

SUMMARY

2655 Wood Gate Way SW, Snellville, GA 30078

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IMPORTANT INFORMATION ABOUT THIS INSPECTION

RIA's home inspections are completed in accordance with the **American Society of Home Inspectors Standards of Practice (ASHI)**, your **RIA Inspection Agreement**, and other **RIA Terms & Conditions** which are viewable by clicking [HERE](#) or by requesting an emailed copy. Please be sure that you fully read and understand these items as a general home inspection does have some limitations. The inspector shall only inspect readily accessible, visually observable, installed systems and components listed in the ASHI Standards of Practice. Only the items that are specifically listed in this report are inspected. If an item is not listed in this report or is not accessible, it was not inspected and it is recommended that all concerns related to this item be resolved prior to closing. Any recommendations in this report should be further evaluated by the appropriate contractor BEFORE closing on the property. It is recommended after any repair(s) is performed that you obtain a copy of the repair contract from the seller(s). Our company does not guarantee repairs from contractors.

If a re-inspection is performed :

Repairs are satisfactory - It is recommended that you obtain a copy of the repair contract from the seller(s). Our company does not guarantee repairs from contractors. We only re-inspect to determine whether or not repairs were performed.

Repairs are NOT adequate - repair is either incomplete or has not been done according to standard workmanlike practice. It is recommended after a proper repair is performed that you obtain a copy of the repair contract from the seller(s). Our company does not guarantee repairs from contractors. We only re-inspect to determine whether or not repairs were performed.

2.1.1 Exterior - EXTERIOR SIDING: All Gaps - Seal Openings

Visible gaps noted around the perimeter of the home. All open gaps should be sealed to help prevent potential water and wildlife entry. See photo(s) for examples.

2.1.2 Exterior - EXTERIOR SIDING: Siding Damage

Damage noted on the siding. Siding helps protect the home from water, insect or physical damage to the framing. Recommend to have all damaged siding replaced. See photo(s) for example(s).

2.1.3 Exterior - EXTERIOR SIDING: Step Crack Minor

Step crack(s) found in the stone veneer. Crack(s) are not wide enough to be considered a structural concern and appear to be due to settlement. It cannot be determined if crack(s) will continue to progress. There may be other cracks that were not visible at time of inspection. See photo(s) for example(s).

2.1.4 Exterior - EXTERIOR SIDING: Siding repairs

Several areas of siding repairs have been made. Fill-type repairs noted on the exterior wood siding. Fill-type repairs are not long lasting and may require maintenance. Monitor and repair as needed. See photo(s) for example(s).

2.3.1 Exterior - EXTERIOR TRIM: Trim Damage

Water damage noted on the exterior wood trim in various areas. Have all water damaged trim repaired or replaced. There may be additional water damage present on other trim around the house. This is very common and more should be expected in the future. Extent of any water damage behind siding or trim is not visible and is not known. See representative photo(s) for example(s).

2.5.1 Exterior - EAVES, SOFFITS AND FASCIAS: Soffit is Loose

Soffit trim is loose. Recommend to have this condition corrected. See photo(s) for example(s).

2.7.1 Exterior - VEGETATION, GRADING, DRAINAGE, RETAINING WALLS: Captured Garden

Garden area(s) between the walls of the home and the driveway/sidewalk may prohibit quick drainage of rain water. These garden areas often are slow to drain and can cause water entry into the home. Recommend to monitor during rain and repair as needed. Some form of drainage may be needed to help correct this issue. See photo(s).

2.8.1 Exterior - DRIVEWAY & SIDEWALK: Driveway - Larger Cracks

There are various cracked and settling portions noted on the driveway. Larger cracks are considered a trip hazard. This issue will continue until repairs are made. See photo(s) for examples.

2.8.2 Exterior - DRIVEWAY & SIDEWALK: Sidewalk - Settlement (trip hazard)

Sidewalk has cracked and settled likely due to water drainage issues. Water appears to be draining under the sidewalk and eroding the soil. This appears to be an ongoing issue and the exterior drainage issues need to be addressed before any repair is made to the walkway. Monitor during rain to help determine actual cause. See photo(s).

3.3.1 Deck / Patio / Porch - ATTACHMENT / FLASHING: Flashing - Missing

Flashing could not be located between the deck and the wall. This was not often enforced or required in older homes, but flashing helps prevent water from entering behind the wall cavity. Condition of framing between deck and house is not known.

3.4.1 Deck / Patio / Porch - DECK STEPS / LANDING: Stringers - Weak Attachment

Stringers (stairwell framing) do not appear to be supported properly where they meet the deck. Additional bracing and/or fasteners may be needed to ensure a solid connection. See photo(s).

3.5.1 Deck / Patio / Porch - RAILS / BARRIERS: Loose Hand Rail

Hand rails on steps are loose and need additional bracing and/or fasteners to reduce the amount of movement. This will help prevent accidental trip or fall. See photo(s).

3.5.2 Deck / Patio / Porch - RAILS / BARRIERS: Loose Guard Rail

Guard rails on deck are loose and may need additional bracing and/or fasteners to reduce the amount of movement. Loose railing may not provide adequate support if an accident were to occur. See photo(s) for example(s).

3.6.1 Deck / Patio / Porch - COLUMNS & FOOTINGS: Wood Columns Touching Soil (decay)

Wood columns under the deck are in contact with the soil. Columns may be pressure treated wood which is more durable, however it is best if the soil was pulled away where they meet the footing(s) to help extend the life of the lumber. Repair as needed. See photo(s) for example(s).

⊖ 4.3.1 Roofing - SKYLIGHTS AND ROOF PENETRATIONS: Boot Flashing - Lifted/Loose (plumbing or gas)

Secure the loose flashing edges on the roof surface around the vent(s). Water may enter or flashing may come loose during a storm. See photo(s) for example(s).

⊖ 4.3.2 Roofing - SKYLIGHTS AND ROOF PENETRATIONS: Vent Caps - Rusting Out

Vent pipe cap(s) on the roof are rusting out and will likely need to be replaced in the near future. Rusted caps can allow rain water to enter into the vent and cause damage to the appliance. See photo(s).

⊖ 4.4.1 Roofing - CHIMNEY: Cap - standing water

Standing water noted on the chimney cap. When standing water is visible on the chimney cap then it is likely that it has become concave and standing water will eventually rust through allowing water to enter into the chase. See photo(s).

⊖ 4.5.1 Roofing - GUTTERS and DOWNSPOUTS: Downspouts - Extensions Recommended

Water is draining from the downspout near the foundation of the home. Downspout extensions may help resolve this issue. All roof water should drain at least 5 feet away from the home. See photo(s).

⊖ 5.1.1 Garage - GARAGE CEILINGS: Ceiling/Walls - Exposed Framing

Garage area has exposed framing members. Exposed framing can accelerate the spread of fire if an accident were to occur. Drywall or sprinklers were not required when this house was built, and older homes do not have to conform to newer home requirements. Drywall can act as a barrier to slow down fire and help prevent fumes from entering into the conditioned space.

⊖ 6.4.1 Structural Components - FLOORS (Structural): MOLD

Signs of mold or suspected mold growth is present. The underlying cause of mold problems is normally moisture or high humidity. A visual inspection cannot determine the extent of the mold problem or if any health hazards exist. Mold testing is recommended and can be completed if desired. Buyer should resolve all concerns prior to closing. Please click [HERE](#) for additional information. See photo(s) for example(s).

⊖ 6.4.2 Structural Components - FLOORS (Structural): Water Stains & Subfloor Damage

Water damage noted on the floor framing. The damaged floor framing will likely need to be repaired to maintain structural integrity. Area was dry at time of inspection, but conditions may change and area may become wet again. See photo(s) for example(s).

⊖ 7.2.1 Insulation and Ventilation - INSULATION BETWEEN FLOOR JOISTS and WALLS: Floor Insulation - No Insulation Installed

Floor system is not insulated. This was not required on older homes. Insulation installed between the floor joists will help provide energy efficiency for the home.

⊖ 8.2.1 Heating / Central Air Conditioning - HEATING & AIR HANDLER EQUIPMENT: HVAC Service

Have an HVAC tech service the heating and cooling equipment to clean the blower motor, evaporator coils, condensing coils, electrical contacts, check refrigerant levels, verify that the heat exchangers are not cracked (gas system), gas piping configuration (gas system), check size of units compared to size of home and ascertain that the equipment is safe to operate and that it is functioning (heating/cooling) properly.

Most of internal parts of the HVAC system are concealed from view. This is a visual inspection that is intended to check the function of the system(s). This inspection does not make any assessment and excludes all the internal parts of the air duct system which would include the presence of mold. An HVAC tech should evaluate for any concealed defects or hazards that were not detected at time of inspection. Manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

8.2.2 Heating / Central Air Conditioning - HEATING & AIR HANDLER EQUIPMENT: Sediment Trap Configuration

The "T" connector for the gas line does not appear to be installed properly. Existing installation was permitted when the home was built, however does not meet current standards and the gas company may not turn on the gas with the current configuration. Recommend to have this condition corrected. See photo(s).

8.2.3 Heating / Central Air Conditioning - HEATING & AIR HANDLER EQUIPMENT: Flex Connector In Furnace

Gas pipe for the furnace uses a flex connector as it passes through the cabinet wall. This type of pipe can be potentially damaged (vibration) from the unit during use. Pipe in this location should be a black steel. See photo(s).

8.2.4 Heating / Central Air Conditioning - HEATING & AIR HANDLER EQUIPMENT: Refrigerant Line - Gap @ Evap Coil

Gap noted where the A/C lines enter the evaporator coil for the air handler/furnace. When the A/C is on, cold air may exit the system and the line may also generate excess condensation. This area should be sealed to help maintain energy efficiency. See photo(s).

8.4.1 Heating / Central Air Conditioning - DISTRIBUTION SYSTEMS (fans, pumps, ductwork, air filters, registers): Clean The Ducts

Visible debris noted at the duct system returns and/or near the air filter. Dirty duct-work can contribute to poor heating and cooling. The inside of the ductwork is not visible and is not known. See photo(s).

8.6.1 Heating / Central Air Conditioning - GAS FIRELOGS AND FIREPLACES: Firebox - Heat Resistant Caulk

Gap noted around the gas pipe where it enters through the panel in the fireplace. Recommend to have this area sealed to help prevent any hot embers from entering behind wall cavity. Heat-resistant sealant may help resolve this issue. See photo(s).

8.7.1 Heating / Central Air Conditioning - CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems): Vent Pipe - Poor Venting (white deposits)

Water stains noted on the outside surface of the metal vent pipe. As the exhaust gas rises, it can cool and generate condensation that drips down toward the overlap joint(s). Recommend to have HVAC tech evaluate the vent pipe and determine if the venting is adequate or if correction is needed. See photo(s).

8.7.2 Heating / Central Air Conditioning - CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems): Fireplace Flue - Dirty Flue

Chimney flue has creosote build-up (soot) and will likely need to be cleaned prior to using the fireplace.

9.3.1 Electrical System - MAIN/SUB PANELS & DISCONNECT BOXES: Missing Bushings/Retainers

Openings noted where the electrical wires enter the panel. The panel edges are sharp which can potentially cut the wires. Installing bushings in each of these locations may help resolve this issue. See photo(s).

9.8.1 Electrical System - SMOKE & CARBON DETECTORS: Smoke Detector Missing battery

Smoke battery detector could not be located at time of inspection.

10.1.1 Plumbing System - PLUMBING DRAINS AND VENTS: Sewer Scope - General

Condition of sewer pipe below ground level is not known. A lot of water is run through the plumbing system during the inspection, but it cannot simulate normal living conditions. Sewer scoping can reveal any large cracks, obstructions (debris/roots) or low spots in the sewer pipe that could lead to clogs. Click [HERE](#) for more information.

10.1.2 Plumbing System - PLUMBING DRAINS AND VENTS: Flex/Accordion Pipe

Flexible drain pipe noted. This type of pipe is functional, but tends to trap debris. It may be beneficial to have a smooth wall pipe installed as a replacement to allow proper flow. See photo(s).

10.2.1 Plumbing System - WATER SUPPLY/DISTRIBUTION: High Water Pressure

Elevated water pressure noted in the house. High water pressure can have an adverse effect on plumbing fixtures, dishwashers, water heaters, washing machines, etc. This is typically caused by a faulty pressure reducing valve (PRV). PRVs typically have an average life-span of 5-7 years before needing replacement. Homes should maintain between 40-80 Psi.

10.2.2 Plumbing System - WATER SUPPLY/DISTRIBUTION: Hose Bibs - Leak @ On/Off

The control knob leaks when turned on for the hose bib(s). See photo(s).

10.5.1 Plumbing System - SHOWERS and TUBS (Plumbing): Tub/Shower - Leaking Shower Head

Shower head connection was leaking at time of inspection. Teflon tape may help resolve this issue. See photo(s).

10.6.1 Plumbing System - Shower and Tub (Non-Plumbing): Access Panel - Missing

Access hatch for the pump that services the master bath jetted tub could not be located. Unable to inspect pump for potential leaks. Recommend to have this condition corrected.

11.5.1 Interiors - STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Steps - missing risers

Recommend to have 'riser' boards installed between the steps. This will help prevent accidental trip or fall. This was not required when the home was built. Repair as needed. See photo(s).

11.7.1 Interiors - INTERIOR DOORS: Doesn't Fit in Frame/Rubs

Interior door(s) will not close. The doors either rub on the framing, or does not fit properly in the frame. It is important that all doors are operational for means of egress and emergency exit.

11.8.1 Interiors - WINDOWS: Fogged - Multiple

There are a series of "fogged" windows noted throughout the home. Fogged windows are typically the result of a broken seal which affects energy efficiency and view. Moisture can build up between the panes. It is possible that more may fog in the future. Many conditions exist that make it extremely difficult to identify a seal failure in windows. It will be beneficial to evaluate all windows to determine extent of the issue. Buyer should resolve all concerns prior to closing. See photo(s) for example(s).

11.8.2 Interiors - WINDOWS: Window does not slide

Sliding window will not slide open. Recommend to have this condition corrected. See photos

11.9.1 Interiors - PESTS: Rodents

Rodent activity noted. This type of activity can cause issues such as chewed wiring, soiled insulation and an all around nuisance. Entry points are often found at gutter lines, open mesh at gable vents (if applicable) and other various openings. Have a Certified Nuisance Wildlife Operator evaluate the entire home and provide solution. See photo(s) for example(s).