
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 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

Main 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 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.