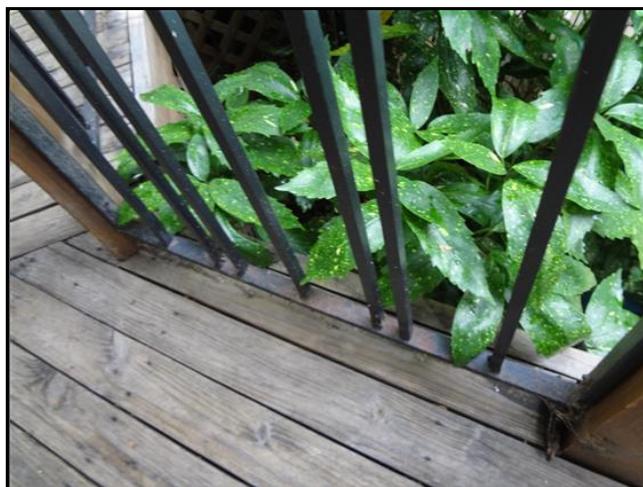
2.4 Item 13(Picture) Improper support



2.4 Item 14(Picture)



2.4 Item 15(Picture)



2.4 Item 16(Picture)



2.4 Item 17(Picture)



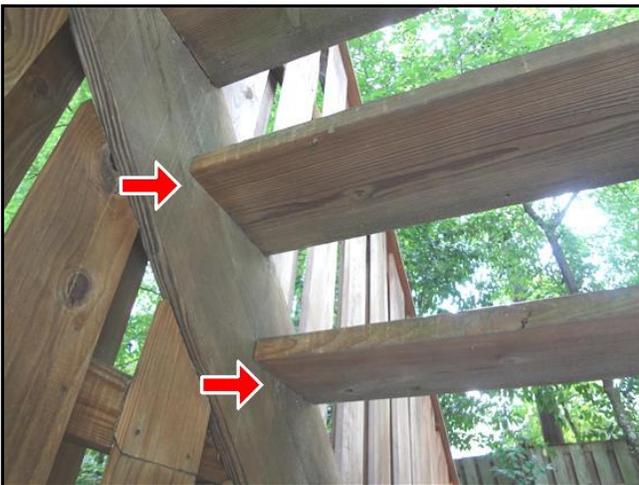
2.4 Item 18(Picture) Upper flashing



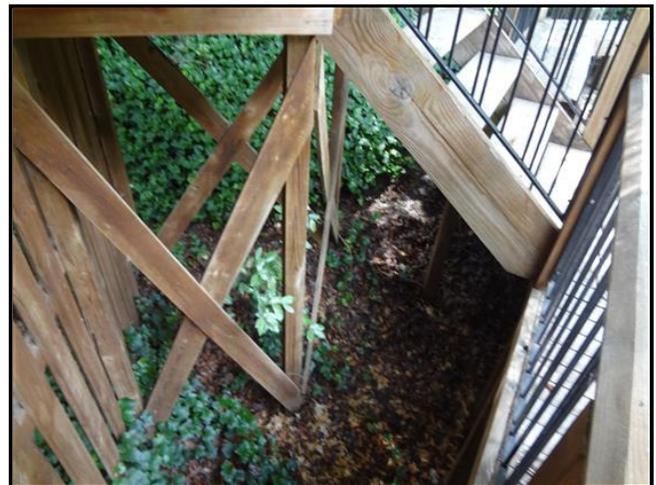
2.4 Item 19(Picture)



2.4 Item 20(Picture)



2.4 Item 21(Picture)



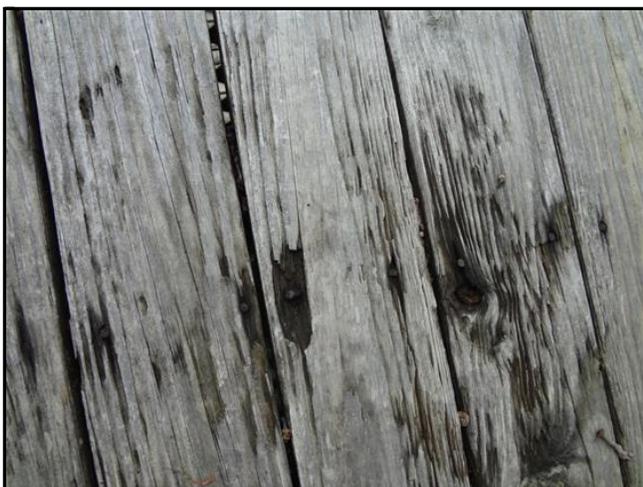
2.4 Item 22(Picture)



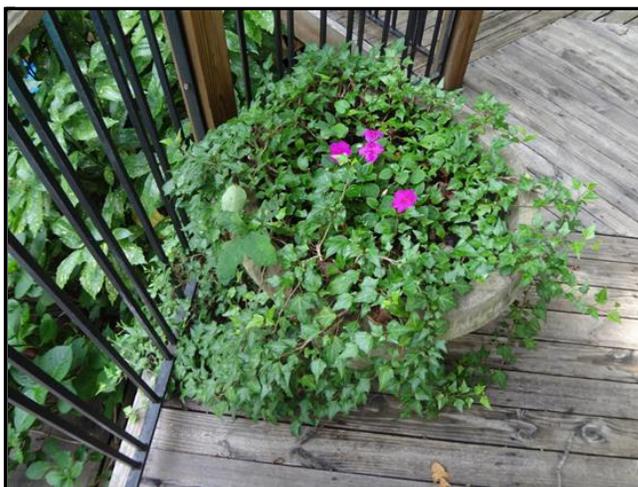
2.4 Item 23(Picture) Improper fasteners for stair tread



2.4 Item 24(Picture)



2.4 Item 25(Picture) Example of aged/deteriorated decking



2.4 Item 26(Picture)

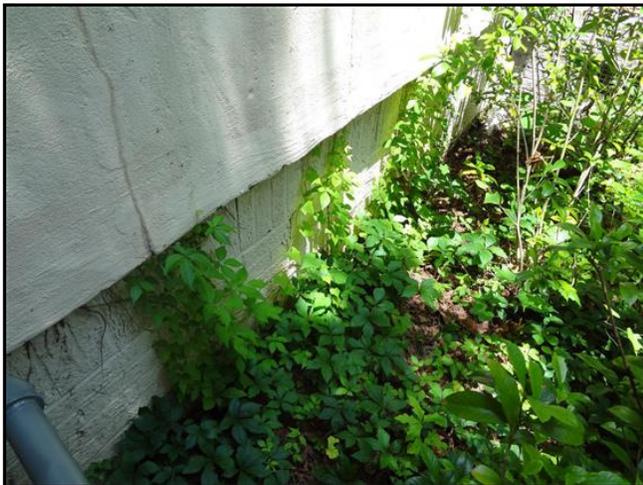


2.4 Item 27(Picture)

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

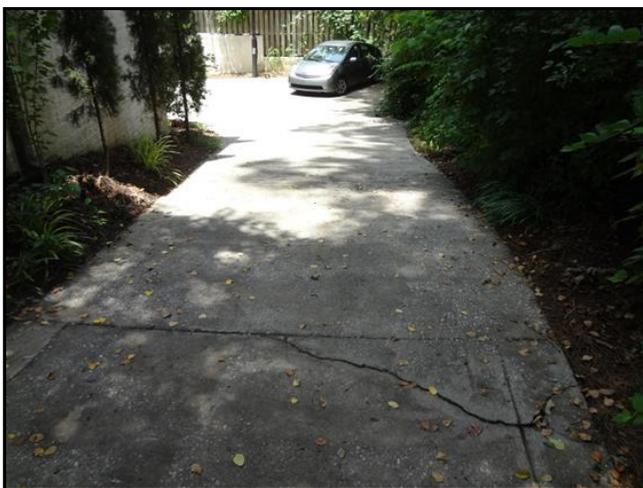
Repair or Replace

(1) Shrubs, Plants, and Vines should be trimmed back at least 6 inches from exterior cladding. Pests, insects, and damage to home may occur if not corrected.



2.5 Item 1(Picture)

(2) Driveway had common settlement cracks. Repair as desired.



2.5 Item 2(Picture)



2.5 Item 3(Picture)

(3) French drain installed in front of garage. It will need periodical cleaning.



2.5 Item 4(Picture)

(4) Bottom driveway stucco retaining wall had several cracks and veneer was peeling. Recommend repair as needed.



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)

2.6 EAVES, SOFFITS AND FASCIAS

Inspected

Styles & Materials

SIDING STYLE:

BRICK
CEMENT STUCCO

SIDING MATERIAL:

FULL BRICK
BRICK VENEER
MASONRY
STUCCO

EXTERIOR ENTRY DOORS:

WOOD
STEEL

APPURTENANCE:

DECK WITH STEPS
BALCONY
SIDEWALK
PATIO

AUTO OPENER MANUFACTURER:

PYTHON

GARAGE DOOR MATERIAL:

WOOD

GARAGE DOOR TYPE:

ONE AUTOMATIC

DRIVEWAY:

CONCRETE

3. ROOFING

Items

3.0 ROOF COVERINGS

Repair or Replace

(1) One section of roof was flat at lower right side addition (office room) and several issues noted such as aged rolled roofing material, debris, and roof sealant repairs. Due to type of roof (flat) and the design along with issues noted, I recommend replacing roof material along with a better design (pitched roof) to prevent moisture damage. Roof structure material was aged and showing signs of deterioration. Clay tile were also not constructed or installed properly at this section. Exposed roof decking also present.

Evaluate by qualified roof contractor and correct issues accordingly.



3.0 Item 1(Picture) Poor drainage design and debris clogging it



3.0 Item 2(Picture) Aged flat roof material



3.0 Item 3(Picture) Layers or roof repairs



3.0 Item 4(Picture) Structure was a poor design and was aged/deteriorating



3.0 Item 5(Picture) Deterioration.



3.0 Item 6(Picture)

(2) Roof covering clay tiles were aged and nearing the end of their expected useful life. Determining life span can be difficult, usually it consists of 30-50 years. As the roof ages, issues arise such as damaged, cracked, loose or missing tiles. Approximately 20 tiles were cracked/damaged/loose. I recommend further evaluation by qualified roof contractor and repair tiles as needed.

I also recommend budget replacement of clay tile roof covering accordingly.



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)

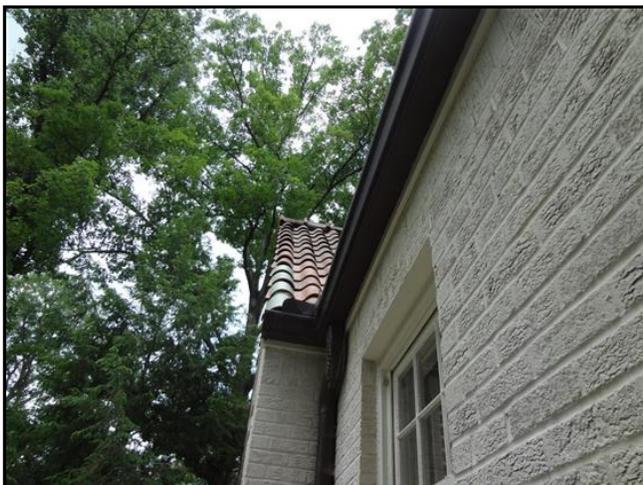


3.0 Item 10(Picture)



3.0 Item 11(Picture) General view from ground

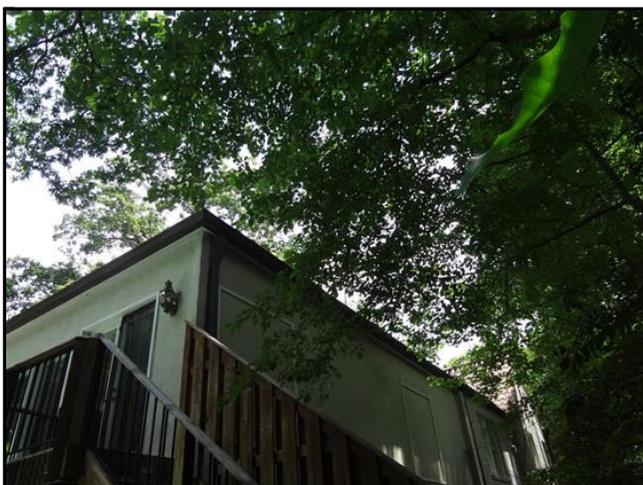
(3) Tree limbs that are in contact with home and over roofline should be removed/trimmed to prevent damage or pests.



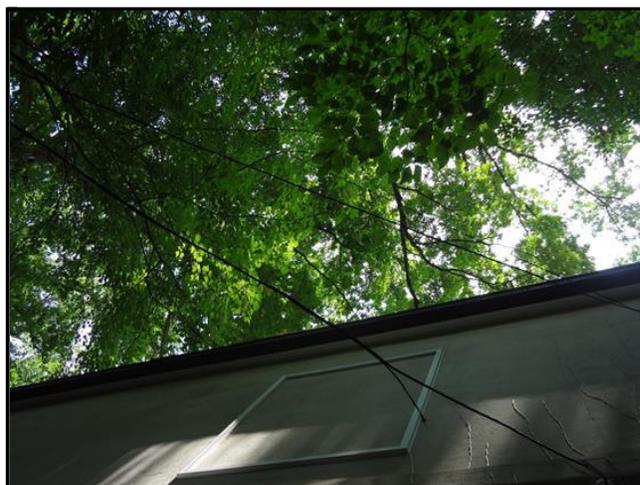
3.0 Item 12(Picture)



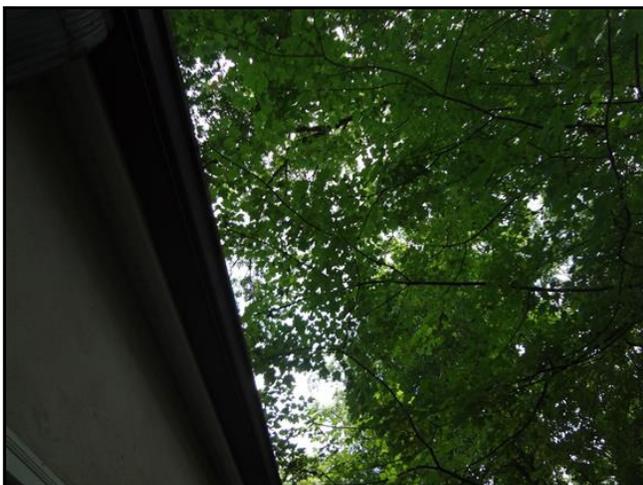
3.0 Item 13(Picture)



3.0 Item 14(Picture)



3.0 Item 15(Picture)



3.0 Item 16(Picture)

(4) Asphalt shingles at roof were aged and at the end of their expected useful life. Granule loss and cupping noted at multiple sections. Debris and moss growth also noted. While the roof could last a few more years, some issue such as moisture intrusion or damage may occur if not replaced. Recommend evaluate by qualified roof contractor.

Recommend budget on replacement of asphalt shingles.



3.0 Item 17(Picture)



3.0 Item 18(Picture)



3.0 Item 19(Picture)

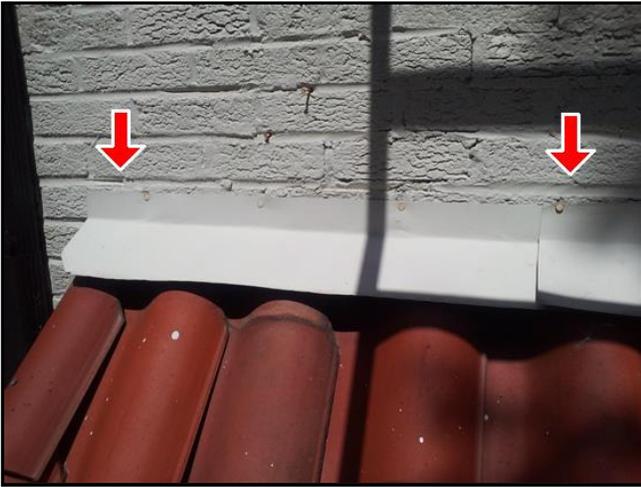


3.0 Item 20(Picture)

3.1 FLASHINGS

Repair or Replace

(1) Metal flashing sealant was not present, exposed fasteners as well. Recommend repair by qualified roof contractor.



3.1 Item 1(Picture)



3.1 Item 2(Picture) Proper flashing needed at chimney



3.1 Item 3(Picture) Proper flashing needed

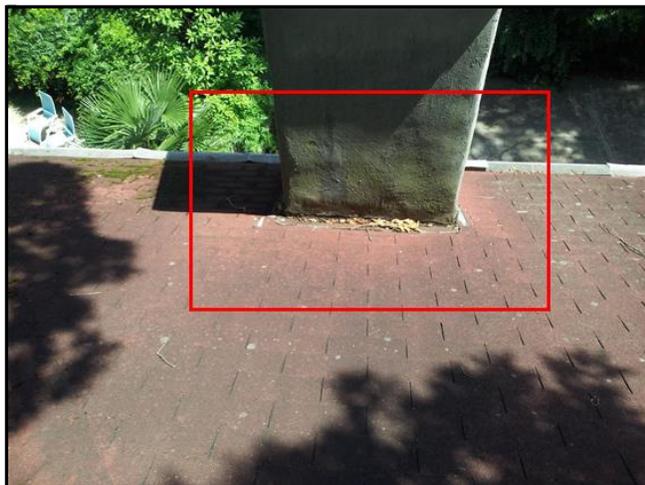
(2) Chimney chase flashings were aged, cracked, failing and showed signs of deterioration. Recommend replace all flashing at both chimney chases. Stucco chimney chase needs a saddle installed for proper drainage. Recommend repair by qualified roof contractor.



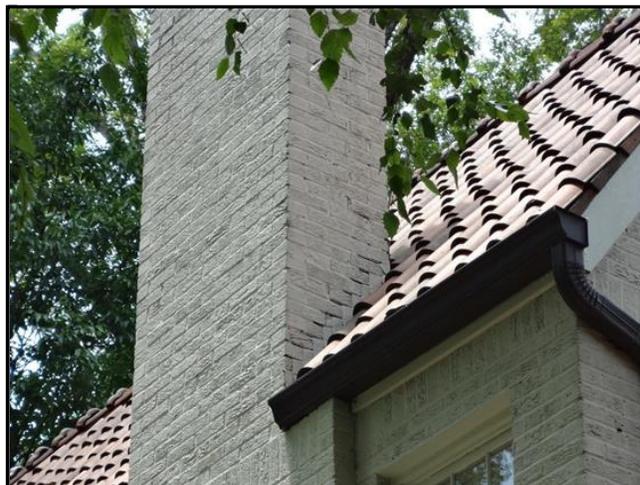
3.1 Item 4(Picture)



3.1 Item 5(Picture)



3.1 Item 6(Picture)



3.1 Item 7(Picture)

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

Please see section 3.1.2 for repair comments and photos.

3.3 ROOFING DRAINAGE SYSTEMS

Repair or Replace

Gutters are clogged and need cleaning of debris. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend a qualified contractor inspect and repair as needed.



3.3 Item 1(Picture)

Styles & Materials

ROOF COVERING:

AGED
3-TAB FIBERGLASS
TILE
ROLL/SELVAGE

VIEWED ROOF COVERING FROM:

GROUND
LADDER
WALKED ROOF
BINOCULARS

SKY LIGHT (S):

ONE

CHIMNEY (exterior):

BRICK
MASONRY/STUCCO

4. PLUMBING SYSTEM

Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) Evidence of water stains from possible active plumbing drain pipe leak in basement under main floor guest bathroom area. Recommend evaluate by licensed plumber and repair as needed.



4.0 Item 1(Picture)

(2) Old piping noted in basement that may have asbestos liner still present. Recommend evaluate by qualified contractor to determine if it needs to be removed.



4.0 Item 2(Picture)

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) Rear hose bib next to basement entry door had evidence of leaking/rust. Recommend repair.



4.1 Item 1(Picture)

(2) Several plumbing fixtures were aged. Evidence of drips were noted when faucets are at off position. Recommend repair issues by qualified plumber and expect more with aged fixtures.



4.1 Item 2(Picture)



4.1 Item 3(Picture)

(3) Water pressure over-all is weak but did pass "functional flow." Which is determined by running water in sink and shower while toilet is flushed. If shower spray remains, it passes. A possible reason why this home has weak pressure could be aged water piping or plumbing fixtures.

Toilets upstairs did not have sufficient suction power when flushed/tested.

Recommend evaluate issues by qualified plumber and repair as needed.



4.1 Item 4(Picture)



4.1 Item 5(Picture)

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

Gas water heater was functional at time of inspection. Unit was 14 years old and at the end of its expected useful life. Unable to determine life remaining. Recommend budget replacement accordingly.



4.2 Item 1(Picture)

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

Black valve in basement.



4.3 Item 1(Picture)

4.4 MAIN FUEL SHUT-OFF LOCATION

Inspected

Front left of home.



4.4 Item 1(Picture)

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

Inspected

4.6 SUMP PUMP

Not Present

Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING SUPPLY:

NOT VISIBLE

PLUMBING**DISTRIBUTION:**COPPER
NOT VISIBLE**PLUMBING WASTE:**PVC
CAST IRON (OLD)**WATER HEATER POWER SOURCE:**

GAS (QUICK RECOVERY)

CAPACITY:

50 GAL (2-3 PEOPLE)

MANUFACTURER:

GE

PLUMBING VENTING:PVC
CAST IRON**MAIN WATER VALVE****LOCATION:**

BASEMENT

MAIN FUEL SHUT-OFF VALVE**LOCATION:**

FRONT EXTERIOR

5. ELECTRICAL SYSTEMS

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

Main electrical service panel had several breakers that were not labeled. Recommend correct.



5.1 Item 1(Picture)

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

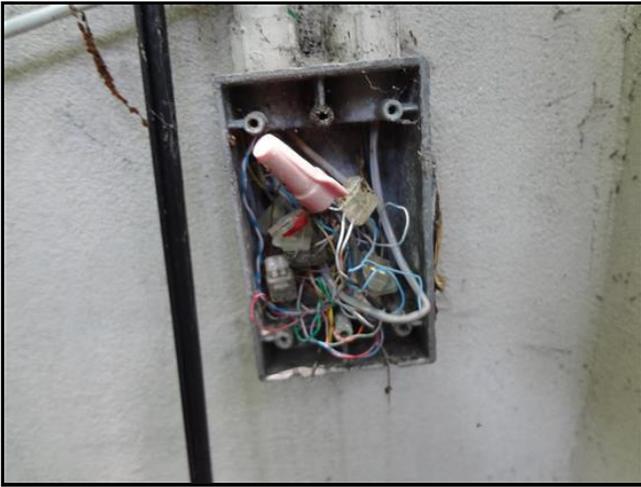
Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) Exposed electrical wiring left rear of home. Recommend repair by qualified electrician.

I do not inspect pools or their components, however I noted a safety issue. The motor bond/ground wire was not present. Recommend repair by qualified electrician.



5.3 Item 1(Picture)

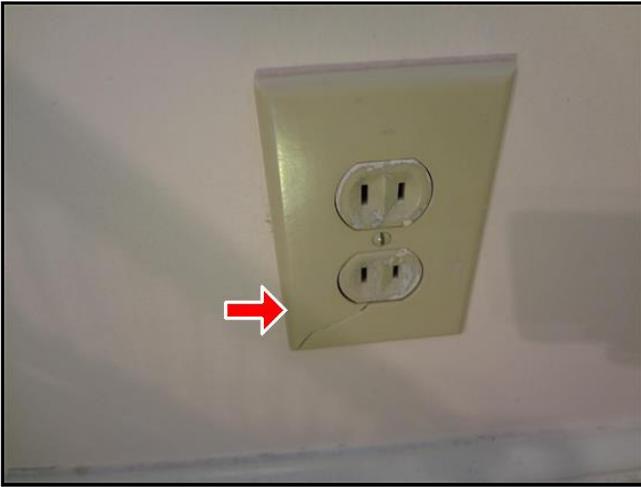


5.3 Item 2(Picture)



5.3 Item 3(Picture)

(2) Several plate covers were damaged or cracked. Recommend repair as needed.



5.3 Item 4(Picture)



5.3 Item 5(Picture)



5.3 Item 6(Picture)

(3) Exposed non-terminated electric wiring at rear storage room. Open J-box noted. Recommend capping.



5.3 Item 7(Picture)



5.3 Item 8(Picture)

(4) Several light switch dimmers present, however dim function did not work on a few of them.



5.3 Item 9(Picture)



5.3 Item 10(Picture)

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

5.7 SMOKE DETECTORS

Repair or Replace

Recommend installing proper working smoke detectors at all levels of home, including basement.



5.7 Item 1(Picture)

Styles & Materials

ELECTRICAL SERVICE**CONDUCTORS:**

OVERHEAD SERVICE
ALUMINUM
240 VOLTS

ELEC. PANEL MANUFACTURER:

SIEMENS

LOCATION OF MAIN PANEL:

BASMENT

PANEL CAPACITY:

200 AMP

BRANCH WIRE 15 and 20 AMP:

COPPER

SMOKE DETECTORS:

NOT PRESENT AT SOME
LEVELS/FLOORS/AREAS

PANEL TYPE:

CIRCUIT BREAKERS

WIRING**METHODS:**

NM CABLE

6. HEATING

Items

6.0 HEATING EQUIPMENT

Inspected

(1) Gas-fired appliances should be inspected at least annually. **If it cannot be proven that furnace has had a service/maintenance inspection within the last twelve months, recommend complete system evaluation by licensed HVAC contractor before close of escrow.** Such an inspection typically involves partial dismantling of the furnace to facilitate inspection of the heat exchanger, a task that is reserved to licensed heating and cooling technicians, of which I am not.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) Special accessory equipment was installed for HVAC unit in basement such as UV sanitizer. I do not inspect this type equipment. Recommend having a HVAC contractor or seller review with you prior to closing.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

6.1 NORMAL OPERATING CONTROLS

Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Inspected

6.4 SOLID FUEL HEATING DEVICES

Repair or Replace

(1) Front fireplace was aged. It did not have a proper damper or throat, which is recommended for direct wood burning. Rear great room fireplace firebox liner was cracked and creosote build-up was noted. Fireplaces are not safe to use in current condition. Recommend evaluate by licensed chimney sweep and correct issues as needed.



6.4 Item 1(Picture)

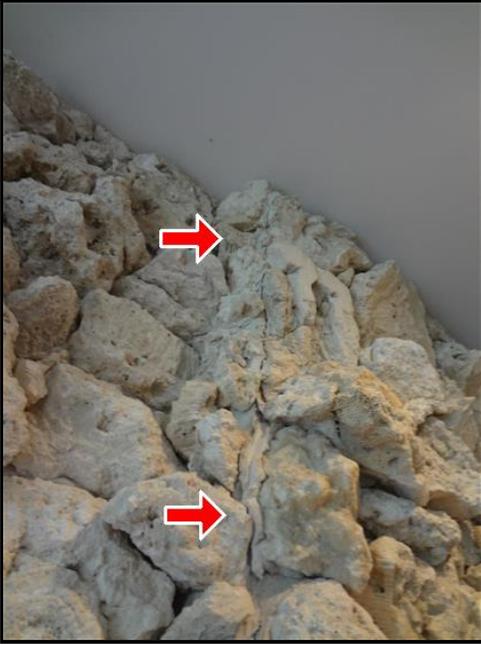


6.4 Item 2(Picture)



6.4 Item 3(Picture)

(2) Great room fireplace synthetic type stone wrap was cracked at left corner. Recommend repair as needed.



6.4 Item 4(Picture)

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) HVAC duct piping in attic and basement had several sections that were aged/punctured/loose. Recommend sealing for better energy efficiency.



6.5 Item 1(Picture)



6.5 Item 2(Picture)



6.5 Item 3(Picture)

(2) Commercial grade dehumidification system was installed for this home. This is for your information. I do not inspect this type equipment.



6.5 Item 4(Picture)

6.6 GAS/LP FIRELOGS AND FIREPLACES

Inspected

6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

Styles & Materials

HEAT TYPE:

FORCED AIR

ENERGY SOURCE:

NATURAL GAS

NUMBER OF HEAT SYSTEMS (excluding wood):

TWO

HEAT SYSTEM BRAND:

AMANA

DUCTWORK:INSULATED
And
NON-INSULATED**FILTER TYPE:**DISPOSABLE
CARTRIDGE**FILTER SIZE:**Cut to fit
(Two filters)**TYPES OF
FIREPLACES:**SOLID FUEL
GAS/LP LOG STARTER**OPERABLE FIREPLACES:**

NONE

**NUMBER OF
WOODSTOVES:**

NONE

**AGE OF HEAT
SYSTEM:**2002
2006

7. CENTRAL AIR CONDITIONING

Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

AC compressor units need to be serviced. Right unit had brick at top, placed to prevent rattling. Service by qualified AC contractor.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 NORMAL OPERATING CONTROLS

Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Evidence of condensation stains were noted around vents in ceiling. This is usually caused by insufficient insulation wrap.



7.2 Item 1(Picture)

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected

Styles & Materials

COOLING EQUIPMENT**TYPE:**

AIR CONDITIONER UNIT

NUMBER OF A/C UNITS:

TWO

COOLING EQUIPMENT ENERGY**SOURCE:**

ELECTRICITY

AGE OF A/C UNIT:

2006

2009

CENTRAL AIR**MANUFACTURER:**

AMANA

8. INTERIORS

Items

8.0 CEILINGS

Repair or Replace

Evidence of water stains were noted in front living room at ceiling. No active moisture was noted at time of inspection. Recommend evaluate by qualified contractor and repair as needed.



8.0 Item 1(Picture)

8.1 WALLS

Repair or Replace

(1) I was not able to visually inspect multiple areas of the home due to stored items in multiple rooms. Also in basement portions of the foundation were covered with items or plastic sheathing. This is for your information.



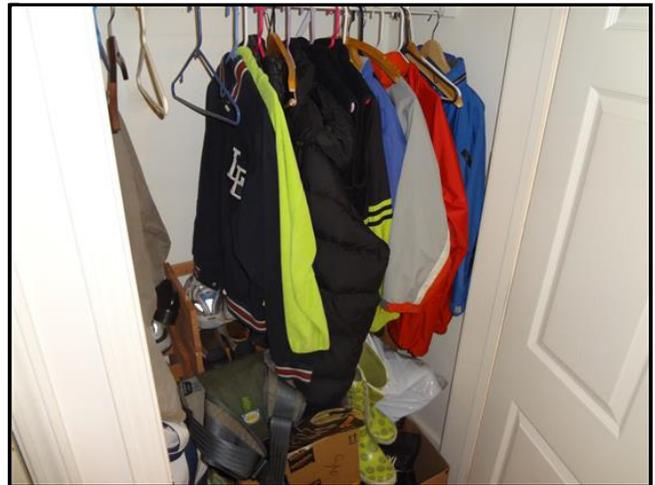
8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)

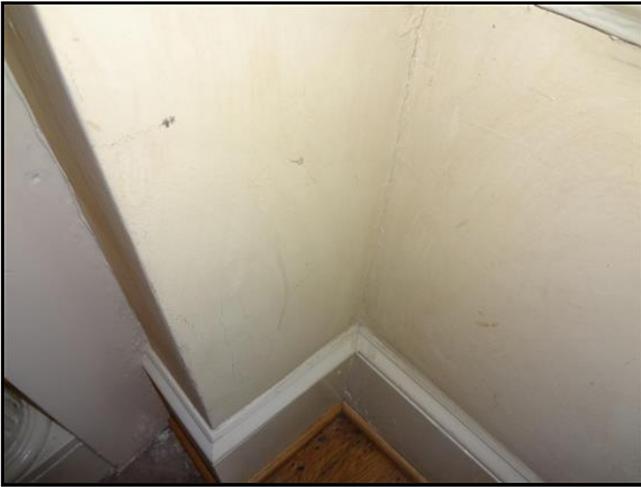


8.1 Item 4(Picture)



8.1 Item 5(Picture)

(2) Multiple settlement or shrinkage cracking was noted at plaster walls in several rooms, which is common for aged plaster. Recommend repair issues as needed.



8.1 Item 6(Picture)



8.1 Item 7(Picture)



8.1 Item 8(Picture)

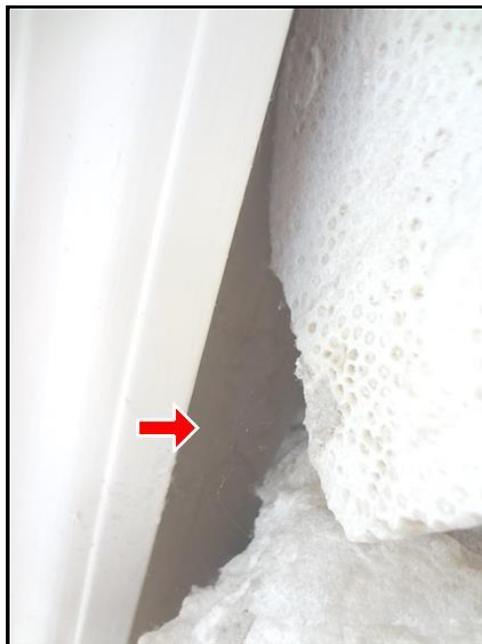


8.1 Item 9(Picture)

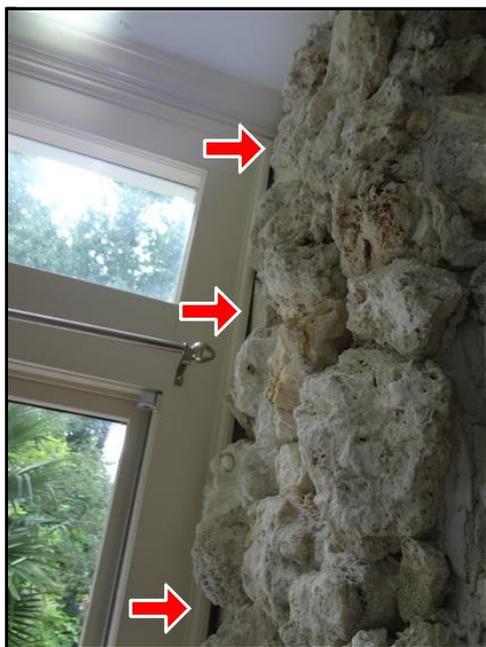
(3) Evidence of water stains was noted behind the fireplace left hand side at wall between covering and window. Recommend evaluate by qualified contractor and repair as needed (likely caused from failing flashing or roof).



8.1 Item 10(Picture)



8.1 Item 11(Picture) Water stains noted at walls



8.1 Item 12(Picture)

(4) Evidence of possible mold growth was noted in basement under stairwell at bottom walls. Recommend evaluate by mold remediation contractor and correct/sanitize as needed.



8.1 Item 13(Picture)



8.1 Item 14(Picture)

8.2 FLOORS

Repair or Replace

Tile flooring at kitchen and great room had cracked/loose mortar and loose/cracked tile in a few areas. Recommend repair as needed by qualified contractor.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

8.4

COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Mail floor guest bathroom vanity counter top had cracked tiles. Recommend repair as needed.



8.4 Item 1(Picture)

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Several windows were stuck painted shut or not functional due to age. All bedrooms should have a least one operable window for safety reasons. Recommend repair as needed.



8.6 Item 1(Picture)



8.6 Item 2(Picture)



8.6 Item 3(Picture)

(2) Mildew was noted inside of a few windows. Recommend clean/sanitize.



8.6 Item 4(Picture)

(3) Kitchen left side wall fixed glass block windows had evidence of moisture intrusion, loose block and failing sealant at multiple sections. Recommend repair issues by qualified contractor.



8.6 Item 5(Picture)



8.6 Item 6(Picture)



8.6 Item 7(Picture)



8.6 Item 8(Picture)

Styles & Materials

CEILING MATERIALS:

SHEETROCK
PLASTER

WALL MATERIAL:

SHEETROCK
PLASTER

FLOOR COVERING(S):

HARDWOOD T&G
TILE
VINYL

INTERIOR DOORS:

WOOD

WINDOW TYPES:

Both
AGED
THERMAL/INSULATED
SINGLE PANE

CABINETS:

WOOD

COUNTERTOP:

TILE

9. INSULATION AND VENTILATION

Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

Roof venting was insufficient, rusting and dated. Recommend installing properly roof ventilation by qualified roof contractor.

Also soffit venting was painted over, which is reducing the air intake needed for the roof/attic. Recommend correct this is as well.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)



9.1 Item 5(Picture)

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

Dryer exhaust vents into attic gable. Recommend correct issue.



9.2 Item 1(Picture)

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Present

Styles & Materials

ATTIC INSULATION:

AGED
BLOWN
FIBERGLASS

R- VALUE:

APPROXIMATE R-19

VENTILATION:

GABLE VENTS
RIDGE VENTS
PASSIVE

EXHAUST FAN TYPES:

FAN

DRYER POWER SOURCE:

220 ELECTRIC

DRYER VENT:

FLEXIBLE METAL
METAL

BASEMENT INSULATION:

NOT VISIBLE
UNKNOWN

10. BUILT-IN KITCHEN APPLIANCES

Items

10.0 DISHWASHER

Inspected

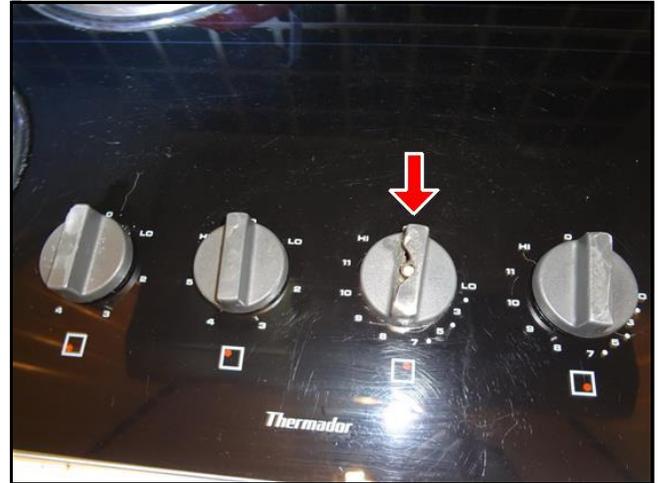
10.1 RANGES/OVENS/COOKTOPS

Repair or Replace

Electric cooktop left burner trim was damaged and control knob was damaged. Recommend repair as needed.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

10.2 FOOD WASTE DISPOSER

Inspected

10.3 MICROWAVE COOKING EQUIPMENT

Inspected

Styles & Materials

DISHWASHER:

ASKO

EXHAUST/RANGE HOOD:

RE-CIRCULATE

DISPOSER:

IN SINK ERATOR

RANGE/OVEN:

KITCHEN AIDE

BUILT-IN MICROWAVE:

KITCHEN AIDE

General Summary



Superior Home Inspections

Atlanta GA

678-410-3005

Serving Atlanta GA and the Entire South East

Customer

Atlanta Home Inspection

Address

Springdale Road NE

Atlanta GA 30306

1. STRUCTURAL COMPONENTS

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Evidence of elevated moisture was noted in garage at rear foundation block wall. Recommend evaluate by qualified foundation contractor and correct issues as needed.

1.1 WALLS (Structural)

Repair or Replace

Garage header had evidence of sagging or deflection at header. Trim had gaps where it meets flashing. Further damage may occur if not corrected. Recommend further evaluation by qualified structural contractor and repair issues as needed.

Please note: Garage door operator did not function properly and door was in up position. My visual capability was limited in the garage pertaining to this issue.

1.3 FLOORS (Structural)

Repair or Replace

Front porch stoop had access through the basement crawlspace door. Evidence of wood structure deterioration and evidence of rusting at the steel floor beams (common due to age). Recommend evaluate by qualified foundation contractor and repair or reinforce as needed.

1. STRUCTURAL COMPONENTS

1.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

(1) Please refer to section 3.0.1 for repair comments and photos.

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Several sections of cladding was hard coat stucco. At these areas, several cracks were noted. Further moisture issues may occur. Recommend repair by qualified stucco contractor.

2.1 DOORS (Exterior)

Repair or Replace

(1) Wood entry doors, trim, frames and thresholds had evidence of peeling paint, failing sealant, improper repairs, and small deterioration, several areas, most doors. Recommend repair issues as needed.

Recommend installing cap flashing over top of rear window/doors.

(2) Garage door wood frame had evidence of deterioration at bottom sections. Recommend repair by qualified contractor.

2.2 WINDOWS

Repair or Replace

Multiple windows were painted shut. Peeling paint, failing sealant and minor deterioration noted at wood sashes, trim and frames. Recommend repair by qualified contractor.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Garage door operator did not function properly when tested. Also bottom sweep was deteriorated. Recommend repair issues by qualified contractor.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

(1) Front porch steps were not level and evidence of settlement. Porch brick had multiple cracks. Metal guard railing was loose. Injury or further damage may occur. Recommend repair by qualified contractor.

(2) Rear set of steps and landing to kitchen entry had issues noted such as: 1. Loose guard railing. 2. Improper support post. 3. Joists not properly secured. 4. Ledger board not properly secured to home. 5. Deterioration at bottom of support post. Injury or further damage may occur. Recommend repair by qualified contractor.

(3) I was not able to inspect several sections of the rear deck structures due to vegetation growth and lattice.

(4) Issues noted at rear decks, balcony and steps such as: 1. Several joists did not have proper support. 2. Wood in contact with ground (causes deterioration and termite coverage is excluded in these areas). 3. Carpenter bee damage. 4. Decking and railing material was aged (at the end of its expected useful life) and no sealant coat noted. Several pieces were deteriorating. 5. Metal railing was rusted. 6. Rusting at upper balcony flashing where it attaches to the home. 7. Stair treads had improper fasteners and improper support.

2. EXTERIOR

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

- (1) Shrubs, Plants, and Vines should be trimmed back at least 6 inches from exterior cladding. Pests, insects, and damage to home may occur if not corrected.
- (3) French drain installed in front of garage. It will need periodical cleaning.
- (4) Bottom driveway stucco retaining wall had several cracks and veneer was peeling. Recommend repair as needed.

3. ROOFING

3.0 ROOF COVERINGS

Repair or Replace

(1) One section of roof was flat at lower right side addition (office room) and several issues noted such as aged rolled roofing material, debris, and roof sealant repairs. Due to type of roof (flat) and the design along with issues noted, I recommend replacing roof material along with a better design (pitched roof) to prevent moisture damage. Roof structure material was aged and showing signs of deterioration. Clay tile were also not constructed or installed properly at this section. Exposed roof decking also present.

Evaluate by qualified roof contractor and correct issues accordingly.

(2) Roof covering clay tiles were aged and nearing the end of their expected useful life. Determining life span can be difficult, usually it consists of 30-50 years. As the roof ages, issues arise such as damaged, cracked, loose or missing tiles. Approximately 20 tiles were cracked/damaged/loose. I recommend further evaluation by qualified roof contractor and repair tiles as needed.

I also recommend budget replacement of clay tile roof covering accordingly.

(3) Tree limbs that are in contact with home and over roofline should be removed/trimmed to prevent damage or pests.

(4) Asphalt shingles at roof were aged and at the end of their expected useful life. Granule loss and cupping noted at multiple sections. Debris and moss growth also noted. While the roof could last a few more years, some issue such as moisture intrusion or damage may occur if not replaced. Recommend evaluate by qualified roof contractor.

Recommend budget on replacement of asphalt shingles.

3.1 FLASHINGS

Repair or Replace

(1) Metal flashing sealant was not present, exposed fasteners as well. Recommend repair by qualified roof contractor.

(2) Chimney chase flashings were aged, cracked, failing and showed signs of deterioration. Recommend replace all flashing at both chimney chases. Stucco chimney chase needs a saddle installed for proper drainage. Recommend repair by qualified roof contractor.

3. ROOFING

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

Please see section 3.1.2 for repair comments and photos.

3.3 ROOFING DRAINAGE SYSTEMS

Repair or Replace

Gutters are clogged and need cleaning of debris. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend a qualified contractor inspect and repair as needed.

4. PLUMBING SYSTEM

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) Evidence of water stains from possible active plumbing drain pipe leak in basement under main floor guest bathroom area. Recommend evaluate by licensed plumber and repair as needed.

(2) Old piping noted in basement that may have asbestos liner still present. Recommend evaluate by qualified contractor to determine if it needs to be removed.

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) Rear hose bib next to basement entry door had evidence of leaking/rust. Recommend repair.

(2) Several plumbing fixtures were aged. Evidence of drips were noted when faucets are at off position. Recommend repair issues by qualified plumber and expect more with aged fixtures.

(3) Water pressure over-all is weak but did pass "functional flow." Which is determined by running water in sink and shower while toilet is flushed. If shower spray remains, it passes. A possible reason why this home has weak pressure could be aged water piping or plumbing fixtures.

Toilets upstairs did not have sufficient suction power when flushed/tested.

Recommend evaluate issues by qualified plumber and repair as needed.

5. ELECTRICAL SYSTEMS

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

Main electrical service panel had several breakers that were not labeled. Recommend correct.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) Exposed electrical wiring left rear of home. Recommend repair by qualified electrician.

5. ELECTRICAL SYSTEMS

I do not inspect pools or their components, however I noted a safety issue. The motor bond/ground wire was not present. Recommend repair by qualified electrician.

(2) Several plate covers were damaged or cracked. Recommend repair as needed.

(3) Exposed non-terminated electric wiring at rear storage room. Open J-box noted. Recommend capping.

(4) Several light switch dimmers present, however dim function did not work on a few of them.

5.7 SMOKE DETECTORS

Repair or Replace

Recommend installing proper working smoke detectors at all levels of home, including basement.

6. HEATING

6.4 SOLID FUEL HEATING DEVICES

Repair or Replace

(1) Front fireplace was aged. It did not have a proper damper or throat, which is recommended for direct wood burning. Rear great room fireplace firebox liner was cracked and creosote build-up was noted. Fireplaces are not safe to use in current condition. Recommend evaluate by licensed chimney sweep and correct issues as needed.

(2) Great room fireplace synthetic type stone wrap was cracked at left corner. Recommend repair as needed.

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) HVAC duct piping in attic and basement had several sections that were aged/punctured/loose. Recommend sealing for better energy efficiency.

(2) Commercial grade dehumidification system was installed for this home. This is for your information. I do not inspect this type equipment.

7. CENTRAL AIR CONDITIONING

7.0 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

AC compressor units need to be serviced. Right unit had brick at top, placed to prevent rattling. Service by qualified AC contractor.

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Evidence of condensation stains were noted around vents in ceiling. This is usually caused by insufficient insulation wrap.

8. INTERIORS

8.0 CEILINGS

8. INTERIORS

Repair or Replace

Evidence of water stains were noted in front living room at ceiling. No active moisture was noted at time of inspection. Recommend evaluate by qualified contractor and repair as needed.

8.1 WALLS

Repair or Replace

(2) Multiple settlement or shrinkage cracking was noted at plaster walls in several rooms, which is common for aged plaster. Recommend repair issues as needed.

(3) Evidence of water stains was noted behind the fireplace left hand side at wall between covering and window. Recommend evaluate by qualified contractor and repair as needed (likely caused from failing flashing or roof).

(4) Evidence of possible mold growth was noted in basement under stairwell at bottom walls. Recommend evaluate by mold remediation contractor and correct/sanitize as needed.

8.2 FLOORS

Repair or Replace

Tile flooring at kitchen and great room had cracked/loose mortar and loose/cracked tile in a few areas. Recommend repair as needed by qualified contractor.

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Mail floor guest bathroom vanity counter top had cracked tiles. Recommend repair as needed.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Several windows were stuck painted shut or not functional due to age. All bedrooms should have a least one operable window for safety reasons. Recommend repair as needed.

(2) Mildew was noted inside of a few windows. Recommend clean/sanitize.

(3) Kitchen left side wall fixed glass block windows had evidence of moisture intrusion, loose block and failing sealant at multiple sections. Recommend repair issues by qualified contractor.

9. INSULATION AND VENTILATION

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

Roof venting was insufficient, rusting and dated. Recommend installing properly roof ventilation by qualified roof contractor.

Also soffit venting was painted over, which is reducing the air intake needed for the roof/attic. Recommend correct this is as well.

10. BUILT-IN KITCHEN APPLIANCES

10.1 RANGES/OVENS/COOKTOPS

Repair or Replace

Electric cooktop left burner trim was damaged and control knob was damaged. Recommend repair as needed.

10. BUILT-IN KITCHEN APPLIANCES

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INVOICE

Superior Home Inspections
Atlanta GA
678-410-3005
Serving Atlanta GA and the Entire South
East
Inspected By: Ray Thoroman

Inspection Date: 6/26/2012
Report ID: 062612-2

Customer Info:	Inspection Property:
Atlanta Home Inspection 222 Marietta St. Marietta GA 30060 Customer's Real Estate Professional:	Springdale Road NE Atlanta GA 30306

Inspection Fee:

Service	Price	Amount	Sub-Total
Radon Test	175.00	1	175.00
Home Inspection	650.00	1	650.00

Tax \$0.00
Total Price \$825.00

Payment Method: Direct Deposit
Payment Status: Paid
Note: