



Inspection Report

Valued Customer

Property Address:
2280 Fallen Crest Way
Buford GA 30518



Dana Inspection Services, Inc.

Scott Dana
(678) 884-3466
ICC B1-5289396

Date: 1/13/2021		
Property: 2280 Fallen Crest Way Buford GA 30518	Customer: Valued Customer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

New Construction

Temperature:

Below 65

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

CODE REQUIRED

These are items required by the Georgia State Minimum Code Standard. These codes are still required even when a Certificate of Occupancy has been issued by the applicable jurisdiction (county/city). Additionally, builders typically have a statement in their sales contracts that they are obligated to repair code-related items.

1. ROOFING

DRIP EDGE (R905.2.8.5)

Repair or Replace

- 1 A drip edge is missing at a small rake edge above the left hand garage opening.

2. GROUNDS/EXTERIOR

BRICK, STACKED STONE & MASONRY VENEER (IRC R703.8)

Repair or Replace

- 2 (1) I was unable to locate weep holes in the wall base of the brick veneer between the garage openings.

3. DECKS (IRC R507)

JOIST HANGERS (MANUFACTURER)

Repair or Replace

- 3 One of the deck joist hangers near the underside of the top landing of the deck stairs is missing some fasteners.

4. ELECTRICAL (NEC 2017)

WORKMANSHIP (110.12)

Repair or Replace

- 4 Many outlets in 2nd floor bedrooms are loose. All 2nd floor outlets should be evaluated and secured where needed.

ARC FAULT PROTECTION WHERE REQUIRED & OPERATION (210.12)

Repair or Replace

- 5 The basement lights circuit breaker is tripped but does not reset.

8. INSULATION & ENERGY CODE COMPLIANCE (IECC 2015)

BASEMENT INSULATION (402.1.1)

Repair or Replace

- 6 Incomplete insulation was observed on the ceiling above the water heater.

10. FRAMING/STRUCTURE (Unfinished areas)

2x6 BEARING WALL STUDS MAX 16" OC IN BASEMENT (R602.3[5])

Repair or Replace

- 7 A set of studs is spaced over 16" on-center to the left of the far back windows in the unfinished basement.

FIREBLOCKING (R602.8)**Repair or Replace**

- 8 Missing and incomplete fireblocking was observed around the basement staircase.

DRILLING AND NOTCHING OF TOP PLATE (R602.6.1)**Repair or Replace**

- 9 At the structural plate in the basement where the A/C lines goes through the wall, all of the required nails have not been added in the available nail holes. Otherwise, an engineer letter that approves the existing installation should be provided.

FOUNDATION ANCHORAGE (403.1.6)**Repair or Replace**

- 10 Issues were observed with the foundation anchoring in the basement, and it is recommended to have the anchoring further evaluated and repaired where needed:
- Unsecured foundation straps below the front porch.
 - Straps that were not installed to the manufacturer specifications. In these cases typically Hilti nails are used as a substitute.
 - Several straps that do not have all nail holes filled.

NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)**Repair or Replace**

- 11 The top plate above the backside of the electrical panel needs a nail plate.

FLOOR JOIST AND FLOOR TRUSS HANGERS**Repair or Replace**

- 12 Inside the basement near the bottom of the stairs, there is a double I-joist hanger missing some nails.

11. STAIRS/RAILINGS

HANDRAILS (R311.7.8)**Repair or Replace**

- 13 (1) A hand railing is missing at the garage stairs.
- 14 (2) A hand railing is missing at the deck steps.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Scott Dana

PUNCH LIST

These are items that are not code-related but are generally fixed by the builder.

2. GROUNDS/EXTERIOR

GEORGIA INSULATION INSTALLATION (APPENDIX RA) **Includes exterior penetrations

Repair or Replace

- 1 One of the higher up drain pipes on the exterior left needs its penetration sealed better sealed.

****DRAINAGE PIPE CLEANOUTS (IPC 708.1.2 & 3 GA AMEND 2020) 10' of street & outside near house**

Repair or Replace

- 2 The front yard cleanout should be recessed in a box that is flush with the ground.

PROTECTION OF EXHAUST VENTS (IRC R303.6)

Repair or Replace

- 3 The exterior hood for the kitchen vent was not installed in a professional manner as it is not tight to the house. This has caused the excessive need of caulking that is already not sealing well.

EXTERIOR DOORS AND WINDOWS

Repair or Replace

- 4 The front door knocks against the door frame when closed.

BRICK, STACKED STONE & MASONRY VENEER (IRC R703.8)

Repair or Replace

- 5 (2) A hole was observed in the brick at the exterior left toward the front.

4. ELECTRICAL (NEC 2017)

OPERATION & INSTALLATION OF CONNECTED DEVICES & FIXTURES INCL. OUTLETS

Repair or Replace

- 6 (1) The front flood light has a burnt out bulb.
7 (2) The undermount kitchen lights blink periodically.

ELECTRICAL GENERAL

Repair or Replace

- 8 The master ceiling fan pull chain needs an extension to be able to control the fan speed. Have other fans evaluated for use as well and extensions added where needed.

6. PLUMBING/FUEL GAS SYSTEMS (IPC 2018; IFGC 2018)

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- 9 (1) The left hand master sink stopper does not make a complete water seal.
10 (2) Water flow was weak at the master shower.

HOT WATER SYSTEMS/WATER HEATER

Not Inspected

- 11 The water heater was not on and ready for the inspection, so a testing of the hot water could not be done.

8. INSULATION & ENERGY CODE COMPLIANCE (IECC 2015)

BASEMENT INSULATION (402.1.1)

Repair or Replace

- 12 Incomplete insulation was observed on the ceiling above the water heater.

12. STRUCTURAL COMPONENTS (WHERE VISIBLE)

FOUNDATIONS, BASEMENTS, CRAWL SPACES

Repair or Replace

- 13 Water penetration was observed in the basement at the back left corner of the house and along the exterior right side wall. My initial thought was this was related to the pressure washing being done at the time of the inspection. However, the buyer indicated these have been present for several weeks if not longer. This should be evaluated by the builder and corrected as needed.

FLOORS (STRUCTURAL)

Repair or Replace

- 14 (1) Common curing or settling cracks were observed on the foundation floor. Contact the builder to understand their policy for cracked concrete.
- 15 (2) A nail is sticking up from the concrete floor in the basement near toward the far back windows.

14. INTERIORS

CEILINGS

Repair or Replace

- 16 What appears to be water was detected on the dining room ceiling using an infrared camera. The cold/blue area in the thermal image is consistent with water. There is no plumbing directly above here but it is near a bathroom. Have evaluated and repaired as needed.

DOORS

Repair or Replace

- 17 (1) The large bedroom over the garage has closet doors that need adjusting. One has a stuck ball catch, and the other rubs against the carpeting.
- 18 (2) The bottom hinge is loose at the master bedroom entrance door.

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RECOMMENDATION

These are items that are not code-related but are recommended to be fixed by the builder or homeowner as needed.

1. ROOFING

GUTTERS

Repair or Replace

- 1
- An extension should be added at one or both of the downspouts under part of the deck where one of them will be draining onto the footing for the deck post.

6. PLUMBING/FUEL GAS SYSTEMS (IPC 2018; IFGC 2018)

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- 2
- (3) There is poor placement of the exterior right side hose bibb being directly behind the gas meter. It should be moved to a more suitable location.

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1. ROOFING

Items

1.0 **PLUMBING VENT ROOF EXTENSION (IPC 903.1 GA AMEND) not less than 6" above roof

Comments: Inspected

1.1 NARROW ROOF DECKING {Table R503.2.1.1(1)} **NEW**

Comments: Inspected

1.2 ROOF COVERINGS & DECKING

Comments: Inspected

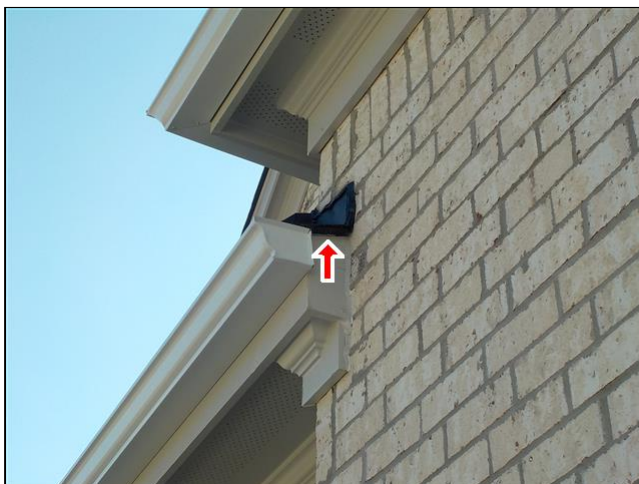
1.3 SIDEWALL FLASHING (IRC 905.2.8.3)

Comments: Inspected

1.4 DRIP EDGE (R905.2.8.5)

Comments: Repair or Replace

A drip edge is missing at a small rake edge above the left hand garage opening.



1.5 ROOF FLASHING (R903.2)

Comments: Inspected

1.6 GABLE WALL AND TRUSS BRACING (R802.10.3)

Comments: Inspected

1.7 TRUSSES OR RAFTER INSTALLATION

Comments: Inspected

1.8 TRUSSES/RAFTER UPLIGHT RESISTANCE (HURRICANE CLIPS) (R802.11)

Comments: Inspected

1.9 GUSSET PLATE CONNECTIONS (Manufacturer)

Comments: Inspected

1.10 SKYLIGHTS, CHIMNEY, ROOF PENETRATIONS

Comments: Inspected

1.11 GUTTERS

Comments: Repair or Replace

An extension should be added at one or both of the downspouts under part of the deck where one of them will be draining onto the footing for the deck post.



1.12 PVC EXPOSED TO SUN SHOULD BE WRAPPED (ASTM F409)

Comments: Inspected

1.13 RAFTER BEARING (R802.6)

Comments: Inspected

2. GROUNDS/EXTERIOR

Items

2.0 SITE ADDRESS (IRC R319.1)

Comments: Inspected

2.1 GEORGIA INSULATION INSTALLATION (APPENDIX RA) **Includes exterior penetrations

Comments: Repair or Replace

One of the higher up drain pipes on the exterior left needs its penetration sealed better sealed.



2.2 **HOSE BIBBS (R306.5 GA AMENDMENT)

Comments: Inspected

2.3 GRADE/DRAINAGE (IRC R401.3) 6" over 10'; 2% fall concrete surfaces

Comments: Inspected

2.4 FOUNDATION DRAINS (IRC R405.1)

Comments: Inspected

2.5 **DRAINAGE PIPE CLEANOUTS (IPC 708.1.2 & 3 GA AMEND 2020) 10' of street & outside near house

Comments: Repair or Replace

The front yard cleanout should be recessed in a box that is flush with the ground.

**2.6 **INTERSYSTEM BONDING TERMINATION (NEC 250.94)**

Comments: Inspected

2.7 ELECTRICAL EQUIPMENT WORKING SPACE (NEC 110.26)

Comments: Inspected

2.8 FOUNDATION DAMP PROOFING (IRC R406.1)

Comments: Inspected

2.9 FOUNDATION HEIGHT ABOVE GRADE (IRC R404.1.6)

Comments: Inspected

2.10 PROTECTION AGAINST DECAY (IRC R317)

Comments: Inspected

2.11 PROTECTION OF EXHAUST VENTS (IRC R303.6)

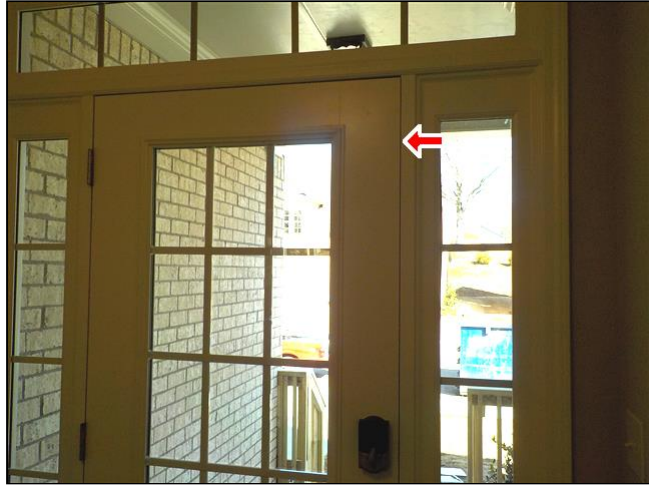
Comments: Repair or Replace

The exterior hood for the kitchen vent was not installed in a professional manner as it is not tight to the house. This has caused the excessive need of caulking that is already not sealing well.

**2.12 EXTERIOR DOORS AND WINDOWS**

Comments: Repair or Replace

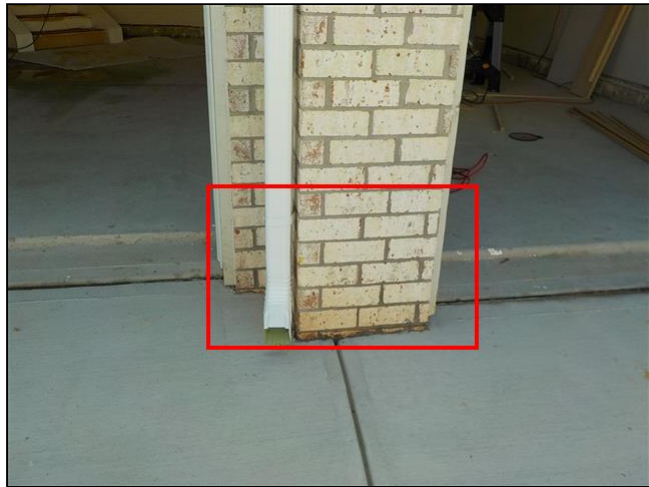
The front door knocks against the door frame when closed.



2.13 BRICK, STACKED STONE & MASONRY VENEER (IRC R703.8)

Comments: Repair or Replace

(1) I was unable to locate weep holes in the wall base of the brick veneer between the garage openings.



(2) A hole was observed in the brick at the exterior left toward the front.



2.14 ADHERED STONE VENEER (IRC R703.12)

Comments: Inspected

2.15 FIBER-CEMENT SIDING INSTALL (Manufacturer & IRC 703.10)

Comments: Inspected

2.16 EXTERIOR COVERINGS (IRC R703.1)

Comments: Inspected

2.17 EXTERIOR FLASHING (IRC R703.4)

Comments: Inspected

2.18 WATER RESISTANCE (IRC R703.1.1)

Comments: Inspected

2.19 WATER METER PIPES (FREEZE) (IPC 305.4)

Comments: Inspected

2.20 FLOORS AND LANDINGS AT EXTERIOR DOORS (R311.3)

Comments: Inspected

2.21 OUTLET WITHIN 25' OF A/C (NEC 210.63)

Comments: Inspected

2.22 STEPS/RAILINGS/WALKWAYS/RETAINING WALLS/BALCONIES

Comments: Inspected

2.23 DRIVEWAY/PATIO/PORCHES

Comments: Inspected

2.24 SOFFIT/EVES

Comments: Inspected

2.25 GUARDS (R312)

Comments: Inspected

3. DECKS (IRC R507)

Items

3.0 JOIST HANGERS (MANUFACTURER)

Comments: Repair or Replace

One of the deck joist hangers near the underside of the top landing of the deck stairs is missing some fasteners.



Wide view



Close up view

3.1 WOOD MATERIAL (507.2.1) Preservative treated, including notches, cuts and holes

Comments: Inspected

3.2 FLASHING (R507.2.4)

Comments: Inspected

3.3 FOOTINGS (R507.3)

Comments: Inspected

3.4 DECK POSTS (R507.4)

Comments: Inspected

3.5 DECK POST TO DECK FOOTING CONNECTIONS (R507.4.1)

Comments: Inspected

3.6 DECK BEAMS (R507.5) Bearing & connections

Comments: Inspected

3.7 DECK JOISTS (R507.6) Bearing & lateral restraint

Comments: Inspected

3.8 DECK JOIST SPANS (TABLE R507.6)

Comments: Inspected

3.9 DECKING (R507.7)

Comments: Inspected

3.10 MAX JOIST SPACING FOR DECKING (TABLE R505.7)

Comments: Inspected

3.11 UPLIFT RESISTANCE FOR CANTELIVERED SECTIONS (R507.8)

Comments: Inspected

3.12 LEDGER BOARD DETAIL (R507.9.1.1) min 2x8, not supported by masonry, no concentrated loads

Comments: Inspected

3.13 LEDGER TO BAND JOIST DETAIL (R507.9.1.3 GA AMENDMENT) lag screws or bolts, staggered pattern

Comments: Inspected

3.14 LATERAL CONNECTION (R507.9.2) hold-down tension devices

Comments: Inspected

3.15 LATERAL CONNECTION FOR PARALLEL FLOOR JOISTS (FIGURE R507.9.2(2))

Comments: Inspected

3.16 DECK BEAM SPAN LENGTHS (TABLE R507.5)

Comments: Inspected

4. ELECTRICAL (NEC 2017)

Items

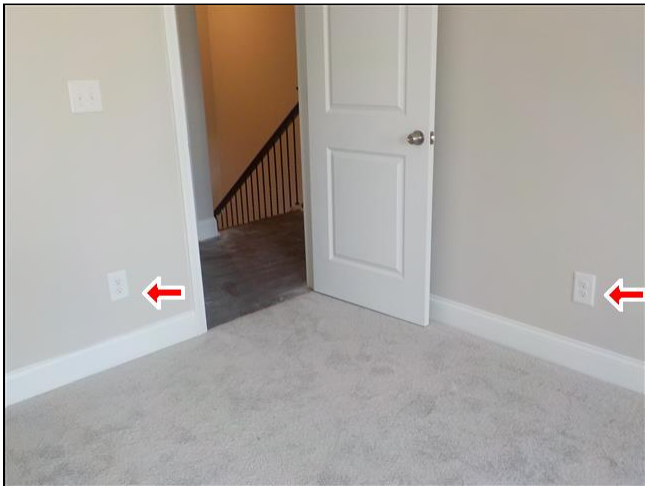
4.0 INSTALLATION & USE (110.3 [B] INSTALL EQUIPMENT PER MANUFACTURER SPECS)

Comments: Inspected

4.1 WORKMANSHIP (110.12)

Comments: Repair or Replace

Many outlets in 2nd floor bedrooms are loose. All 2nd floor outlets should be evaluated and secured where needed.



4.2 IDENTIFICATION OF DISCONNECTING MEANS (110.22)

Comments: Inspected

4.3 ELECTRICAL EQUIPMENT WORKING SPACE (110.26)

Comments: Inspected

4.4 LIGHTING FOR EQUIPMENT (110.26 D)

Comments: Inspected

4.5 GFCI PROTECTION WHERE REQUIRED & OPERATION (210.8)

Comments: Inspected

4.6 LAUNDRY ROOM DEDICATED CIRCUIT (210.11 (C)(2))

Comments: Inspected

4.7 BATHROOMS ROOM DEDICATED CIRCUIT (210.11 (C)(3))

Comments: Inspected

4.8 GARAGES DEDICATED CIRCUIT (210.11 (C)(4))

Comments: Inspected

4.9 ARC FAULT PROTECTION WHERE REQUIRED & OPERATION (210.12)

Comments: Repair or Replace

The basement lights circuit breaker is tripped but does not reset.

**4.10 RECEPTACLES NO MORE THAN 12' APART (210.50[A][1])**

Comments: Inspected

4.11 AT COUNTERTOPS AND WORK SURFACES 12" OR GREATER (210.50[C][1])

Comments: Inspected

4.12 NO POINT OVER 24" TO COUNTERTOP OUTLETS (210.50[C][1])

Comments: Inspected

4.13 PENINSULA COUNTERTOP >24" LONG REQ RECEPTICLE AT END (210.50[C][3])

Comments: Inspected

4.14 WITHIN 3' OF SINK BASIN (210.50[D])

Comments: Inspected

4.15 RECEPTACLES IN HALLWAYS <10' (210.50[H])

Comments: Inspected

4.16 RECEPTACLES IN WALLS >2 FT WIDE (210.52[A][1])

Comments: Inspected

4.17 20A SERVING DINING, BREAKFAST, KITCHEN, PANTRY AREAS (NEC 210.52 (B)(1))

Comments: Inspected

4.18 CORNER SINK REQUIREMENTS (210.52[C][1])

Comments: Inspected

4.19 ONE RECEPTACLE PER KITCHEN ISLAND (210.52[C][2])

Comments: Inspected

4.20 OUTLETS FOR DECK/BALCONY/PORCH (NEC 210.52[E][3])

Comments: Inspected

4.21 OUTLET FOR EACH CAR SPACE (NEC 210.52{G}[1])

Comments: Inspected

4.22 LIGHTING REQUIREMENTS (210.70)

Comments: Inspected

4.23 LIGHTING FOR UNDER FLOOR AND STORAGE AREAS (210.70 {A} {3})

Comments: Inspected

4.24 DAMP OR WET LOCATIONS [314.15]

Comments: Inspected

4.25 BOXES FLUSH WITH COMBUSTIBLE SURFACES (314.20)

Comments: Inspected

4.26 CLOSET STORAGE SPACE LIGHTING (410.2)

Comments: Inspected

4.27 SHOWER LIGHTING (DAMP vs. WET [shower sprayer])(NEC 410.10D)

Comments: Inspected

4.28 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMERAGE AND VOLTAGE

Comments: Inspected

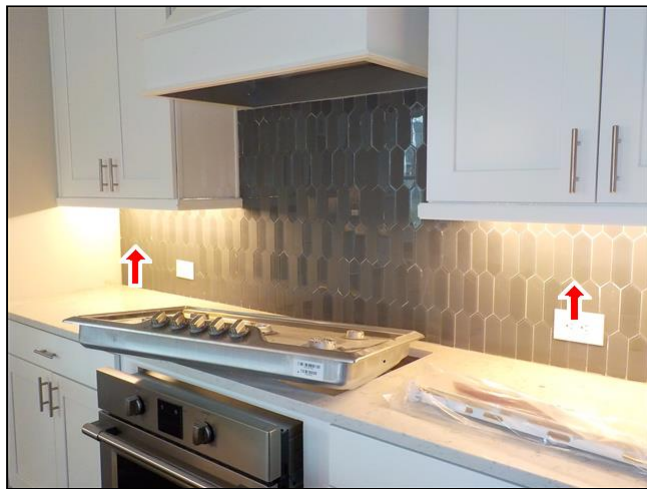
4.29 OPERATION & INSTALLATION OF CONNECTED DEVICES & FIXTURES INCL. OUTLETS

Comments: Repair or Replace

(1) The front flood light has a burnt out bulb.



(2) The undermount kitchen lights blink periodically.



4.30 SERVICE & GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN & DISTRIBUTION PANELS

Comments: Inspected

4.31 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

4.32 ELECTRICAL GENERAL

Comments: Repair or Replace

The master ceiling fan pull chain needs an extension to be able to control the fan speed. Have other fans evaluated for use as well and extensions added where needed.



5. SMOKE & CO PROTECTION (R314; R315; NFPA 72)

Items

5.0 CARBON MONOXIDE PROTECTION (R315)

Comments: Inspected

5.1 SMOKES INSIDE EACH BEDROOM & WITHIN 21' OUTSIDE OF EACH BEDROOM

Comments: Inspected

5.2 FLOOR AREAS GREATER THAN 1000 SQ FEET (29.5.1.3 & 29.5.1.3.1)

Comments: Inspected

5.3 NOT WITHIN 36" OF A BATHROOM DOOR (if tub or shower present)(29.8.3.4 #6)

Comments: Inspected

5.4 NOT WITHIN 36" OF HVAC SUPPLY

Comments: Inspected

5.5 NOT WITH 36" OF CEILING FAN

Comments: Inspected

5.6 BASEMENT CEILING ADJACENT TO STAIRS (29.8.3.4 #10)

Comments: Inspected

5.7 TRAY CEILINGS (29.8.3.4 #11)

Comments: Inspected

5.8 BEAMS & JOISTS

Comments: Inspected

5.9 NOT WITHIN 10' OF STOVE

Comments: Inspected

5.10 VAULTED CEILING

Comments: Inspected

5.11 SMOKES/COs INTER CONNECTED

Comments: Inspected

5.12 LOCATIONS BASED ON ANTICIPATED SMOKE FLOW (17.7.3.1.1)

Comments: Inspected

6. PLUMBING/FUEL GAS SYSTEMS (IPC 2018; IFGC 2018)*Items***6.0 **GAS PIPING THROUGH FOUNDATION WALLS (IFGC 404.6 GA AMEND)**

Comments: Inspected

6.1 **GAS PIPING THROUGH HOLES/NOTHCES (IFGC 404.7.1 GA AMEND) 4" plates needed when less than 1-1/2" to framing & tops and sill plates

Comments: Inspected

6.2 PLUMBING DRAINS SLOPED TO DRAIN (704.1)

Comments: Inspected

6.3 VACUUM BREAKERS ON HOSE BIBBS (608.15.4.2)

Comments: Inspected

6.4 TWO EXTERIOR HOSE BIBBS (GA AMEND R306)

Comments: Inspected

6.5 DISHWASHER DRAIN LINE IN HIGH LOOP (409.4)

Comments: Inspected

6.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.7 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) The left hand master sink stopper does not make a complete water seal.



(2) Water flow was weak at the master shower.



(3) There is poor placement of the exterior right side hose bibb being directly behind the gas meter. It should be moved to a more suitable location.



6.8 MIXING VALVES FOR TUBS (IPC 424)

Comments: Inspected

6.9 WATER HAMMER DEVICES ON D/W, W/M, REFRIG. WATER LINE (IPC 604.9) (WHERE VISIBLE)

Comments: Inspected

6.10 TOILET SPACING (IPC 405.3.1)

Comments: Inspected

6.11 PEX/CPVC CLEARANCES ABOVE NON-TANKLESS WATER HEATER (MANUFACTURER)

Comments: Inspected

6.12 SEDIMENT TRAP (G2419.4 (408))

Comments: Inspected

6.13 STEEL PAN UNDER WATER HEATER WHERE REQUIRED (IPC 504.7, GA AMENDMENT 2012)

Comments: Inspected

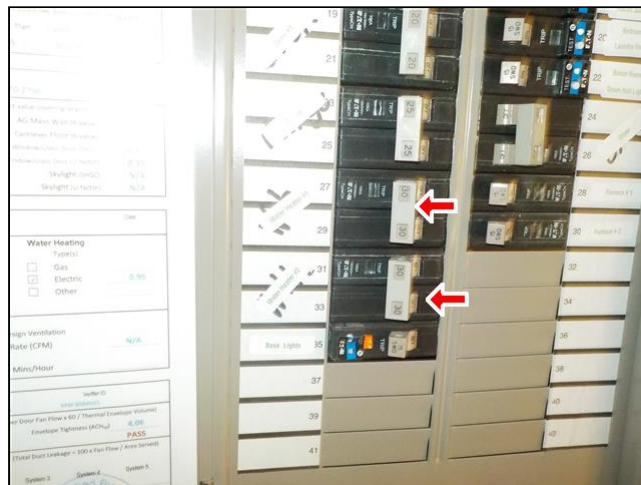
6.14 THERMAL EXPANSION DEVICE

Comments: Inspected

6.15 HOT WATER SYSTEMS/WATER HEATER

Comments: Not Inspected

The water heater was not on and ready for the inspection, so a testing of the hot water could not be done.



6.16 **MIN. CAPACITY FOR WATER HEATERS (TABLE 506 GA AMEND 2020)

Comments: Inspected

6.17 **WATER HEATER T&P DISCHARGE (GA AMENDMENT 2020)

Comments: Inspected

6.18 BONDING OF CSST GAS PIPING (G2411.2)

Comments: Inspected

6.19 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.20 WATER PRESSURE/PRESSURE REDUCING VALVE (IPC 604.8 & MANUFACTURER)

Comments: Inspected

6.21 PIPE OPENINGS (IPC 304.4)

Comments: Inspected

6.22 ACCESS TO VALVES (IPC 606.3)

Comments: Inspected

6.23 MAIN WATER SHUT OFF INSTALLATION (IPC 606.3)

Comments: Inspected

6.24 FLEXIBLE APPLIANCE CONNECTORS (FACs)

Comments: Inspected

6.25 RECIRCULATING PUMP (MANUFACTURER)

Comments: Not Inspected

6.26 GAS SHUT OFF LOCATION & INSTALLATION (WHITE/RED METER)

Comments: Inspected

6.27 FREEZING (IPC 305.4)

Comments: Inspected

6.28 DRAINAGE PIPE CLEANOUTS (GA Amendment 708.3)

Comments: Inspected

6.29 PIPING SUPPORT (SECTION 38)

Comments: Inspected

7. HVAC/FIREPLACES

Items

7.0 EXHAUST SYSTEMS (E.G., BATH VENTS) (IMC 501)

Comments: Inspected

7.1 CLOTHES DRYER DUCT (IMC 504/IRC M1502)

Comments: Inspected

7.2 LOCATION OF SUPPLY & RETURN VENTS

Comments: Inspected

7.3 HEATING EQUIPMENT

Comments: Inspected

7.4 SEDIMENT TRAP (GA Amendment G2419.4 (408.4))

Comments: Inspected

7.5 COOLING EQUIPMENT & AIR HANDLER

Comments: Inspected

7.6 CONDENSATE DISPOSAL (IMC 307)

Comments: Inspected

7.7 ZONED SYSTEMS

Comments: Inspected

7.8 CORRECT TYPE OF TAPE ON DUCTWORK (MANUFACTURER)

Comments: Inspected

7.9 DUCT SUPPORTS (M1601.4.4)

Comments: Inspected

7.10 FLUES & VENTS (FOR GAS-FIRED APPLIANCES) (G2427.6.4 (503.6.5))

Comments: Inspected

7.11 FIREPLACE & CLEARANCES TO COMBUSTIBLES (R1001.11 {4})

Comments: Inspected

7.12 DISTRIBUTION SYSTEM

Comments: Inspected

7.13 OPERATING CONTROLS

Comments: Inspected

7.14 CLEARANCES FROM GRADE (304.10; 2012 IMC)

Comments: Inspected

7.15 AUXILIARY & SECONDARY DRAIN SYSTEMS (IMC 307.2.3)

Comments: Inspected

7.16 RETURN AIR (IMC 601.5)

Comments: Inspected

8. INSULATION & ENERGY CODE COMPLIANCE (IECC 2015)

Items

8.0 GEORGIA INSULATION INSTALLATION (APPENDIX RA)

Comments: Inspected

8.1 SHUT OFF DAMPERS (IECC 403.2.4.3)

Comments: Inspected

8.2 WALL INSULATION (303.2, 402.1.2)

Comments: Inspected

8.3 INSTALLATION/INSTALL TO MANUFACTURER SPECS (303.2)

Comments: Inspected

8.4 AIR LEAKAGE (402.4)

Comments: Inspected

8.5 INSULATION MARKERS (303.1.1.1)

Comments: Inspected

8.6 ATTIC ACCESS HATCHES & DOORS (402.2.3 GA AMEND)

Comments: Inspected

8.7 ENERGY CERTIFICATE (401.3 GA AMEND)

Comments: Inspected

8.8 PIPE INSULATION (C404.4)

Comments: Inspected

8.9 CIRCULATING HOT WATER SYSTEM PIPE INSULATION (504.5)

Comments: Inspected

8.10 NO BUILDING CAVITIES AS DUCTS (403.2.3 GA AMEND)

Comments: Inspected

8.11 AIR-SEAL DROPPED CEILINGS AND CHASES (402.4.1, 402.4.2)

Comments: Inspected

8.12 WOOD-BURNING FIREPLACES (402.4.3)

Comments: Inspected

8.13 DUCT INSULATION (403.2.1)

Comments: Inspected

8.14 PROGRAMMABLE THERMOSTAT ON GAS FURNACES (403.1 IECC/N1103.1.1)

Comments: Inspected

8.15 DUCTS/BOXES SEALED (403.2.2/403.2.4 GA AMEND)

Comments: Inspected

8.16 POWERED ATTIC VENTILATORS (403.10 GA AMEND.)

Comments: Inspected

8.17 FLOORS (402.2.6 GA AMEND)

Comments: Inspected

8.18 DUCT JOINTS AND SEAMS (403.2.4 GA AMEND)

Comments: Inspected

8.19 ATTIC KNEE WALL INSULATION R18 (GA AMEND)

Comments: Inspected

8.20 BASEMENT INSULATION (402.1.1)

Comments: Repair or Replace

Incomplete insulation was observed on the ceiling above the water heater.

**8.21 AIR-SEAL AND INSULATE TUBS AND SHOWERS (402.4.1)**

Comments: Inspected

8.22 402.2.1.1 BAFFLES AT SOFFITS (GA AMEND 402.2.1.1)

Comments: Inspected

8.23 MECHANICAL VENTILATION (403.5)

Comments: Inspected

8.24 FLOOR INSULATION (402.1.1, 402.2.5, 402.2.6, 303.2, 402.1.4)

Comments: Inspected

9. ATTIC

Items

9.0 ROOF VENTILATION (R806)

Comments: Inspected

9.1 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES (806.5)

Comments: Inspected

9.2 ATTIC ACCESS (R807)

Comments: Inspected

9.3 ATTIC LADDER (MANUFACTURER)

Comments: Inspected

9.4 ATTIC ACCESS FOR EQUIPMENT (R807.1.1; 306.3 GA AMENDMENT)

Comments: Inspected

10. FRAMING/STRUCTURE (Unfinished areas)

Items

10.0 PIPING THROUGH FOUNDATION WALLS (IRC G2415.6 GA AMEND)

Comments: Inspected

10.1 ALLOWABLE DEFLECTION (TABLE R301.7)

Comments: Inspected

10.2 ENGINEERED DESIGN (R301.1.3)

Comments: Inspected

10.3 LVL INSTALLATION (MANUFACTURER/ENGINEER)

Comments: Inspected

10.4 WOOD FLOOR BEARING (R502.6 GA AMENDMENT)

Comments: Inspected

10.5 APPLICATION (COMPLETE LOAD PATH) (R301.1)

Comments: Inspected

10.6 STUD BEARING (R602.3.4)

Comments: Inspected

10.7 PROTECTION OF GAS PIPING (G2415.7.1 (404.7.1) GA AMEND)

Comments: Inspected

10.8 DOUBLE TOP PLATE (R602.3.2)

Comments: Inspected

10.9 STUDS BELOW BREAKS IN TOP PLATES (BUILDING STANDARD)

Comments: Inspected

10.10 2x6 BEARING WALL STUDS MAX 16” OC IN BASEMENT (R602.3[5])

Comments: Repair or Replace

A set of studs is spaced over 16" on-center to the left of the far back windows in the unfinished basement.



10.11 JOIST BEARING POINTS (R502.6)

Comments: Inspected

10.12 FIREBLOCKING (R602.8)

Comments: Repair or Replace

Missing and incomplete fireblocking was observed around the basement staircase.



10.13 THERMAL ENVELOPE (IECC 402.4)

Comments: Inspected

10.14 DRILLING AND NOTCHING OF TOP PLATE (R602.6.1)

Comments: Repair or Replace

At the structural plate in the basement where the A/C lines goes through the wall, all of the required nails have not been added in the available nail holes. Otherwise, an engineer letter that approves the existing installation should be provided.



10.15 DRILLING AND NOTCHING OF STUDS (R602.6)

Comments: Inspected

10.16 FOUNDATION ANCHORAGE (403.1.6)

Comments: Repair or Replace

Issues were observed with the foundation anchoring in the basement, and it is recommended to have the anchoring further evaluated and repaired where needed:

- Unsecured foundation straps below the front porch.
- Straps that were not installed to the manufacturer specifications. In these cases typically Hilti nails are used as a substitute.
- Several straps that do not have all nail holes filled.



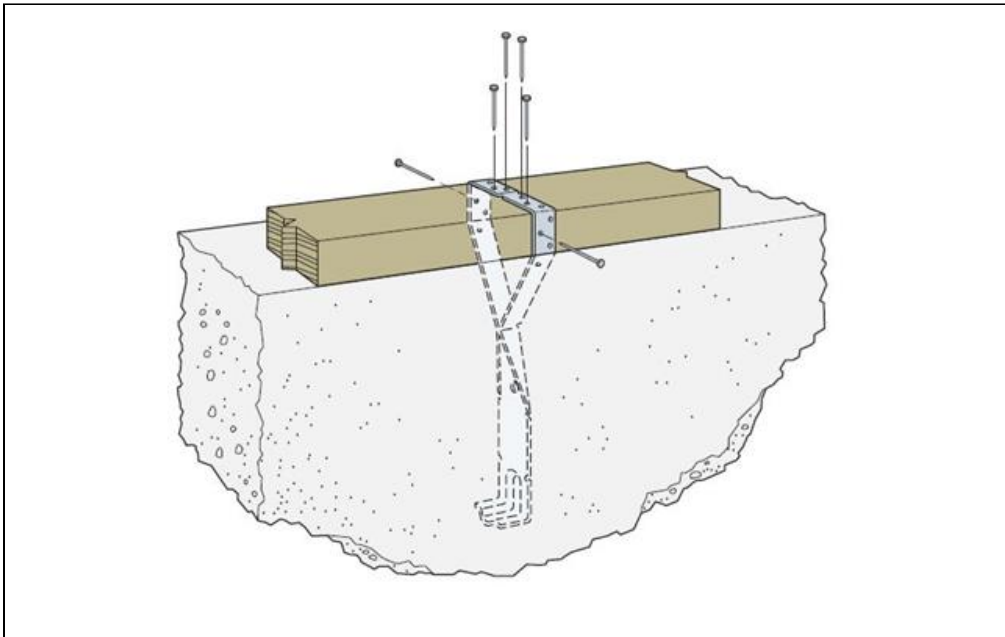
Unsecured



Unsecured



Example, not installed to manufacturer specs



Manufacturer install method



Example, missing nails



Unsecured and improper



Missing nails

10.17 FOUNDATION STRAP INSTALL (MANUFACTURER)

Comments: Inspected

10.18 GAS PIPING THROUGH HOLES OR NOTCHED (IFGC 404.7.1 GA AMEND)

Comments: Inspected

10.19 PROTECTION FROM PHYSICAL DAMAGE (IPC 305.6)

Comments: Inspected

10.20 BLOCKING BETWEEN STUDS (Table R602.3[5])

Comments: Inspected

10.21 HORIZONTAL JOINTS IN BRACED WALL PANEL BLOCKING (R602.10.7)

Comments: Inspected

10.22 VERTICAL JOINTS IN PANEL SHEATHING BLOCKING (R602.10.7)

Comments: Inspected

10.23 CRIPPLE WALLS (R602.9)

Comments: Inspected

10.24 JOIST NOTCHING (R502.8/802.7/MANUFACTURER)

Comments: Inspected

10.25 NAIL PLATE PROTECTION (TABLE E3702.1/P2603.3)

Comments: Repair or Replace

The top plate above the backside of the electrical panel needs a nail plate.



10.26 FOUNDATION

Comments: Inspected

10.27 SUBFLOORING/MANUFACTURER STAMP

Comments: Inspected

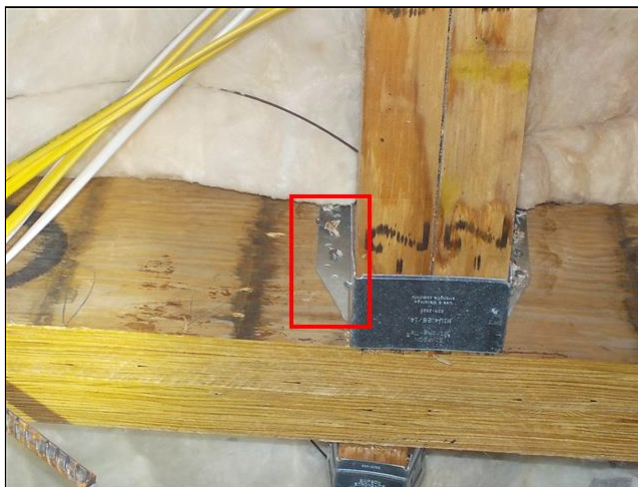
10.28 FLOOR JOIST AND FLOOR TRUSS HANGERS

Comments: Repair or Replace

Inside the basement near the bottom of the stairs, there is a double I-joist hanger missing some nails.



Wide view



Close up

10.29 I-JOIST/FLOOR TRUSS INSTALLATION

Comments: Inspected

10.30 FRAMING/STRUCTURE GENERAL

Comments: Inspected

11. STAIRS/RAILINGS

Items

- 11.0 MAX RISER HEIGH 7-3/4" (R311.7.5.1)
Comments: Inspected
- 11.1 MIN TREAD DEPTH 10" (R311.7.5.2)
Comments: Inspected
- 11.2 MAX DIFF. BTWN TALLEST & SHORTEST RISER 3/8" (R311.7.5.1)
Comments: Inspected
- 11.3 ILLUMINATION FOR INT/EXT STAIRCASES (303.7)
Comments: Inspected
- 11.4 LIGHT ACTIVATION (303.7.1)
Comments: Inspected
- 11.5 RAILINGS/BALUSTERS
Comments: Inspected
- 11.6 GENERAL STAIRS ISSUES
Comments: Inspected
- 11.7 GUARDS (R312)
Comments: Inspected
- 11.8 HANDRAILS (R311.7.8)
Comments: Repair or Replace

(1) A hand railing is missing at the garage stairs.



(2) A hand railing is missing at the deck steps.



11.9 LANDINGS FOR STAIRWAYS (311.7.6)

Comments: Inspected

11.10 GLAZING ADJACENT TO BOTTOM STAIR LANDING (R308.4.7)

Comments: Inspected

11.11 GLAZING ADJACENT STAIRS AND RAMPS (308.4.6)

Comments: Inspected

11.12 RISERS (311.7.5.1)

Comments: Inspected

11.13 STARIWAY WALKING SURFACE (311.7.7)

Comments: Inspected

11.14 CONTINUITY (R311.7.8.4)

Comments: Inspected

12. STRUCTURAL COMPONENTS (WHERE VISIBLE)

Items

12.0 FOUNDATIONS, BASEMENTS, CRAWL SPACES

Comments: Repair or Replace

Water penetration was observed in the basement at the back left corner of the house and along the exterior right side wall. My initial thought was this was related to the pressure washing being done at the time of the inspection. However, the buyer indicated these have been present for several weeks if not longer. This should be evaluated by the builder and corrected as needed.



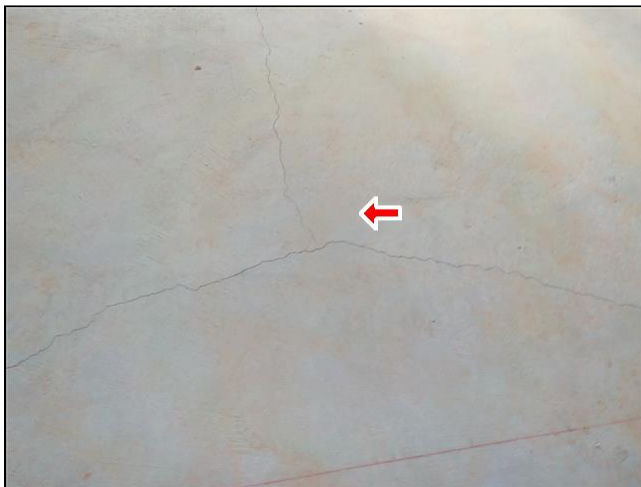
12.1 WALLS (STRUCTURAL)

Comments: Inspected

12.2 FLOORS (STRUCTURAL)

Comments: Repair or Replace

(1) Common curing or settling cracks were observed on the foundation floor. Contact the builder to understand their policy for cracked concrete.



(2) A nail is sticking up from the concrete floor in the basement near toward the far back windows.



12.3 CEILINGS (STRUCTURAL)
Comments: Inspected

12.4 ROOF (STRUCTURAL)
Comments: Inspected

13. KITCHEN AND OTHER APPLIANCES

Items

13.0 REFRIGERATOR
Comments: Not Present

13.1 DISHWASHER
Comments: Inspected

13.2 OVEN
Comments: Not Inspected

13.3 STOVETOP
Comments: Not Inspected

13.4 VENT HOOD
Comments: Not Inspected

13.5 BUILT-IN MICROWAVE
Comments: Not Present

13.6 GARBAGE DISPOSER
Comments: Not Inspected

14. INTERIORS

Items

14.0 CEILINGS
Comments: Repair or Replace

What appears to be water was detected on the dining room ceiling using an infrared camera. The cold/blue area in the thermal image is consistent with water. There is no plumbing directly above here but it is near a bathroom. Have evaluated and repaired as needed.



Thermal image of suspect leak



Digital image

14.1 WALLS

Comments: Inspected

14.2 FLOORS/RAILINGS

Comments: Inspected

14.3 **WINDOWS (SAFTEY GLASS AS REQUIRED) (IRC 308.4)

Comments: Inspected

14.4 GLAZING & WET SURFACES (R308.4.5)

Comments: Inspected

14.5 WINDOWS (GENERAL)

Comments: Inspected

14.6 DOORS

Comments: Repair or Replace

(1) The large bedroom over the garage has closet doors that need adjusting. One has a stuck ball catch, and the other rubs against the carpeting.



(2) The bottom hinge is loose at the master bedroom entrance door.



14.7 CABINETS/CLOSETS/DRAWERS/COUNTERTOPS/SHELVES

Comments: Inspected

15. GARAGE

Items

15.0 OPENING PROTECTION (GARAGE ENTRANCE DOORS)(R302.5.1 GA AMEND)

Comments: Inspected

15.1 OPERATION OF OVERHEAD DOORS

Comments: Inspected

15.2 GARAGE FLOOR

Comments: Inspected

15.3 GARAGE PENETRATION PROTECTION (R302.5)

Comments: Inspected

16. INFRARED SCAN

Items

16.0 GENERAL SCAN FOR THERMAL ANOMOLIES (ANY ISSUES ARE REPORTED IN OTHER SECTIONS)

Comments: Inspected