

ANOTHER B-I-G INSPECTION



CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

JOHN Q. PUBLIC

PROPERTY LOCATION:	1313 Mockingbird Lane	S/D:	DRESDEN MANOR
CITY, STATE, ZIP:	Atlanta, GA 30345		
DATE OF INSPECTION:	December, 18, 2013 [TH]	TIME OF INSPECTION:	~9:00 AM
STYLE OF DWELLING:	Ranch on Basement	AGE OF PROPERTY:	~52 YEARS
WEATHER CONDITIONS DURING INSPECTION:	Sunny 53°F		
PEOPLE PRESENT DURING INSPECTION:	Inspector Only		

PREPARED BY:

The Building Inspectors
OF GEORGIA
HOME INSPECTION SERVICES

4861 LAKE PARK LANE
SUITE 100
ACWORTH, GEORGIA 30101
770-594-7629

WWW.B-I-G.NET

BIGinspection@bellsouth.net

INSPECTOR: MIKE SYLVESTER
INTERNATIONAL CODE COUNCIL CERTIFIED
NO. 5228859-R5

INSPECTION REPORT SUMMARY FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

SPECIAL COMMENTS: Inspectors representing "The Building Inspectors of Georgia" reserve the right to make additions and/or changes to this report if, upon the inspectors view of said report, changes or additions are necessary. The client will be notified by phone or mail of any additions and / or changes within thirty (30) days from the date of this report. This report is not a substitute for a buyers responsibility to do a thorough pre-closing walk-through inspection to discover any new problems or changed conditions. In any event, a "Home Warranty" is generally recommended. Ask your Realtor or inspector for details.

ITEM: **RECOMMENDED ACTION ITEM STATUS COMMENTS:**

- #1** * The gutters and down spouts need to be cleared, repaired and extended to carry roof water away from the base of the foundation of the home.



- #2** * There is visible cracking in the exterior brick walls from past settling that should have been patched and sealed prior to painting. While the cracking is not a threat to the structure moisture could seep into the cracks and cause further damage.



- #3** * The exterior door to the unfinished shop in the rear corner of the basement is very old and has ineffective or missing weather strips and thresholds. Repairs will be required.



- #4** * There is water damaged and rotted wood trim at the exterior doors of the basement and to the rear deck that will require repair, caulk and paint.



- #5** * There is no light switch in the front unfinished basement, lights are operated with switched at the laundry room and unfinished shop area at the rear basement which is a code and safety violation.

- #6** * Temperature in the house upon arrival was 81° with both thermostats well below that setting but the system still operating. It was determined the electronic zone control is ending conditioned air upstairs under the command of the lower level thermostat and the downstairs under the command of the downstairs thermostat explaining the high temperature upon arrival. The zone control needs to be properly wired prior to closing and as soon as possible to control energy bills, system was left on heat with both thermostats set to 60°.

INSPECTION REPORT FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

CONTINUED FROM PAGE 1...

LINE ITEM(S):

COMMENTS

#7

* The basement of this home is said to be finished and there are two rooms with carpeting and an acceptable ceiling height, electrical outlets and windows to be considered living spaces however there is no visible insulation installed to define the living envelope. While the exterior walls could not be verified the interior frame walls and doors separating the living from non-living spaces are not insulated and in the doors have no weather stripping. Additionally the exposed ceilings in the unfinished areas need to be insulated to R-19 and the exposed frame walls in the front basement need to be insulated to R-13. The laundry area would have to be isolated from the rear unfinished shop in the rear corner as the exterior walls of this area are not finished and there are no electrical outlets in the large area further making in a non-living area.



#8

* There is some light surface mold visible on the floor joists and sub flooring in the front basement area that will need to be cleaned with a bleach solution and dried out for health and welfare.



#9

* There is a window in the basement on the side exterior wall toward the front of the basement that has hardware that does not line up and latch closed.



#10

* The In-Sink Disposer is non-functional and may need to be replaced. The internal mechanism is free to turn however when power is applied the motor only hums.

INSPECTION REPORT FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

CONTINUED FROM PAGE 1A...

LINE ITEM(S):

COMMENTS

- #11 * There is an open electrical outlet box and an outlet that is not GFCI protected, although grounded< outlet in the unfinished forward basement. The box needs a blank cover plate and the outlet must be GFCI protected to meet 1991 codes.



- #12 * There is an open gap in the AC coolant line visible in the front unfinished basement that will need to be sealed to prevent condensation from dripping off the line in the cooling mode.



- #13 * There is deterioration in the grouting of the seams of the hall bathroom tub/shower at the corner seams and at the walls and floor outside the tub that will require repair.



- #14 * The backsplash/counter top seam in the kitchen will need to be caulk sealed.



INSPECTION REPORT FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

CONTINUED FROM PAGE 1B...

LINE ITEM(S):

COMMENTS

- #15** * There is a wide spread mold or fungus visible on the roof framing and sheathing, primarily forward from the front of attic access to the front gable vent. Recommend evaluation and remediation by a qualified Environmental Contractor to identify and remediate the growth.



- #16** * Current code requires an insulation blanket in the attic with an R-30 rating which is approximately an average depth of 12 inches on the attic floor. The insulation in this attic, where properly spread may be an R-19 and there are areas where the insulation was moved or removed for work to be completed and was not put back in place. Recommend evaluation by a qualified insulation contractor to determine cost of upgrading this attic to an R-30 insulation rating.



- #17** * There is evidence of past rodent and/or squirrel activity on the insulation (trails, tunnels, droppings, etc.).



INSPECTION REPORT FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

CONTINUED FROM PAGE 1C...

LINE ITEM(S):

C O M M E N T S

- #18** * There are water stained roof sheathing boards around the roof penetrations from past leaks that should have been repaired when the roof shingles were replaced, the areas should be monitored during heavy storms to ensure leaks are not active as there was no moisture at the time of inspection. Boards may need to be replaced when the shingles are next replaced.



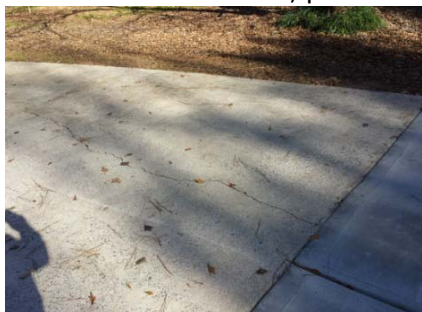
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INSPECTION REPORT SUMMARY FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

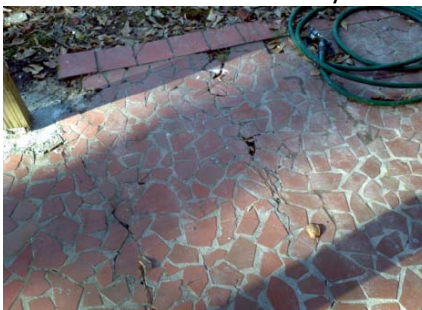
ITEM: MAINTENANCE/TYPICAL ITEM STATUS COMMENTS:

- #1** * There is visible deterioration and cracking in and on the surface of the driveway that appears to be from age, erosion and poor construction methods common to the area. The present condition does not pose a threat to the structure of the house. However, potential trip hazards may exist.

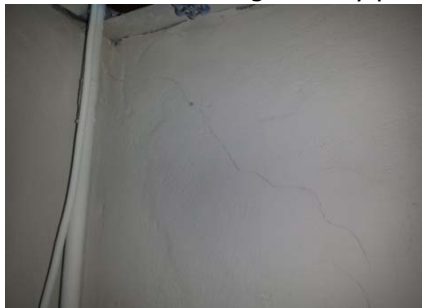


- #2** * While there are foundation vents they are unnecessary due to the concrete floor in the area that appears to have been a crawl space. The openings can be filled with insulation to prevent drafts.

- #3** * The rear tile patio is cracked and deteriorated and will most likely need to be replaced with a concrete slab patio.



- #4** * There are several significant patches of the block foundation walls and there is a professionally installed water control system along the exterior walls the result of settling and moisture penetration into the basement of this home. Repairs were professionally done and a warranty should be included for the system and work. Recommend monitoring for additional cracking and any possible moisture penetration.



- #5** * The majority of the main drain system is the original cast iron that fails from inside out corroding and clogging drain lines and rusting through in spots, as the piping fails it is replaced with PVC piping such as what was used for the laundry drain lines.

- #6** * Typically where a sink meets a wall a backsplash is provided to protect the wall from inevitable water damage. There are no back splashes at the bathroom sinks in this home.



Continue to page 3...

INSPECTION REPORT SUMMARY FOR:

PUBLIC @ 1313 MOCKINGBIRD LANE ATLANTA, GA 30345 12/18/2013

ITEM: CODE UPGRADE ITEM STATUS COMMENTS:

- #1** * While there have been two Arc-Fault Breakers installed in the main panel for what is labeled "kitchen porch" and "smoke family foyer hall bath master" current code requires this type of breaker on all outlet circuits in the home, this code upgrade is incomplete and does not comply with current code.



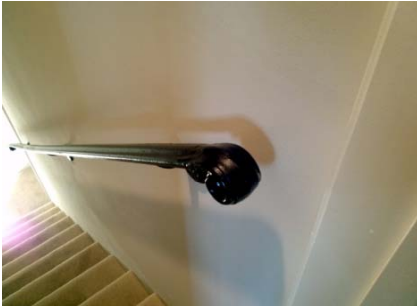
- #2** * Current code require all electrical outlets in the home to have safety grounds attached to a three prong outlet protected in the main panel with an Arc-Fault breaker. While most all of the electrical wiring have grounds attached in the main panel there are only ungrounded outlets in the main living spaces that had only cosmetic renovation. The one outlet opened had no ground wire in the box. Recommend evaluation by a qualified electrical contractor on options to ground outlets as ungrounded outlets will not protect attached equipment.



- #3** * While the copper water piping does appear to be grounded there needs to be visible jumpers between the cold and hot water piping and a jumper around the pressure regulating valve for safety and code. Additionally where the piping is outside the insulated living envelope or against exterior masonry walls the pipe should be insulated.
- #4** * As stated on page 6, the electrical outlets in the main level living spaces are ungrounded outlets that will require adapters to accept three prong plugs and will not protect electronic equipment from surges or lightning strikes.



- #5** * Current code requires hand rails to return to the walls at either end to prevent anything from hooking on the rail. The handrail on the interior staircase is open ended.



INSPECTION REPORT FOR:

FOLSE @ 2895 APPLING CIRCLE ATLANTA, GA 30341 12/19/2013

CONTINUED FROM PAGE 3...

LINE ITEM(S):

COMMENTS

- #6 * The back board of the attic pulldown ladder should have some form of insulation installed, either a styrofoam insulating board or a fiberglass insulation mat. Weather stripping the edge of the back board is also recommended.



- #7 * The ventilation for this attic is insufficient for current construction practices and could cause roof shingles to curl and lift prematurely due to the build up of heat in the attic. A ridge vent would be the best option for this roof type. Recommend adding ridge and more soffit vents when the roof shingles are next replaced which would eliminate the need for the surface and gable vents. There is a loose screen on a gable vent that needs immediate repair.



- #8 * While the copper water piping does appear to be grounded there needs to be visible jumpers between the cold and hot water piping and a jumper around the pressure regulating valve for safety and code. Additionally where the piping is outside the insulated living envelope or against exterior masonry walls the pipe should be insulated.



END