

## SUMMARY

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October 14, 2022

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### RECOMMENDATIONS

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### SAFETY HAZARDS

#### 3.1.1 Siding, Flashing & Trim

##### **SIDING - LOOSE STONE AND DAMAGED MORTAR**



Recommendations

FRONT RIGHT EXTERIOR CORNER

Loose stone siding and damaged mortar were observed in one or more locations. Recommend this be addressed as needed.

Recommendation

Contact a qualified professional.



#### 3.1.2 Siding, Flashing & Trim

##### **TRIM - LOOSE**



Recommendations

REAR BASEMENT EXTERIOR WALL

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

Recommendation

Contact a qualified professional.



### 3.1.3 Siding, Flashing & Trim

#### TRIM - WOOD DECAY

REAR RIGHT EDGE OF BASEMENT SUNROOM

Recommend a qualified contractor address minor wood decay at trim.

Recommendation

Contact a qualified professional.



### 3.2.1 Exterior Doors

#### DOOR - WOOD DECAY

REAR MAIN FLOOR SUNROOM/DECK NEAR EXTERIOR STAIRS

Wooden exterior door showed signs of damage. Address as needed.

Recommendation

Contact a qualified professional.



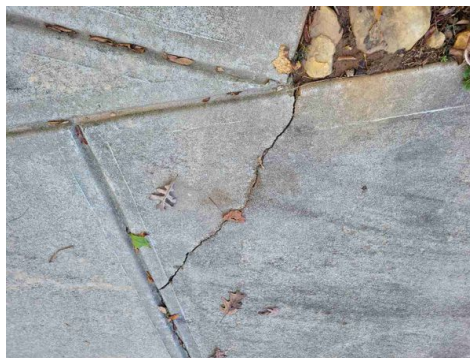
### 3.3.1 Walkways & Driveways

#### WALKWAY - CRACKING (MINOR)

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Contact a qualified professional.



### 3.4.1 Decks, Balconies, Patios, Porches & Steps

#### DECK STEPS - ALGAE GROWTH

REAR DECK STEPS

Algae growth noted on rear deck steps. Recommend deck Steps be pressure washed as algae is very slippery when wet.





Recommendation  
Contact a handyman or DIY project



### 3.4.2 Decks, Balconies, Patios, Porches & Steps

#### DECK/PORCH - LIFTED NAILS

##### DECK STEPS

Raised nails on deck/porch needed to be driven flush to avoid possible injury.

Recommendation  
Contact a handyman or DIY project



### 3.4.3 Decks, Balconies, Patios, Porches & Steps

#### DECK/PORCH - RAILING LOOSE

Loose sections of railing for deck/porch needed to be addressed to restore their structural integrity.

Recommendation  
Contact a qualified deck contractor.



### 3.4.4 Decks, Balconies, Patios, Porches & Steps

#### PORCH STEPS - MINOR DAMAGE

##### TOP STEP

Minor damage noted on stairs of Porch. Recommend repair as needed.

Recommendation  
Contact a qualified professional.





#### 4.1.1 Floor

### CONCRETE - CRACKING (TYPICAL)

#### GARAGE

Typical cracks observed in garage slab. They did not appear consequential at the time of the inspection. Seal as necessary.

#### Recommendation

Contact a qualified professional.



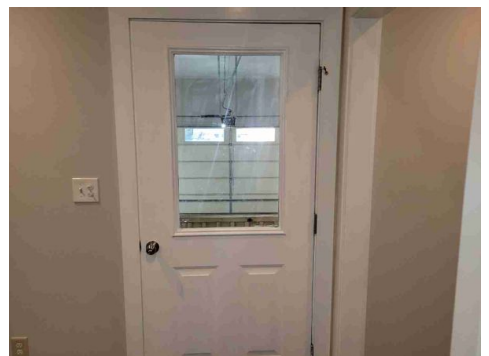
#### 4.8.1 Occupant Door (From Garage To Inside Of Home)

### 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





**CONCRETE - CRACKING (TYPICAL)**

Typical cracks observed in garage slab. They did not appear consequential at the time of the inspection. Seal as necessary.

Recommendation

Contact a qualified professional.



## 6.1.1 Roof Coverings

**SHINGLE(S) - DISCOLORATION**

MULTIPLE LOCATIONS ON ROOF SURFACE

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.



### 6.1.2 Roof Coverings

## SHINGLE(S) - LOOSE

MULTIPLE LOCATIONS ON ROOF

One or more shingles on the roof were observed to be loose at time of inspection. Recommend this be addressed as needed.

Recommendation

Contact a qualified roofing professional.

 Recommendations



### 7.5.1 Water Heaters, Controls, Flues & Vents

## CORROSION

BASEMENT/IN-LAW-SUITE GARAGE

Corrosion was noted at the burn chamber and/or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.

 Recommendations



### 7.5.2 Water Heaters, Controls, Flues & Vents

## TANKLESS WATER HEATER - INOPERABLE

REAR 2ND FLOOR DECK

The tankless water heater was not operating at the time of inspection. The inspector attempted to reset the GFCI breaker that powers the unit, which had an extension chord installed. The GFCI tripped when the inspector reset to establish power once the chord was plugged in several times. Recommend a qualified professional contractor address as needed.

Recommendation

Contact a qualified professional.

 Recommendations





#### 8.4.1 Lighting Fixtures, Switches & Receptacles



#### Recommendations

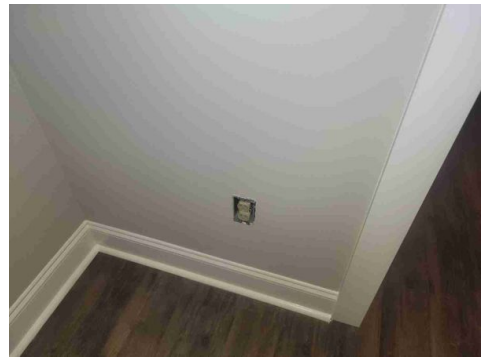
##### **COVER PLATES - MISSING**

2ND FLOOR REAR RIGHT GUEST BEDROOM

One or more receptacles were missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



#### 8.4.2 Lighting Fixtures, Switches & Receptacles

##### **ELECTRICAL RECEPTACLE - LOOSE**

MULTIPLE LOCATIONS IN MULTIPLE ROOMS

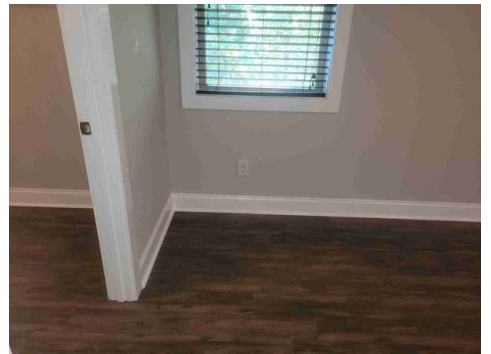
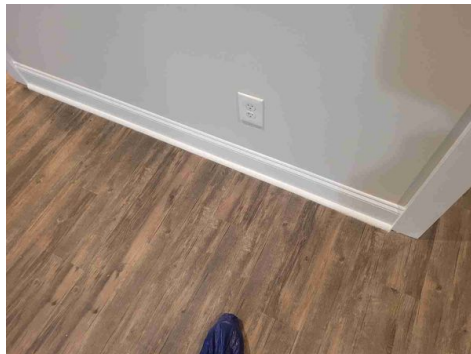
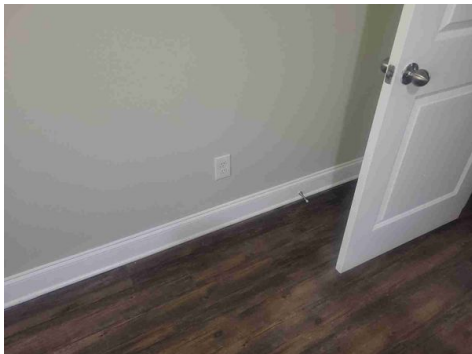
Loose electrical outlet should be secured for safety's sake.

Recommendation

Contact a handyman or DIY project



#### Safety Hazards





#### 8.4.3 Lighting Fixtures, Switches & Receptacles

##### **ELECTRICAL RECEPTACLE(S) - OPEN NEUTRAL**

REAR RIGHT OF EXTERIOR

One or more electrical receptacle(s) had an open neutral. Recommend a qualified contractor evaluate and address as needed for safety's sake.

Recommendation

Contact a qualified electrical contractor.



Safety Hazards



#### 8.4.4 Lighting Fixtures, Switches & Receptacles

##### **JUNCTION BOX - OPEN**

BENEATH IN-LAW-SUITE KITCHEN SINK CABINETRY

Open junction box needed a cover installed. Address as needed.

Recommendation

Contact a handyman or DIY project



Safety Hazards



#### 8.4.5 Lighting Fixtures, Switches & Receptacles

##### **LIGHT(S) - INOPERABLE**

2ND FLOOR REAR GUEST BEDROOM CLOSET

One or more lights were not operating. New light bulb possibly needed.

Recommendation

Contact a handyman or DIY project



Recommendations





#### 8.5.1 GFCI & AFCI

### GFCI PROTECTION - MISSING/INOPERABLE

 Safety Hazards

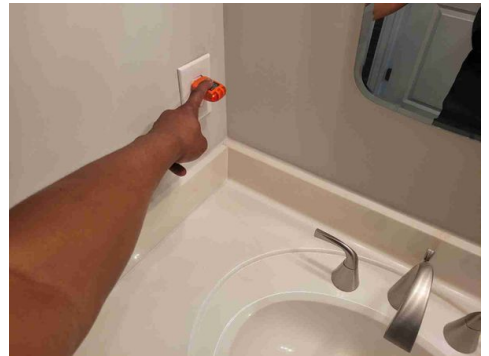
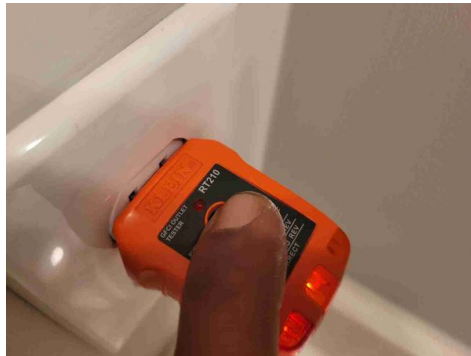
2ND FLOOR GUEST BATHROOM/BASEMENT KITCHEN/EXTERIOR PORCH NEAR WATER HEATER

GFCI protection was missing or inoperable in one or more required locations at time of inspection. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



#### 9.7.1 Thermostat(s)

### THERMOSTAT - INOPERABLE

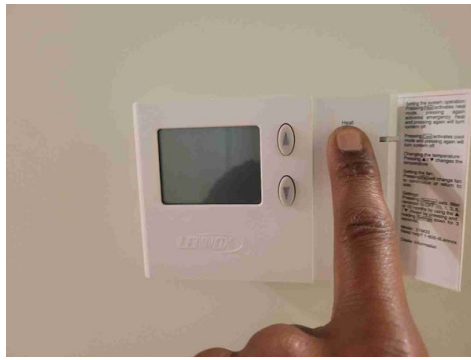
 Recommendations

BASEMENT/IN-LAW-SUITE

Thermostat was inoperable. The prevented the HVAC system from being operated. Recommend a qualified contractor evaluate and address as needed for proper operation.

Recommendation

Contact a qualified HVAC professional.

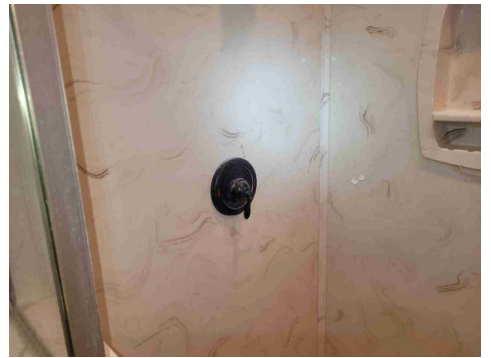


#### 10.6.1 Shower Stall **PLUMBING PIPES - LOOSE**

 Recommendations

Loose plumbing pipes noted inside wall at master bath shower stall. Recommend a qualified contractor evaluate and address as needed.

Recommendation  
Contact a qualified professional.



#### 10.7.1 Spa Tub **SPA TUB - INOPERABLE**

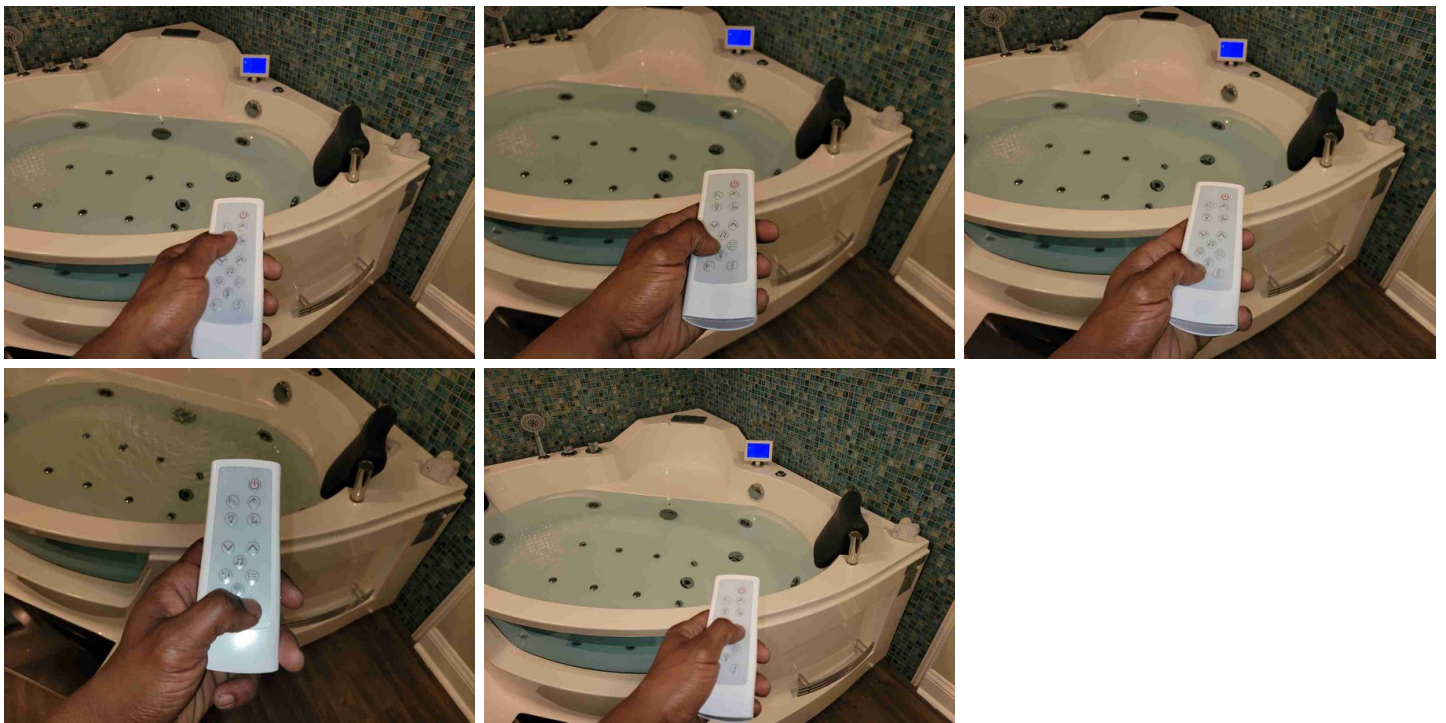
 Recommendations

Master spa tub was filled with water and did not operate. Recommend a qualified contractor evaluate and address as needed.

Recommendation  
Contact a qualified professional.







#### 10.8.1 Toilet

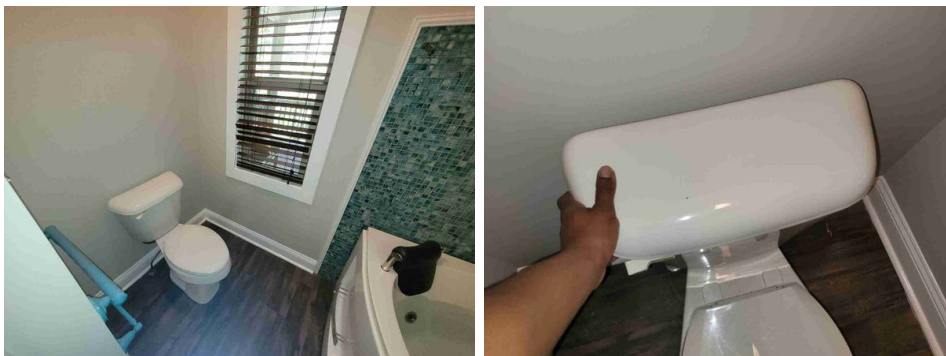
### TOILET TANK - LOOSE



Toilet tank was loose and should be addressed to prevent leaks and potential damage.

#### Recommendation

Contact a qualified plumbing contractor.



#### 11.2.1 Drain Stops

### DRAIN STOP - DID NOT SEAL COMPLETELY



RIGHT SIDE SINK OF IN 2ND FLOOR GUEST BATHROOM

Drain stop operated but did not seal completely or took longer than normal to fill. This allowed water to bypass the drain stop. Address as needed for proper operation.

#### Recommendation

Contact a handyman or DIY project



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11.6.1 Tub/Shower  
**TUB SPOUT - LOOSE**

2ND FLOOR GUEST BATHROOM

Loose tub spout observed in the guest bath tub/shower. Address as needed.

Recommendation  
Contact a qualified professional.



Recommendations



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12.1.1 Doors  
**DOOR - CONFLICTED WITH JAMB**

1ST FLOOR MUD ROOM/CLOSET NEAR GARAGE

Recommend minor adjustment to door. Door conflicts with its jamb.

Recommendation  
Contact a qualified professional.



Recommendations





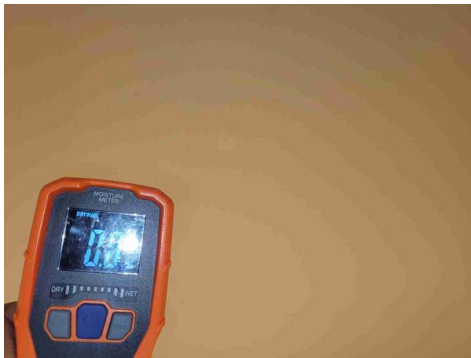
**DISCOLORATION/STAIN(S) - DRY**

CEILING NEAR GARAGE/BASEMENT GUEST BATHROOM

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.



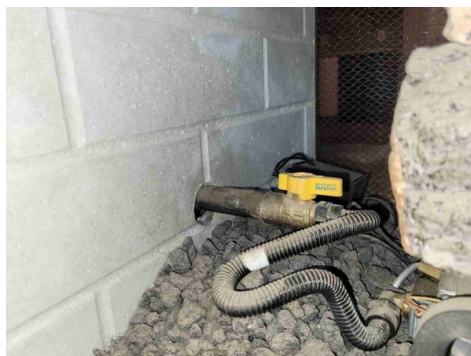
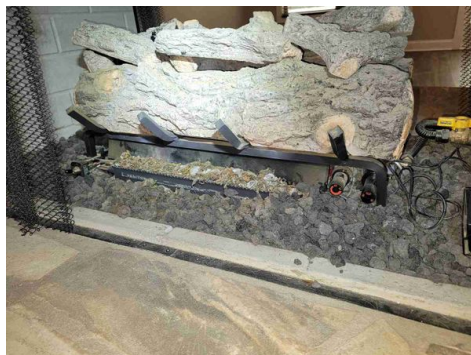
## 16.1.1 Fireplace

**GAS LOGS - DID NOT OPERATE**

The fireplace did not operate when turned on by switch/remote. Recommend inquiring with seller.

Recommendation

Contact the seller for more info



#### 17.5.1 Storage/Service Platform

### SERVICE PLATFORM - UNSTABLE/INCONSISTENT

GARAGE ATTIC/NEAR ACCESS TO LEFT SIDE IN MAIN ATTIC

The wood flooring in front of the attic air handler was inconsistent and unstable. Recommend it be addressed to provide a safe working platform.

Recommendation

Contact a qualified professional.



#### 17.6.1 Attic Framing/Bracing

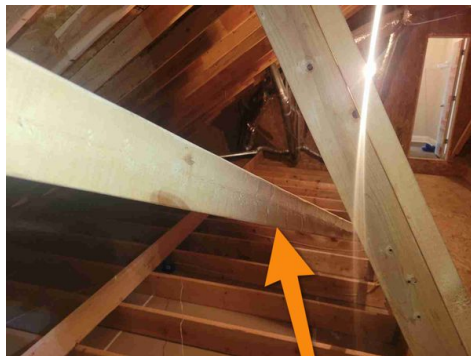
### BRACING - LOOSE

RIGHT SIDE FROM DOOR IN ATTIC GARAGE

Loose bracing noted in the attic. Recommend repairs for structural support.

Recommendation

Contact a qualified professional.



#### 18.1.1 Foundation & Structure

### FOUNDATION CRACK(S) - MINOR

STORM ROOM/SAFE ROOM

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

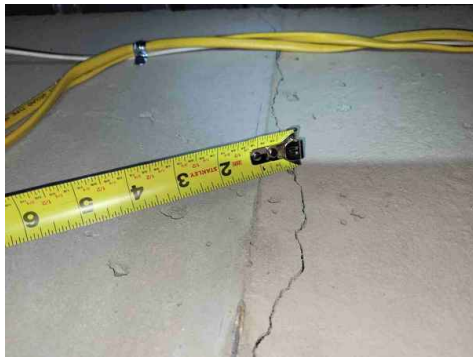
[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified professional.









### 18.1.2 Foundation & Structure

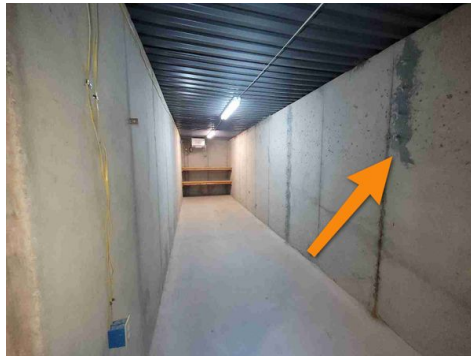
#### **FOUNDATION - PRIOR REPAIR(S)**

##### SEVERAL AREAS IN STORM SHELTER/SAFE ROOM

Prior foundation injection repair(s) observed in the basement. Repairs appeared satisfactory. These types of repairs often have warranties. Inquire with the seller about any supporting documentation.

##### Recommendation

Contact the seller for more info



### 18.2.1 Basements & Crawlspaces

#### **SEALING - CRACKS/OPENINGS (BASEMENT SLAB)**

##### STORM SHELTER/SAFE ROOM FLOORING

Recommend sealing the cracks/openings in basement slab to prevent ground vapor, possible radon gas and termite entry.

##### Recommendation

Contact a qualified professional.





