



**SUMMARY**  
1234 Demo Ln NW , Dreamy , GA  
30101  
John Doe  
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### 2.1.1 Coverings

## CRACKED AND DAMAGED ROOF COVERING

 Recommendation

I observed areas of cracked/splitting and damaged roof-covering materials. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

#### Recommendation

Contact a qualified roofing professional.



Fasteners are sealed, but this is incorrect



### 2.1.2 Coverings

## SECURE COVERING

#### Recommendation

Contact a qualified professional.

 Recommendation



### 2.2.1 Flashings

## MISSING DRIP EDGE FLASHING

 Observation/Maintenance

No "drip edge" flashing was visible at roof eaves (lower edges) or rakes (gable end edges). Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood or oriented strand board). This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing. This standard building practices in GA for installations from 2014.



### 2.3.1 Gutters & Downspouts

## DEBRIS IN GUTTERS

 Observation/Maintenance

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation

Contact a qualified gutter contractor



### 2.3.2 Gutters & Downspouts

## GUTTERS MISSING

 Recommendation

Recommend installing a gutter here and connecting to the gutter near so water is directed way from the door.

Recommendation

Contact a qualified gutter contractor

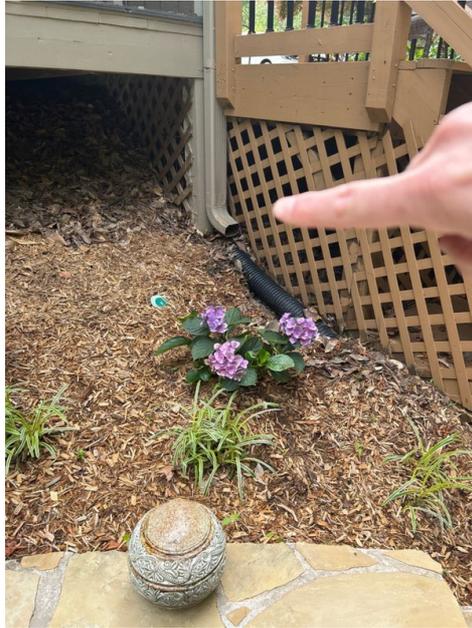


### 2.3.3 Gutters & Downspouts

## DOWNSPOUTS DRAIN NEAR HOUSE

 Observation/Maintenance

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.



Several Around Home

### 2.3.4 Gutters & Downspouts

#### **GUTTER GUARD**

Gutter guards need minor adjustments

 Observation/Maintenance



### 3.2.1 Eaves, Soffits & Fascia

#### **SOFFIT HAS SOME DETERIORATION**

BACK NEAR CHIMNEY

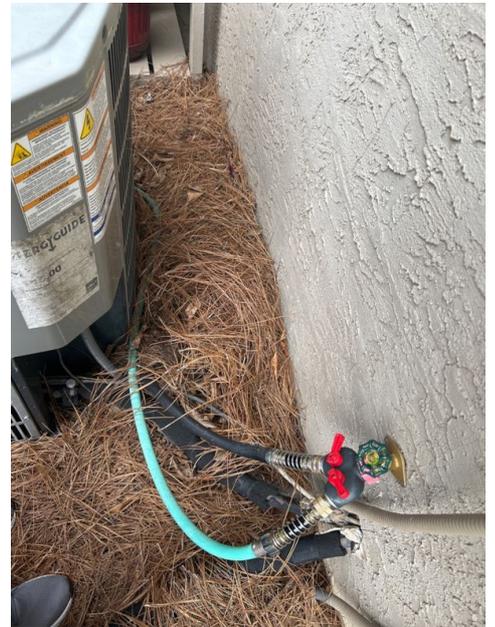
 Observation/Maintenance



3.3.1 Siding, Flashing & Trim  
**INADEQUATE GROUND  
CLEARANCE**

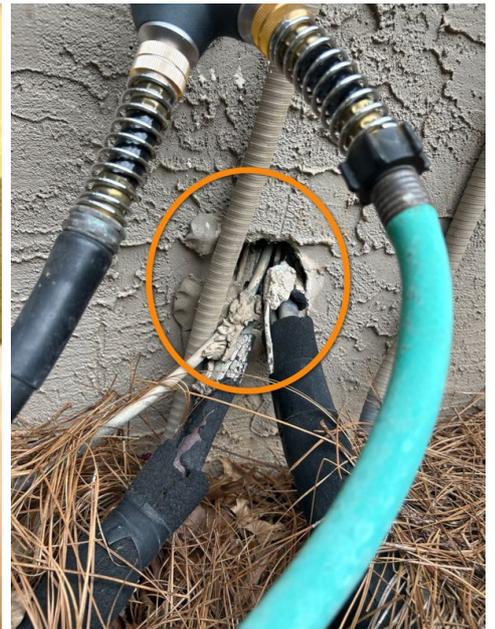
 Observation/Maintenance

Recommend better clearance from ground cover and base of home. This will help reduce the risk of deterioration and help with pest control.



3.3.2 Siding, Flashing & Trim  
**SEAL OPENING**

 Observation/Maintenance



3.3.3 Siding, Flashing & Trim  
**PREVIOUS REPAIR NOTED**

 Observation/Maintenance



### 3.4.1 Exterior Doors

#### **THRESHOLD IS DAMAGED**

RIGHT SIDE OF HOME.

Recommend sealing this opening in the threshold.

Recommendation

Contact a qualified professional.



### 3.6.1 Decks, Balconies, & Porches

#### **IMPROPER DECK CONSTRUCTION PRACTICES**

Deck joist not supported correctly over the post. Sagging is visible. Pic 1 & 2

Recommend correction at some point.





### 3.6.2 Decks, Balconies, & Porches

#### DECK POST

 Recommendation

Deck feels solid. However, there are items that will need to be addressed. The post that have some rot can be addressed later. The post that is leaning, I feel needs correction sooner than later. Recommend mulch be pulled back away from each post to extend their life and reduce rot.

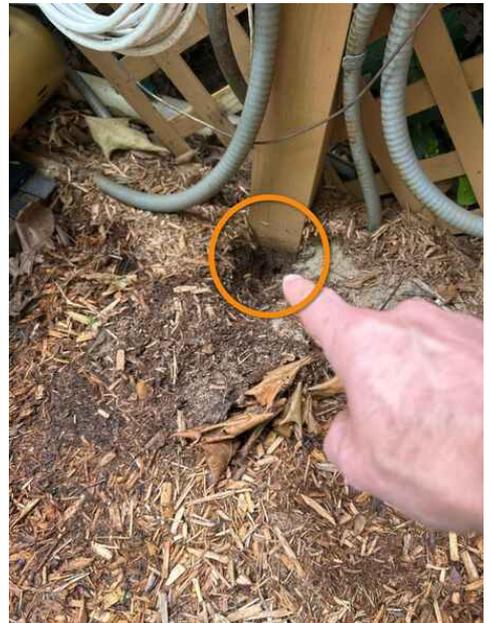
Recommendation  
Contact a qualified professional.



No Footer, Some Rot, Back Right Deck



Important: Correct Support Post. Leaning. Back Left Deck



No Visible Footer, Some Rot, Back Left Deck.

### 3.7.1 Stairs, Steps, Stoops, Stairways & Ramps

#### DECK STAIRS

 Safety Hazard

Stairs Secured with Nails Only

Recommend each staircase be secured with braces or screws. Notice the separation.

Recommendation  
Contact a qualified professional.



### 3.7.2 Stairs, Steps, Stoops, Stairways & Ramps

#### **STAIRWAY ILLUMINATION**



I observed inadequate illumination (lighting) for the stairway.

All stairs should have adequate lighting to see where you're stepping. There should be lighting for the stairway, steps, treads, and landings. For the exterior stairs, there should be a light at the top landing.

Recommendation  
Contact a qualified professional.

### 3.8.1 Railings, Guards & Handrails

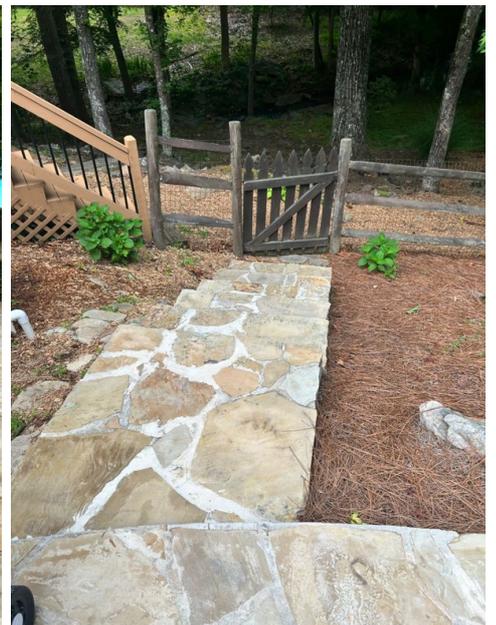
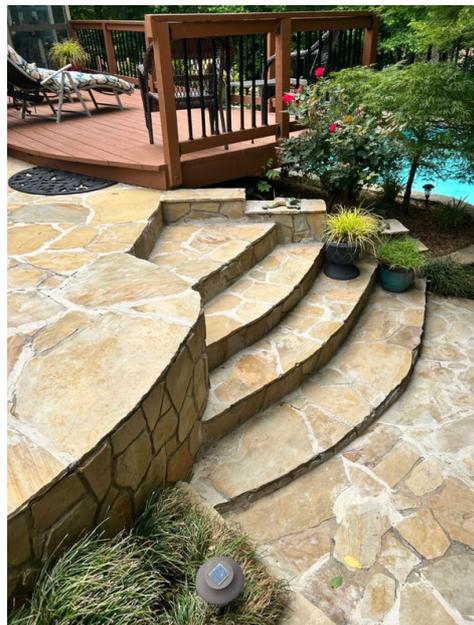
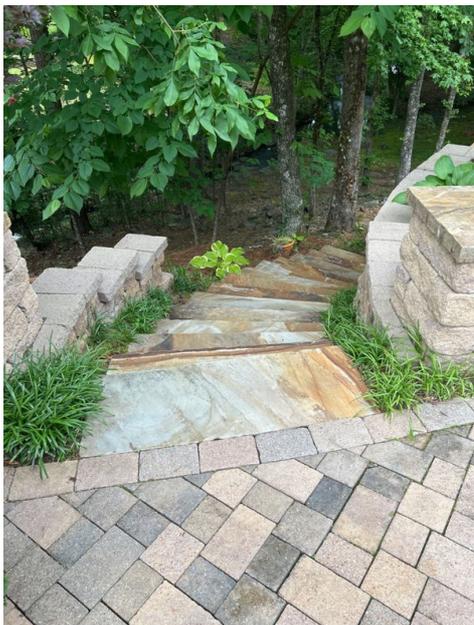
#### **MISSING HANDRAIL**



I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.

Recommendation  
Contact a qualified professional.



### 3.8.2 Railings, Guards & Handrails **LOOSE RAILING COMPONENT**

 Observation/Maintenance

I observed one or more loose railing components. Railing should be able to support 200 lbs in any direction. Correction and further evaluation is recommended.

Recommendation  
Contact a qualified handyman.



### 3.8.3 Railings, Guards & Handrails **MISSING GUARDRAIL**

 Safety Hazard

Current standards are to have railing at least 36" high.

Recommendation  
Contact a qualified professional.



### 3.9.1 Walkways, Patios & Driveways **DRIVEWAY CRACKING - MINOR**

 Observation/Maintenance

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



### 3.9.2 Walkways, Patios & Driveways **WALKWAY CRACKING - MINOR**

 Observation/Maintenance

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

[Here is a DIY article](#) on repairing cracked sidewalks.



### 3.10.1 Vegetation, Grading, Drainage & Retaining Walls

#### DEPRESSION IN LAWN

I recommend asking the owner if there was a tree previously here. Maybe that is why it's sunken in.

 Recommendation



### 4.1.1 Foundation

#### FOUNDATION CRACK - MINOR

GARAGE UTILITY ROOM

 Observation/Maintenance

I observed indications of a minor crack at the foundation. The crack is hairline with no major displacement or movement.

Recommendation  
Recommend monitoring.



### 5.6.1 Lighting Fixtures, Switches & Receptacles

#### **SWITCH UNABLE TO IDENTIFY**

 Recommendation

Unable to identify what one or more switches operate. There were a few on the exterior. Owner said they worked.



Several on Exterior, ask owner

### 5.6.2 Lighting Fixtures, Switches & Receptacles

#### **LIGHT INOPERABLE**

KITCHEN

 Recommendation

One or more lights are not operating. New light bulb possibly needed. This was for the light above the sink.



### 5.6.3 Lighting Fixtures, Switches & Receptacles

#### **COVER PLATES DAMAGED**

 Observation/Maintenance

One or more receptacles have a damaged cover plate. Recommend replacement.



### 5.6.4 Lighting Fixtures, Switches & Receptacles

#### **OUTDOOR LIGHTING**

 Recommendation

Seal around exterior lights to prevent water intrusion. Secure outdoor electrical outlet, it's exposed to the elements and water intrusion.



Recommend sealing all exterior lights



Right of Front Door

### 5.6.5 Lighting Fixtures, Switches & Receptacles

#### COVER PLATE LOOSE

 Observation/Maintenance

One or more outlet covers are loose and need tightening. This cover for the light fixture needs to be secured.



Several In Home



Upstairs Mst. Closet

### 5.6.6 Lighting Fixtures, Switches & Receptacles

 Observation/Maintenance

#### LIGHT OPENING

##### MASTER BATHROOM

It's cosmetic, but visible gap between light a fixture.



Mst. Bathroom

### 5.7.1 AFCIs

#### **MISSING AFCI**

 Recommendation

Living Room, Bedroom(s), Other Usable Space

No arc fault circuit interrupter (AFCI) breakers were installed for the identified locations. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a qualified electrician about upgrading circuits to AFCI protection per standard building practices.

\*NOTE\* A listed combination AFCI breaker is now required for all 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

### 5.8.1 GFCIs

#### **MISSING GFCI**

 Recommendation

Kitchen, Laundry Room, Garage, Bathroom(s), Porch/Patio, Deck

One or more electric receptacles at the laundry area and/or crawl space had no visible ground fault circuit interrupter (GFCI) protection, or it was unable to be determined if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

Outdoors (since 1973)

Bathrooms (since 1975)

Garages (since 1978)

Kitchens (since 1987)

Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993)

Laundry and utility sinks (since 2005)

### KITCHEN GFCI

There is one GFCI outlet in the kitchen. However, the other outlets are not connected to this so they maintain power even when the GFCI is tripped. Meaning, the other outlets are not GFCI protected.



### 5.9.1 Presence of Smoke and CO Detectors

#### OLD DETECTORS, NEW DETECTORS RECOMMENDED

 Recommendation

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. New smoke detectors are recommended.

Recommendation

Contact a qualified professional.

### 5.9.2 Presence of Smoke and CO Detectors

#### IMPROPER LOCATION OF SMOKE DETECTOR PER CURRENT STANDARD

 Recommendation

I observed indications of improper location of the smoke detector. Current standard is to have one in each bedroom. Only located two. 1. on main in hallway. 2. upstairs in hallway.

Smoke detectors should be installed on the ceiling, or installed on the wall no more than 12 inches from the ceiling.



### 7.1.1 Equipment

#### SEDIMENT TRAP MISSING ON FURNACE

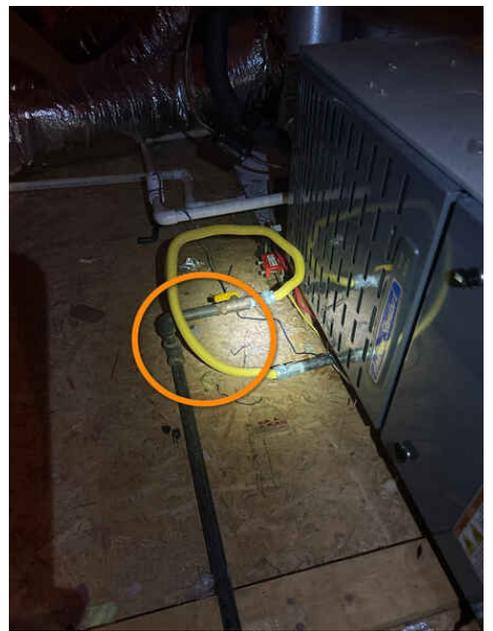
ATTIC UNIT

 Recommendation

No sediment trap was installed in the gas supply line at the furnace or the trap was improperly installed. Sediment traps prevent damage to

gas-fired appliances by trapping oil, scale, water condensation and/or debris. Recommend that a qualified contractor install a sediment trap per standard building practice.

Recommendation  
Contact a qualified professional.



Attic

### 7.1.2 Equipment **DUCT DEFECT**

GARAGE UTILITY ROOM UNIT

Need a cover for the filter insert.

Recommendation  
Contact a qualified professional.

 Recommendation



Garage Utility Room

### 8.1.1 Cooling Equipment **NEEDS MORE CLEARANCE FROM GROUND COVER**

 Observation/Maintenance

Remove access pinestraw from around units.



#### 9.4.1 Water Supply, Distribution Systems & Fixtures

### POLYBUTYLENE SUPPLY PIPES

 Recommendation

Water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend a qualified plumber replace pipes and fittings with an approved material like PEX.

You can read more about polybutylene piping [here](#) and [here](#).



Upstairs Guest



Upstairs Guest & Mst Toilets



Mst. Upstairs



Mst. Upstairs



Toilet in 1/2 Bath Downstairs

### 11.3.1 Ventilation in Attic

## BATHROOM VENTS TO ATTIC

### ATTIC

Current Standard in GA is for exhaust fans to vent directly to the exterior of the home. The two upstairs units exhaust into the attic. Recommend having them directed to the exterior.

Recommendation  
Contact a qualified professional.

 Recommendation



### 12.2.1 Sinks, Tubs & Showers

## LOOSE FIXTURE

I observed one or more fixtures are loose and need to be tightened.

 Observation/Maintenance



12.2.2 Sinks, Tubs & Showers

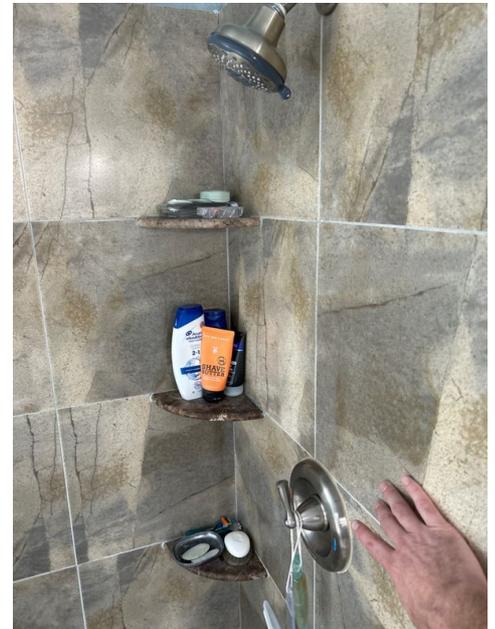
**NO RUNNING WATER AT FIXTURE**

MST. UPSTAIRS SHOWER

I observed that there was no running water at the fixture.

Recommendation

Contact a qualified plumbing contractor.



12.2.3 Sinks, Tubs & Showers

**SHOWER SEALANT**

Recommend resealing/sealing these areas to help prevent water intrusion.





Mst. Upstairs Shower



Upstairs Guest

### 12.2.4 Sinks, Tubs & Showers

#### JACUZZI TUB

MST. UPSTAIRS BATHROOM

Motor came on but water did not circulate. Also, it drained slowly, so that is something to monitor. Ask owner where the access is for the pump.

Recommendation

Contact a qualified professional.



### 12.3.1 Bathroom Exhaust Fan

#### MISSING FAN

I observed that the full bathroom on the main and Mst. Upstairs bathroom do not have a mechanical exhaust fan installed at or near the showers.

Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation

Contact a qualified general contractor.





Main full bathroom



Mst. Upstairs Bathroom

12.4.1 Cabinetry, Ceiling, Walls & Floor

**MINOR DEFECT**

MAIN FULL BATHROOM

I observed a minor repair in the bathroom floor.

 Observation/Maintenance



Main full bathroom

13.1.1 Doors

**POOR WEATHER-STRIPPING**

 Observation/Maintenance

At the time of the inspection, weather-stripping at an interior door was generally damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary.

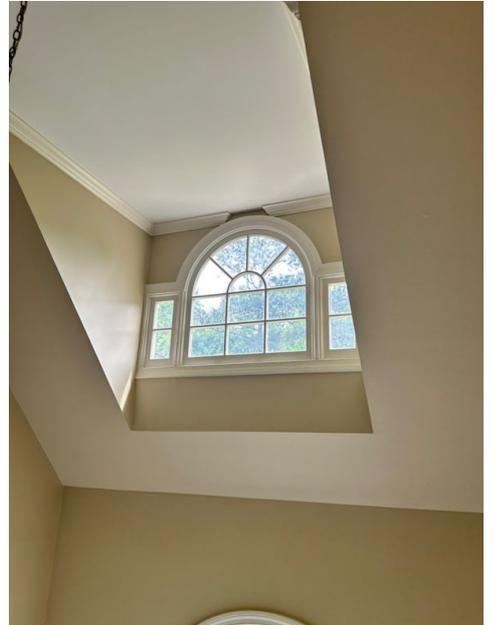


13.2.1 Windows

**WINDOW FILM**

Appears the window film is starting to deteriorate, or the window could just be dirty.

 Recommendation



13.3.1 Floors

**CARPET STAINS**

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

 Observation/Maintenance



Upstairs/office, guest

13.3.2 Floors

**TILE BROKEN**

KITCHEN/DINING

Recommendation

Contact a qualified professional.

 Recommendation



13.4.1 Walls

**WALL PAPER NEEDS RESECURED**

 Observation/Maintenance

DINING ROOM

Minor repair needed to wallpaper.



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14.1.1 Clothes Washer  
**MISSING CATCH PAN**

 Observation/Maintenance

I observed a missing water catch pan that should be installed under the clothes washer.

Recommendation  
Recommended DIY Project

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