



Home Inspection Report

Prepared exclusively for
Eric Gleaton



PROPERTY INSPECTED:

116 Augusta Drive
Peachtree City, GA 30067

Date of Inspection: 09/30/2019

Inspection No. 201151-327

INSPECTED BY:

Miles Steele

356 Island Cove Dr.

Newnan, GA 30263

miles.steele@pillartopost.com

(678) 423-1385

INSPECTOR:

Miles Steele

miles.steele@pillartopost.com

(678) 423-1385

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 PROPERTY AND SITE

1.3 Patio(s)

1.3.1 Patio is uneven in areas and is a trip hazard. This should be evaluated and corrected for safety. **(Exterior Back)**

4.0 ATTIC

4.1 Attic Access

4.1.1 Attic panel is damaged repair/ replace to prevent further damage. **(Garage)**

5.0 GARAGE / CARPORT

5.1 Vehicle Door(s)

5.1.1 Repair reversing switch for garage door. The garage door doesn't reverse when pressure is applied under garage door this needs to be corrected for safety. **(Garage)**

7.0 ELECTRICAL SYSTEM

7.1 Main Disconnect(s)

7.1.1 150 amps **(Garage)**

7.2 Receptacles

7.2.1 Loose receptacles should be secured to prevent electric shock injuries.

- Family room
- Hallway Bathroom
- Master Bedroom
- sun room

7.2.2 Loose receptacles should be secured to prevent electric shock injuries.

- Master Bathroom
- Hallway Bathroom

7.2.3 Outlet is not on a GFCI protected circuit. This needs to be corrected for safety. **(Garage)**

7.3 Lighting / Ceiling Fan(s)

7.3.1 Light not working repair for proper functionality. Several light bulbs are not working throughout. Replace for proper operation.

- Throughout
- Master Bathroom
- Hallway Bathroom

7.3.2 Replace broken light switch cover for electrical safety. **(Attic)**

8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.3 Forced Air Furnace(s)

8.3.1 Seal air leaks for maximum efficiency.

2018 Carrier furnace.

The air conditioner worked fine throughout the house. **(Attic)**

8.4 Filter

8.4.1 Filter is dirty. Replacement is needed.

Size: 16 x 25 x 1 **(Attic)**

9.0 PLUMBING SYSTEM

9.1 Water Main

9.1.2 Main water shut off valve for the whole house and water pressure regulator. **(Laundry area)**

9.2 Water Heating Equipment

9.2.2 Bradford and White water heater.

Install a drain pan under the water heater to prevent water leaks that might occur not to overflow within the house. **(Laundry area)**

9.3 Hose Bibb(s)

9.3.1 Hose Bibb faucet is not working. Repair for proper operation.

Install anti siphon device on water spigot to prevent possible contamination. **(Exterior Left)**

9.4 Sink(s)

9.4.1 Repair both sink stoppers operations for proper functionality. **(Master Bathroom)**

9.5 Toilet(s)

9.5.1 Replace broken toilet seat for proper functionality. **(Master Bathroom)**

9.5.2 Toilet water at toilet runs continuously. Hardware repair or replacement is needed. **(Hallway Bathroom)**

9.6 Tub(s) / Shower(s)

9.6.1 Tub has a plywood cover over it. Unable to remove to test tub. Remove and test tub for proper operation. **(Master Bathroom)**

9.6.2 Shower head hose is leaking at both connections repair as needed for proper functionality.

- Master Bathroom
- Hallway Bathroom

10.0 INTERIOR**10.1 Floors**

10.1.1 Floor is weak and /or loose, uneven, in several areas throughout the house repair to prevent further damage and for trip hazard safety.

Repair damaged column base as needed. **(Throughout)**

10.2 Walls / Ceilings

10.2.1 Previous Water stains and / or repair work was noted on ceiling tested dry at the time of the inspection. **(Family room)**

10.2.2 Repair Sheetrock tape joint as needed to prevent further damage. **(Master Bathroom)**

10.2.3 Opening noted in wall. Repair to maintain a fire barrier and to prevent poisonous gases from entering the house. These need to be repaired to prevent the intrusion of moisture and pests. **(Garage)**

10.3 Doors

10.3.1 Door is not latching properly. Repair for improved functionality. **(Master Bedroom)**

10.3.2 Door stop is needed and or missing. Install one to prevent damage to wall and or base board.

- Hallway Bathroom
- Entrance Door

11.0 APPLIANCES**11.1 Dishwasher**

11.1.1 The dishwasher was working at the time of the inspection. **(Kitchen)**

11.2 Clothes Dryer

11.2.1 Clean dryer vent pipe and lint screen for fire safety and maximum efficiency. **(Laundry area)**

INSPECTION REPORT

1.0 PROPERTY AND SITE

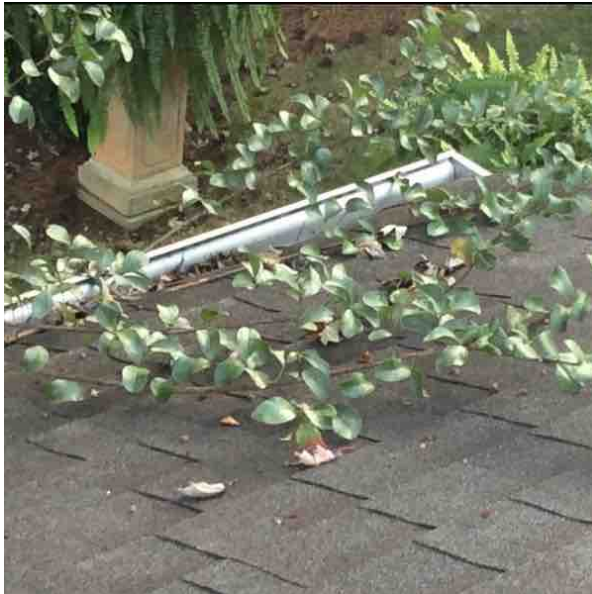
1.1 Landscape / Grading

1.1.1 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

- Exterior Front
- Exterior Left



1.1.2 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity. **(Exterior Left)**

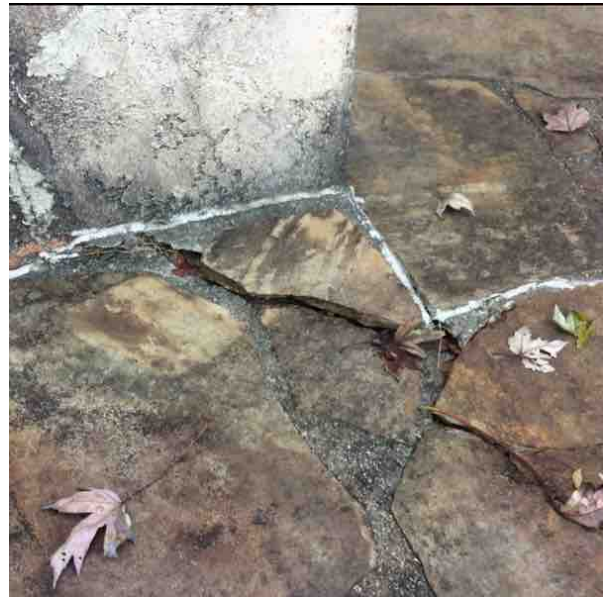


1.2 Driveway(s)

1.2.1 Seal driveway cracks to prevent moisture and water from widening the cracks. **(Exterior Front)**

**1.3 Patio(s)**

1.3.1 Patio is uneven in areas and is a trip hazard. This should be evaluated and corrected for safety. **(Exterior Back)**



2.0 EXTERIOR

2.1 Wall Surface

- ⦿ Stucco over masonry

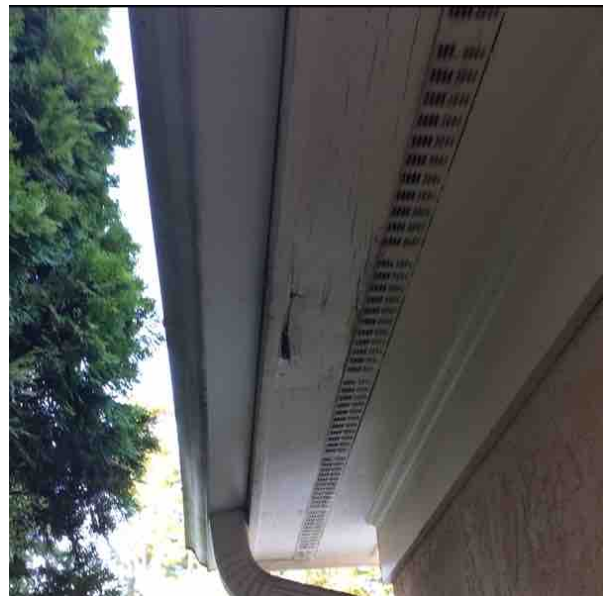
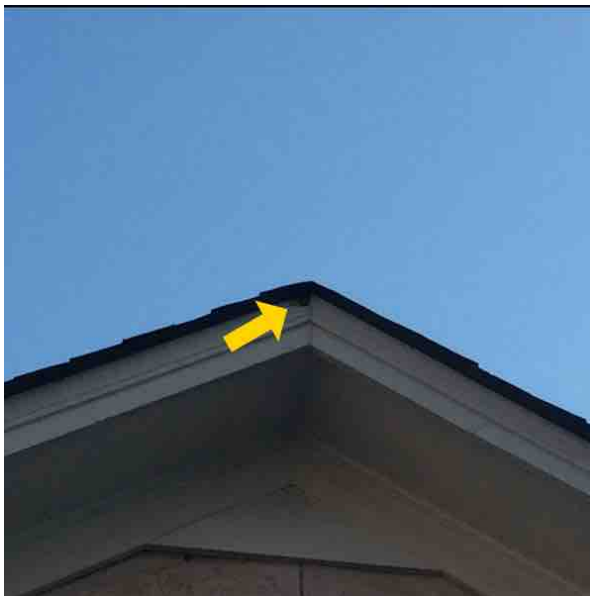
2.1.1 The wall surface is damaged. Repairs are required to prevent deterioration and to maintain integrity.

Open penetrations noted in wall surface. Seal to prevent the intrusion of moisture and pests. **(Exterior Front)**



2.2 Eaves / Fascia / Soffit

2.2.1 Sections of fascia/soffit are damaged. Secure fascia and soffit and seal all gaps to help prevent further damage and unwanted pest entry. **(Exterior Front)**



3.0 ROOFING SYSTEM

3.1 Sloped Surface(s)

☑ Asphalt shingles

3.1.1 A few split, cracked or damaged roof tiles are present. Repair to prevent further damage.



3.1.2 Flashing is pulling away from the roof. Repair to prevent further damages.



3.2 Roof Drainage

3.2.1 Gutter has started to separate from fascia. Secure loose gutters to fascia for proper drainage off roof. (Exterior Front)



3.2.2 Gutters are full of leaves and debris. Clean and remove debris from gutters for proper drainage off roof. This is an ongoing maintenance requirement that should be completed twice a year or as required. (Throughout)



4.0 ATTIC

4.1 Attic Access

☑ Pulldown Ladder

4.1.1 Attic panel is damaged repair/ replace to prevent further damage. (Garage)



5.0 GARAGE / CARPORT

5.1 Vehicle Door(s)

5.1.1 Repair reversing switch for garage door. The garage door doesn't reverse when pressure is applied under garage door this needs to be corrected for safety. (Garage)



5.1.2 The door has some wood rot along the bottom. Repair to prevent further damage.



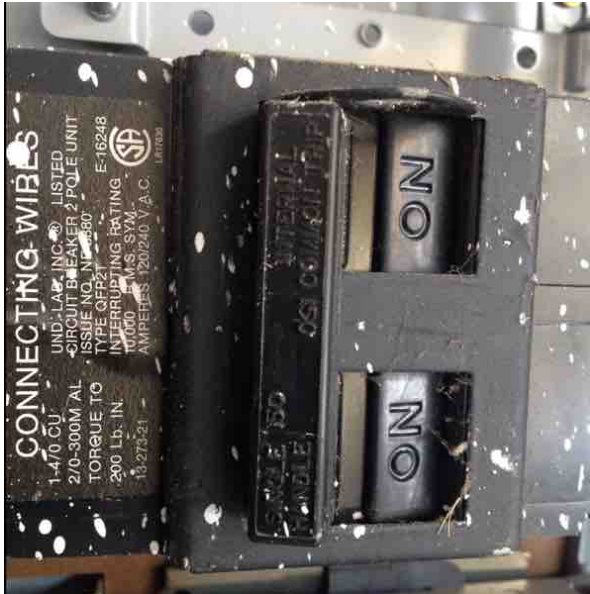
6.0 STRUCTURE

7.0 ELECTRICAL SYSTEM

7.1 Main Disconnect(s)

- ⦿ The main electrical disconnect is in the garage.

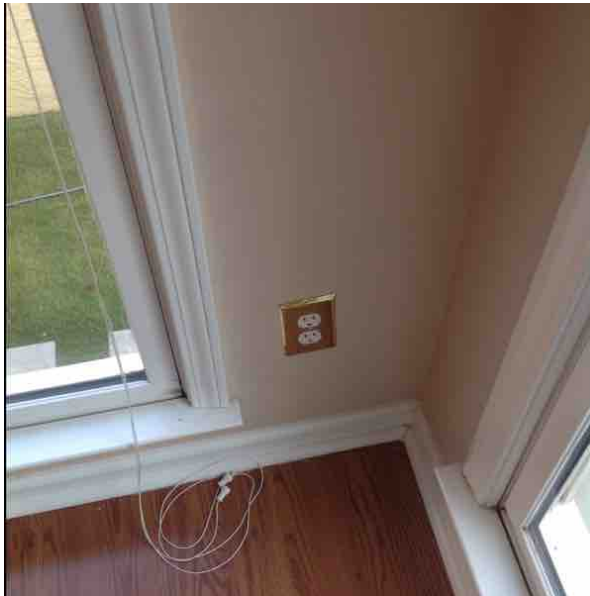
7.1.1 150 amps (Garage)



7.2 Receptacles

- 7.2.1 Loose receptacles should be secured to prevent electric shock injuries.

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7.3.2 Replace broken light switch cover for electrical safety. (Attic)



8.0 HEATING/COOLING/VENTILATION SYSTEM(S)

8.1 HVAC General Comments

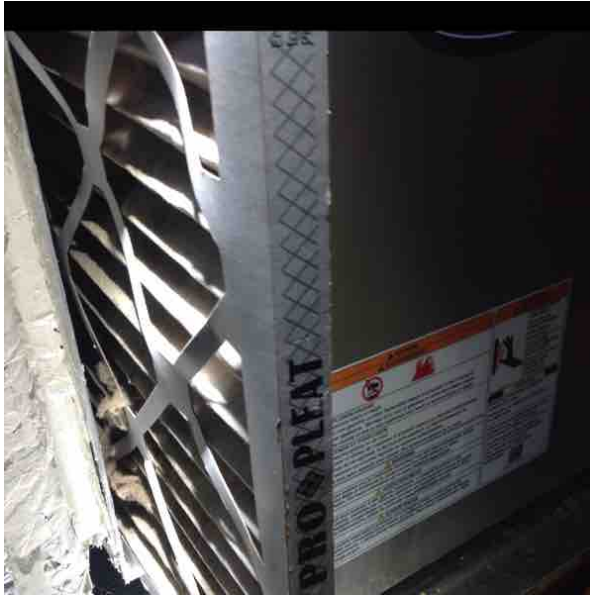
8.1.1 Air conditioner condensation drain line is draining next to the house. Extend the drain 5 feet from the house to prevent water damage to the foundation.



8.4 Filter

8.4.1 Filter is dirty. Replacement is needed.

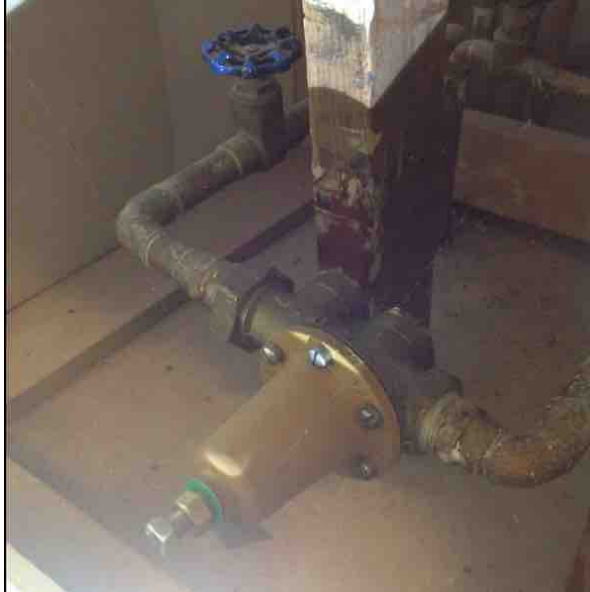
Size: 16 x 25 x 1 (Attic)

**9.0 PLUMBING SYSTEM****9.1 Water Main**

☑ Water main is copper pipe.

9.1.1 Inspected the visible portion of the house water main.

9.1.2 Main water shut off valve for the whole house and water pressure regulator. (Laundry area)

**9.2 Water Heating Equipment**

☑ Storage tank hot water system.

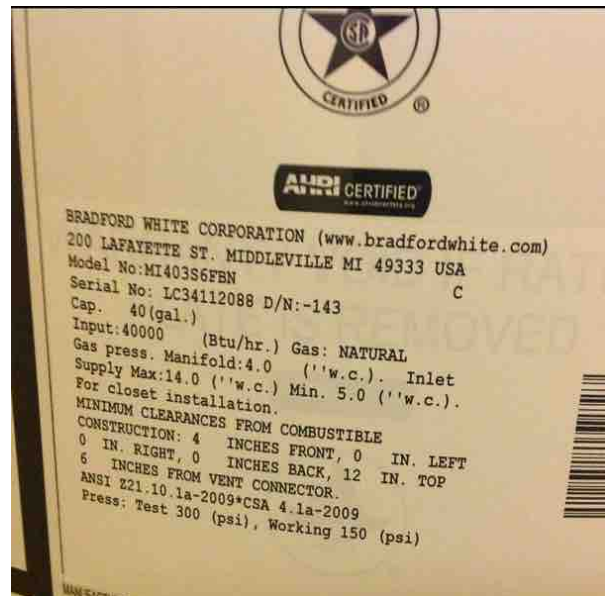
☑ Fuel source is natural gas.

☑ 40 Gallon

9.2.1 The domestic hot water system was inspected and operated.

9.2.2 Bradford and White water heater.

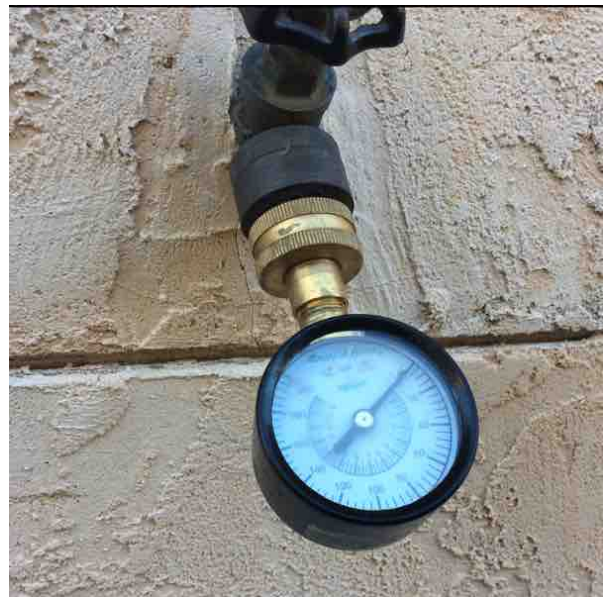
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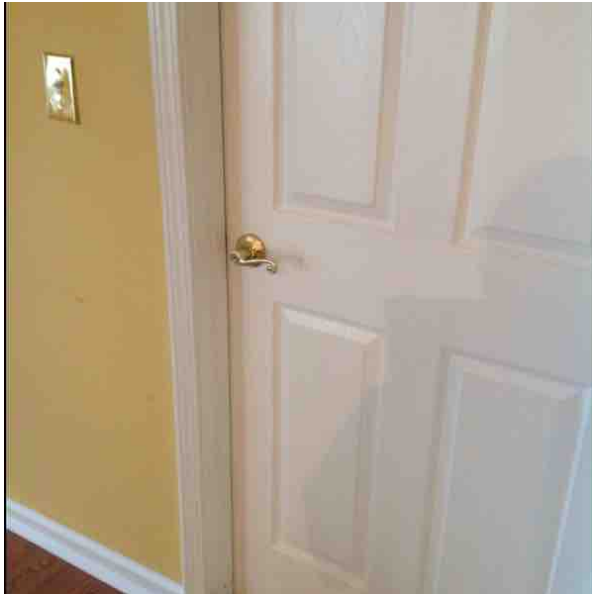


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