

SUMMARY

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39

RECOMMENDATIONS

13

SAFETY HAZARDS

3.1.1 Siding, Flashing & Trim **SIDING - SEAL OPENING(S)**

REAR

Recommend sealing the opening(s) in the exterior siding to prevent moisture, insect and vermin intrusion.

Recommendation

Contact a qualified professional.



Recommendations



3.1.2 Siding, Flashing & Trim **TRIM - LOOSE**

LEFT

Loose trim observed in one or more locations. Recommend this be addressed as needed.

Recommendation

Contact a qualified professional.



Recommendations



3.1.3 Siding, Flashing & Trim **TRIM - RECOMMEND PAINTING WOOD TRIM**

FRONT

Recommend painting wood trim to extend wood life.

Recommendation

Contact a qualified professional.



Recommendations



3.1.4 Siding, Flashing & Trim
TRIM - VINYL TRIM DAMAGE
LEFT

Cracked/damaged vinyl trim was observed. Recommend it be repaired.

Recommendation
Contact a qualified professional.



3.1.5 Siding, Flashing & Trim
VENT COVER(S) - DAMAGED
REAR

One or more vent covers were damaged on exterior walls. Recommend they be repaired or replaced as needed.

Recommendation
Contact a qualified professional.



3.2.1 Exterior Doors
DOORFRAME - DECAYED WOOD
REAR

Decayed wood doorframe and door noted at one or more exterior doors. Recommend a qualified contractor evaluate and address as needed.



Recommendation
Contact a qualified professional.



3.3.1 Walkways & Driveways **DRIVEWAY - CRACKING (MINOR)**

 Recommendations

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation
Contact a qualified concrete contractor.



3.3.2 Walkways & Driveways **WALKWAY - TRIP HAZARD (UPHEAVAL)**

 Safety Hazards

Upheaval noted in walkway. Recommend repairs for safety.

Recommendation
Contact a qualified concrete contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls **GRADING - (4-6) INCHES OF SEPARATION** RIGHT / REAR

 Recommendations

Typically, 4-6 inches of separation between the siding and earth is recommended for both moisture and termite control reasons. Several areas of the foundation perimeter should be addressed to meet this desired separation.

Recommendation
Contact a qualified professional.



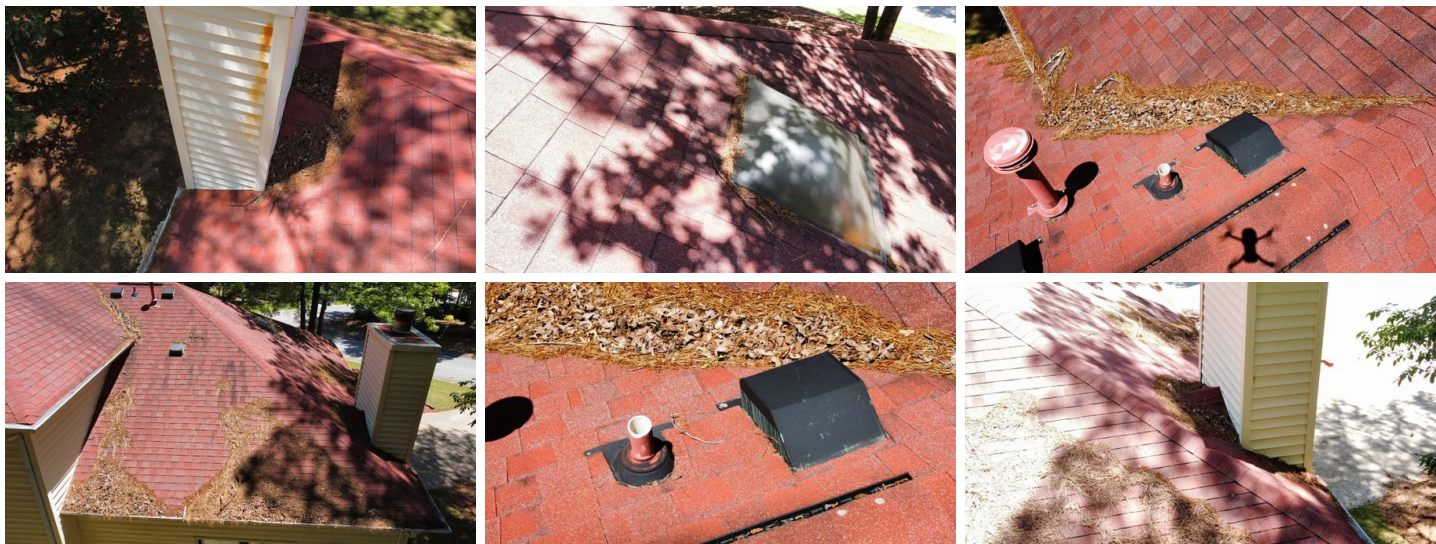
3.6.2 Vegetation, Grading, Drainage & Retaining Walls

TREE - DEBRIS ON ROOF

 Recommendations

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.

Recommendation
Contact a handyman or DIY project



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

TREE - OVERHANG/PROXIMITY

 Recommendations

FRONT / RIGHT

Tree(s) observed in close proximity to the residence and/or overhanging the roof. Trees can cause damage to the roof/residence and prevent proper drainage. Recommend a qualified tree service address as necessary.

Recommendation
Contact a qualified tree service company.



3.6.4 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION - DIRECT CONTACT

FRONT

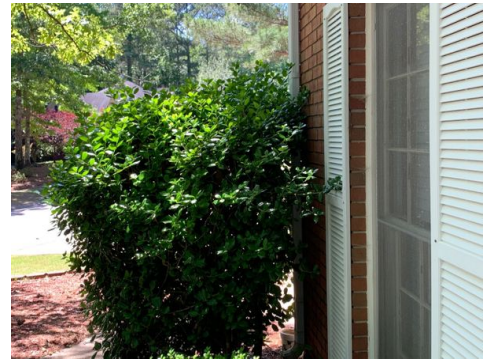
Vegetation in direct contact with the residence should be trimmed back for moisture, insect control and security reasons.

Recommendation

Contact a qualified landscaping contractor



Recommendations



4.5.1 Garage Door Opener

SAFETY SENSORS - BYPASSED

Safety sensors for the automatic garage door have been bypassed. Recommend this be addressed for safety.

Recommendation

Contact a qualified garage door contractor.



Safety Hazards



4.6.1 Occupant Door (From Garage To Inside Of Home)

DOOR - DID NOT MEET SEPARATION REQUIREMENTS

Although, this was acceptable at time of construction, the interior door separating the garage and home does not meet current safety standards. Doors in this type of location (firewalls) must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. Additionally the door was missing weatherstripping. Recommend the door be replaced for fire safety reasons.

Recommendation

Contact a handyman or DIY project



Safety Hazards



5.2.1 Roof Drainage (Gutters & Downspouts)

SPLASHBLOCKS OR DOWNSPOUT EXTENSIONS - NOT PRESENT

Recommendations

RIGHT REAR

Recommend splashblocks or downspout extensions to better divert water away from the foundation.

Recommendation

Contact a handyman or DIY project



6.5.1 Water Heaters, Controls, Flues & Vents

WATER TEMPERATURE

Recommendations

Water heater should operate between 120 degrees Fahrenheit (to supply adequately heated water for dishwasher) and a maximum of 130 degrees Fahrenheit (for safety/scalding reasons). Address as needed.

Recommendation

Recommended DIY Project

Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	instantaneous	1 second

(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)



7.1.1 Service Entrance

GROUND STAKE - RAISED

Recommendations

The entire electrical system is connected to the ground stake (outside near the power meter). In order for ground stakes to provide the best connection to earth, they must be driven flush with the ground. The ground stake was not flush and should be addressed.

Recommendation

Contact a qualified electrical contractor.



7.2.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

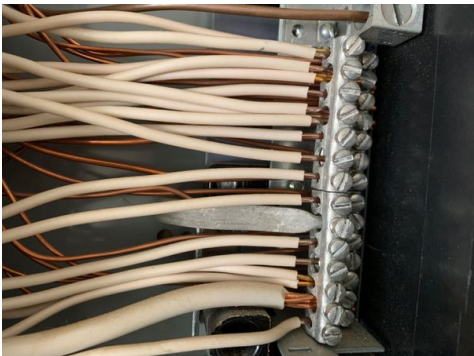
LUGGING - EXCESSIVE

Safety Hazards

Current electrical practices have determined excessive lugging can cause poor and loose connections. Only a single neutral is currently permitted under each lug. Three ground connections are currently allowed under a single lug. Recommend evaluation by an electrician to determine if repair is warranted.

Recommendation

Contact a qualified electrical contractor.



7.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Safety Hazards

SLOT - OPEN

Open slot in main electrical panel is allowing immediate access to live voltage and may present a hazard to small children.

Recommend a blank cover be installed for safety's sake.

Recommendation

Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

ELECTRICAL RECEPTACLE(S) - INOPERABLE



Recommendations

MULTIPLE LOCATIONS

One or more electrical receptacles were found to be inoperable at time of inspection. Receptacles did not appear to be tied to a wall switch and breakers were on at time of inspection. Recommend a qualified contractor evaluate and address as needed.

Recommendation

Contact a qualified electrical contractor.



Kitchen



Master Bedroom



2nd Floor Front Center Bedroom

7.4.2 Lighting Fixtures, Switches & Receptacles

JUNCTION BOX - MISSING (LOOSE WIRE CONNECTION)



Safety Hazards

ATTIC

Observed one or more wiring splices that were not enclosed within properly rated junction box. Recommend a junction box be installed to properly contain the wire connection by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

RECEPTACLES - NOT TIED TO A GFCI



Safety Hazards

KITCHEN

One or more electrical outlets were in GFCI required areas but did not appear to be tied to a GFCI circuit. Recommend a qualified contractor evaluate and address as needed.

Recommendation
Contact a qualified electrical contractor.



7.6.1 Smoke Detectors

CHIRPING

Chirping smoke detectors noted at time of inspection. Address as needed for safety's sake.

Recommendation
Contact a qualified professional.



Safety Hazards



7.6.2 Smoke Detectors

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation
Contact a handyman or DIY project



Safety Hazards



7.7.1 Carbon Monoxide Detectors

C/O DETECTOR - LOW BATTERY

Carbon monoxide detector failed to respond when tested.
Recommend battery be replaced.



Safety Hazards

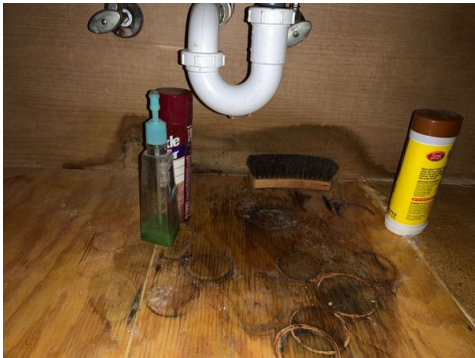


9.3.1 Sink(s)
DRAIN PIPE - LEAK

 Recommendations

Water leak noted on drain pipe for master bath sink. Recommend a qualified contractor evaluate and address as needed.

Recommendation
Contact a qualified plumbing contractor.



9.6.1 Tub/Shower
GROUT - SEPARATIONS

 Recommendations

Separations noted in grout in the master bathroom tub/shower. Recommend maintenance to ensure water tightness.

Recommendation
Contact a qualified professional.



9.6.2 Tub/Shower

TUB SPOUT - SEAL



Recommendations

There was a gap between the tub spout and the shower wall that can allow moisture to get behind the shower wall. Recommend it be sealed to prevent moisture intrusion into the wall.

Recommendation

Contact a qualified professional.



10.3.1 Sink(s)

DRAIN PIPE - LEAK



Recommendations

Water leak noted on drain pipe for guest bath sink. Recommend a qualified contractor evaluate and address as needed.

Recommendation

Contact a qualified plumbing contractor.



1st Floor 1/2 Bath



2nd Floor Guest Bathroom

10.6.1 Tub/Shower

TUB SPOUT - SEAL



Recommendations

There was a gap between the tub spout and the shower wall that can allow moisture to get behind the shower wall. Recommend it be sealed to prevent moisture intrusion into the wall.

Recommendation

Contact a qualified professional.



10.6.2 Tub/Shower

TUB/SHOWER - DAMAGE OBSERVED



Recommendations

Visible damage observed in the tub (missing bar). Recommend a qualified contractor evaluate and address as needed

Recommendation

Contact a qualified professional.



10.6.3 Tub/Shower

TUB/SHOWER DIVERTER - FAILURE TO FULLY CONVERT



Recommendations

Water control valve for the guest bath tub/shower would not fully convert to the shower mode and should be addressed as needed.

Recommendation

Contact a qualified plumbing contractor.



11.1.1 Doors

DOOR - MISSING

MULTIPLE LOCATIONS



Recommendations

One or more doors were missing at time of inspection. Recommend they be replaced.

Recommendation

Contact a qualified professional.



11.2.1 Windows

WINDOW EGRESS - REASONABLE FORCE

KITCHEN / LIVING ROOM



Safety Hazards

Unable to open one or more window(s) using reasonable force. This is considered to be a safety concern due to emergency egress. Recommend all windows be repaired/exercised and verified for proper operation prior to move closing.

Recommendation

Contact a qualified professional.



11.2.2 Windows

WINDOW(S) - FINISH FAILING

GARAGE

Finish was failing on one or more wood windows. Recommend they be sanded and refinished to extend wood life.

Recommendation

Contact a qualified professional.



Recommendations



11.3.1 Floors

FLOORING - DAMAGED

2ND FLOOR FRONT RIGHT BEDROOM

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.



Recommendations



11.3.2 Floors

SUB FLOOR - NOISE

2ND FLOOR FRONT CENTER BEDROOM

Sub floor noise was noticed in various areas of the home. This is common in homes of this age. Recommend adding additional hardware if the floor coverings are ever removed.

Recommendation

Contact a qualified professional.



Recommendations



11.3.3 Floors

TILE(S) - LOOSE

2ND FLOOR GUEST BATHROOM



Recommendations

Loose tiles are present at time of inspection. Recommend a qualified contractor re-attach and seal.



11.4.1 Walls

DRYWALL - DAMAGED

2ND FLOOR FRONT RIGHT BEDROOM / LIVING ROOM

Damaged drywall observed in one or more locations. Recommend it be repaired as needed.

Recommendation

Contact a qualified professional.



11.4.2 Walls

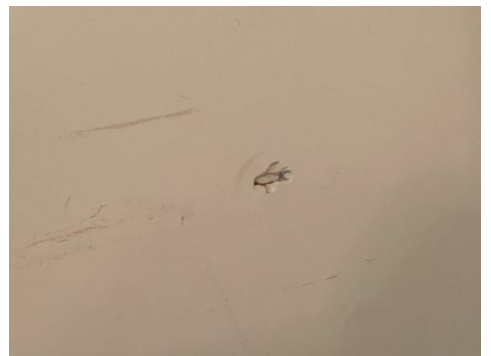
WALL - DOORKNOB HOLE

2ND FLOOR FRONT RIGHT BEDROOM

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.

Recommendation

Contact a handyman or DIY project



11.5.1 Ceilings

CEILING - DAMAGE (MINOR)

MASTER BATHROOM / LIVING ROOM

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Address as necessary.

Recommendation

Contact a qualified professional.



11.5.2 Ceilings

DISCOLORATION/STAIN(S) - DRY

One or more areas of discoloration/staining observed on the ceiling were tested with an electronic moisture meter and were found to be dry at the time of the inspection. The client is encouraged to monitor this location and address as needed. Client may wish to paint these areas.

Recommendation

Recommend monitoring.



12.2.1 Sink(s)

P-TRAP - NOT VISIBLE

Kitchen sink drain does not appear to have a P-Trap installed. P-Traps prevent sewer gasses from emerging into the home. Recommend a qualified contractor evaluate and address as needed.

Recommendation

Contact a qualified plumbing contractor.



12.5.1 Range/Oven/Cooktop/Vent

ANTI-TIP BRACKET - MISSING

Unsecured ranges may tip forward if excessive weight or pressure is applied to open door/racks. Recommend installation of an anti-tip bracket on the rear side of the kitchen stove for safety's sake.

Recommendation

Contact a handyman or DIY project





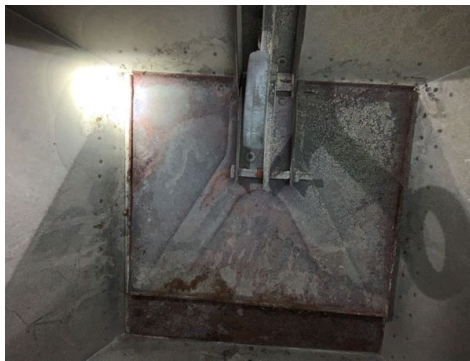
13.1.1 Fireplace

DAMPER CLAMP - MISSING

Recommend installation of a damper clamp for the fireplace gas logs for safety's sake.

Recommendation

Contact a qualified chimney contractor.



13.1.2 Fireplace

GAS PIPE PENETRATION - SEAL

Separations observed around gas entrance pipe at fireplace. Recommend this be properly sealed in order contain flames and excess heat inside firebox.

Recommendation

Contact a qualified professional.



13.1.3 Fireplace

PILOT LIGHT - WOULD NOT IGNITE

The fireplace was inoperative. Pilot light would not ignite. Recommend a qualified contractor evaluate and address as needed.

Recommendation

Contact a qualified professional.



14.1.1 Access

ATTIC PULL-DOWN STAIRS/DOOR - NOT INSULATED



Recommendations

Recommend insulation and weatherstripping for the attic pull-down stairs and/or door for energy efficiency.

Recommendation

Contact a qualified professional.



14.1.2 Access

ATTIC PULL DOWN STAIRS - TOO LONG

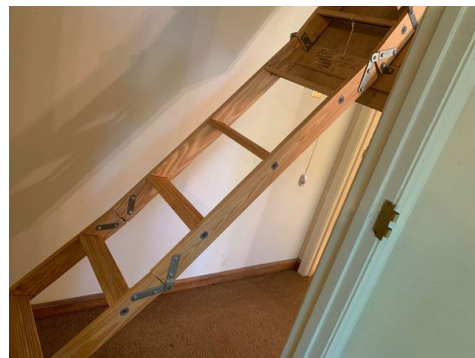


Safety Hazards

Attic pull down attic stairs were too long and caused the steps to bow in the middle. Recommend they be cut to the appropriate size for safety's sake.

Recommendation

Contact a qualified professional.



14.2.1 Attic Insulation

INSULATION - DISTURBED/LOW SECTIONS

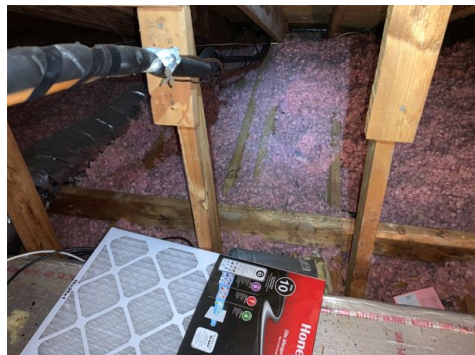
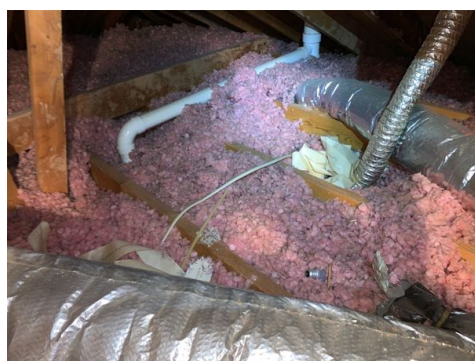


Recommendations

Disturbed/low sections of attic insulation may cause hot/cold spots directly below. Recommend these areas be addressed by adding and evenly distributing the insulation. Recommended level is 10-13 inches.

Recommendation

Contact a qualified insulation contractor.



14.2.2 Attic Insulation

INSULATION - INSUFFICIENT

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation. Recommended level is 10-13 inches.

Recommendation

Contact a qualified insulation contractor.



Recommendations



14.4.1 Moisture/Damage Concerns

BATHROOM FAN(S) - DISCHARGE IN ATTIC

Bathroom fans currently terminate directly in the attic. Recommend they be routed to the exterior to prevent moisture damage.

Recommendation

Contact a qualified professional.



Recommendations

