



INSPECTION REPORT
101 Main Lane
Richmond Hill GA 31420

INSPECTED BY
Keith Ware
Pride Home
Inspections, LLC

INSPECTION DATE
📅 11/7/2025
🕒 12:00 PM



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General Info

Property Address 101 Main Lane Richmond Hill GA 31420	Date of Inspection 11/7/2025	Report ID 10250XX
Customer(s) Mr. Lane Court	Time of Inspection 12:00 PM	Real Estate Agent

Inspection Details

Standards of Practice: International Association of Certified Home Inspectors (InterNACHI) Member Number : NACHI18092824	Temperature during inspection: Over 65 (F) = 18 (C)	Weather during the Inspection: Clear, Sunny
Significant precipitation in last 3 days?: No	Ground/Soil surface condition: Dry	Type of building: Single Family (1 story)
Approximate Square Footage: 1774	Approximate Year of Original Construction: 2025, New Construction	Inspection started at: 12pm
Inspection ended at: 2pm	Occupancy: Unoccupied, empty of furniture	Attending the Inspection: Buyer
Style of Home: Traditional		

Comment Key & Definitions

<u>Comment Key</u>
The following are comment descriptions represented in 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.

1. Structure

Styles & Materials

Foundation Configuration: Concrete Slab-on-Grade	Sub Floor Structure: Concrete Slab	Floor Structure- Intermediate Support: Poured concrete pad
Floor Structure- Perimeter Bearing: Rests on top of foundation wall	Exterior Wall Structure: Stick Build 2x4 Wood Frame (conventional)	Typical Ceiling Structure: Drywall attached to roof trusses

		IN	NI	NP	RR
1.0	Foundation	•			•
1.1	Floor Structure	•			
1.2	Wall Structure	•			
1.3	Ceiling Structure	•			
1.4	Roof Structure	•			
		IN	NI	NP	RR

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Comments:

1.0 Observation: Superficial chipping where sill plate anchors and a drain rough-in were installed at the referenced locations.

Comment: Superficial chipping, which does not have a negative impact on structural integrity, is often the result of minor impacts during installation and can be managed with basic cosmetic repairs.

Recommendation: Repair by a concrete contractor.



chipped concrete at multiple locations around edge of foundation



chipped concrete at multiple locations around edge of foundation



chipped concrete at multiple locations around edge of foundation



chipped concrete at multiple locations around edge of foundation

2. Roof

Styles & Materials

Method of inspection: Walked the roof	Roof style: Gable	Assessed Roof Age: First Third of service life
Primary roof-covering type: Architectural Laminate Shingle (typically rated for 30 to 50 year service life)	Underlayment/Interlayment: Synthetic Concealed - majority of underlayment concealed beneath shingles	Framing type: Factory-built roof trusses
Roof sheathing material: Oriented Strand Board (OSB)	Drainage system description: Gutters were not installed	

		IN	NI	NP	RR
2.0	Roof Overall Condition	•			
2.1	Roof Covering Condition	•			
2.2	Roof Flashing	•			•
2.3	Roof Exterior	•			
2.4	Roof Interior	•			
2.5	Roof Sheathing	•			
2.6	Underlayment	•			
2.7	Plumbing and Combustion Vents	•			
2.8	Roof Penetrations	•			
2.9	Roof Drainage System (Gutters)			•	•
		IN	NI	NP	RR

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Comments:

2.0 Overall Condition: The roof was in serviceable condition. The roof covering appeared to be within the first third of its service life.

2.2 Observation: The drip edge was deflected at the reference location.

Comment: The drip edge flashing is installed to protect your home by directing water away from the fascia and roof decking, preventing moisture damage and rot. This L-shaped metal piece sits at the roof's edge, either guiding water into gutters or off the roof's edge. By preventing water from seeping under shingles and behind the fascia, it prolongs the life of your roof and structural components.

Recommendation: Flashing repair by a licensed roofer.



deflected drip-edge flashing at right gable rake

2.9 Observation: Gutters were not installed.

Comment: It's always a recommendation to have gutters installed if they are not already present. Gutters prevent water buildup around the foundation which may cause erosion and/or excessive settlement over a period of time.

Recommendation: Gutter installation by a qualified contractor, ensuring gutter downspouts discharge at least 4 feet away from the home.

3. Heating and Cooling

Styles & Materials

HVAC System Type: Heat Pump; split system (approx. service life: 12 years)	Number of HVAC Systems: 1	Energy Source: Electric
Exterior Unit Brand: Carrier Model / Serial Number : GH5SAN53000A / 0225X18684	Exterior Unit Manufacture Date: 2025	Interior Unit Brand: Carrier Model / Serial Number : FJ5ANXB30 / 4724F39279
Interior Unit Manufacture Date: 2024	Refrigerant: R-454B - Meets current EPA standard.	# of Thermostats: 1
Thermostat: Digital	Ducts: Insulated	Filter: Disposable

		IN	NI	NP	RR
3.0	Heating, Ventilation, and Air Conditioning (HVAC) Overall Condition	•			
3.1	Air Handle Drain Pan(s)	•			
3.2	Float Switch	•			
3.3	Refrigerant Lines	•			•
3.4	Ductwork	•			•
3.5	Condensation Drain Line	•			•
3.6	Thermostat	•			
3.7	Filter Condition	•			•
3.8	HVAC Electrical	•			•
		IN	NI	NP	RR

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Comments:

3.0 The home was equipped with a 2025, 2.5-ton Carrier split HVAC system. The system functioned as intended, except where otherwise noted, using normal operating controls at the time of inspection.

Periodic Maintenance Recommendations:

Monthly - Replace the air return filter every 30 days or as needed.

Annually - A licensed HVAC technician should perform maintenance, checks, and services on the system to achieve optimal performance, prolong service life, and identify problems at the earliest opportunity.

3.3 Observation: Multiple gaps in the HVAC refrigerant line insulation in the attic.

Comment: Condensation will form on the outer surface of the copper refrigerant line when the unit is in operation. Gaps in the insulation will allow condensation to leak which creates a moisture-rich attic environment that may facilitate fungal growth as well as causing moisture damage to the attic flooring and, over time, the interior ceilings below.

Recommendation: Repair by a licensed HVAC technician.



gaps in refrigerant line insulation in attic

3.4 Observation: At the interior HVAC unit in the attic, air leaked from the air supply plenum at multiple locations due to gaps in the mastic sealant where the ducts were connected to the plenum.

Comment: Conditioned air escaping into the attic can create a moisture-rich environment that facilitates mold/mildew growth.

Recommendation: A licensed HVAC technician repair the gaps in the mastic sealant at the interior unit to stop air leakage.



gap in mastic at interior unit allowed air leakage



gap in mastic at interior unit allowed air leakage

3.5 Observation: An HVAC condensation drain line was installed over a window on the right exterior wall. Additionally, there was a horizontal crack in the mounting block that may allow leakage.

Comment: Condensation discharged from this drain line in the future is likely to stain the window below over time and reduce visibility. Additionally, the horizontal crack in the mounting block may allow leakage.

Recommendation:

1. A qualified contractor relocate the condensation drain line so that it does not discharge onto a window.
2. A qualified contractor replace the cracked mounting block.



condensation drain line positioned above window on right exterior wall

3.7 Observation: The air return filters were clogged/dirty.

Comment: The purpose of an HVAC return vent filter is to capture dust, debris, and other particles from the air before it's pulled back into the HVAC system. This helps protect the ductwork, the HVAC unit itself, and improves indoor air quality by removing contaminants before they circulate back into the home.

A clogged air return filter has several negative impacts on your HVAC system, including reduced airflow, increased energy consumption, and potential damage to system components if there is persistent negligence.

Recommendation: Replace the filters at the earliest opportunity and do so again every 30 days thereafter.



filters were clogged

3.8 Observation: A corroded maintenance disconnect box at the exterior unit.

Comment: Several small cuts were made in the top of the box which damaged the protective coating and allowed it to corrode. The corrosion will likely worsen over time.

Recommendation: A licensed electrician replace the damaged maintenance disconnect box.



maintenance disconnect behind exterior unit:
corrosion caused by damage to protective
finish

4. Electrical

Styles & Materials

Service Entrance Configuration: Underground Lateral (underground) Aluminum 120/240 volt service	Service Entrance Conductor Ampacity: 200 amps	Number of Service Panels: 1
Service Panel Manufacturer: General Electric	Service Panel Type: Load Center	Service Panel Exposure Rating: Type 3R
Service Panel Ampacity: 200 amps	Service Panel Location: Exterior Wall	Service Disconnect Location: At Service Panel
Service Disconnect Type: Breaker	Service Disconnect Ampacity: 200 amps	Service OCPD Type: Breakers
Service Grounding Electrode: Driven rod	Number of sub panels: 1	Sub-panel Manufacturer: Square D
Sub-panel Type: main lug (no service disconnect)	Sub-panel Exposure Rating: Type 1	Sub-Panel OCPD Type: Breakers
Type of Branch Wiring: Vinyl-coated Romex (Non-Metallic sheathing) Solid Copper Stranded Copper	Ground Fault Circuit Interruptor (GFCI) Protection: YES (up-to-date)	Arc Fault Circuit Interruptor (AFCI) Protection: YES (up-to-date)

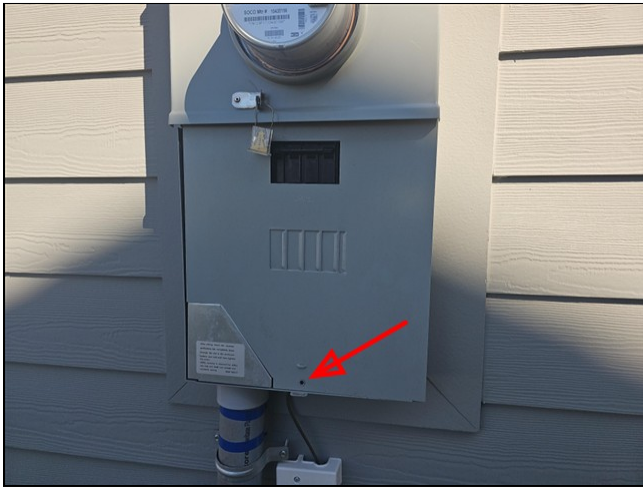
		IN	NI	NP	RR
4.0	Electric Meter	•			
4.1	Service Panel(s)	•			•
4.2	Service Disconnect	•			
4.3	Service Grounding Electrode System & Service Bond	•			
4.4	Equipment Grounding & Bonding	•			
4.5	Sub-panel(s)	•			
4.6	Overcurrent Protection Devices (Breakers)	•			
4.7	Electrical Receptacles (interior)	•			•
4.8	Electrical Receptacles (exterior)	•			•
4.9	GFCI/AFCI Protection	•			
4.10	Switches	•			•
4.11	Lighting	•			•
4.12	Doorbell	•			
		IN	NI	NP	RR

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Comments:

4.1 Observation: A fastener was not installed; the service panel dead-front was not secured.

Recommendation: A qualified contractor install a manufacturer-approved fastener.

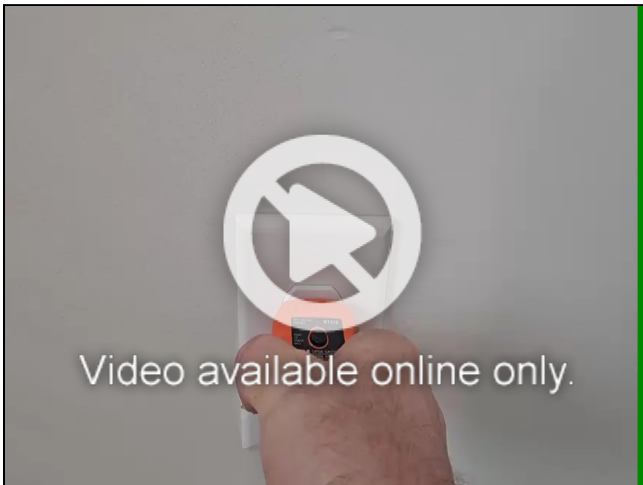


service panel dead-front was not secured:
missing fastener

4.7 (1) Observation: There were multiple loose electrical receptacles throughout the home.

Comment: After continued use over a period of time, wires can loosen and even become disconnected within the receptacle box.

Recommendation: An electrician repair all loose receptacles within the home.



multiple loose receptacles throughout home

4.7 (2) Observation: There was a gap between the wall and coverplate at multiple interior receptacles and switches. Cover plates should sit flush against the finished surface of the wall.

Recommendation: A licensed electrician evaluate each receptacle and switch in the home and repair

any where gaps are present between the wall and coverplate.



gap between wall and cover plate at multiple interior receptacles and switches

4.8 Observation: Loose electrical receptacle at the patio.

Comment: Over a period of time and after continued use, wires can loosen and even become disconnected.

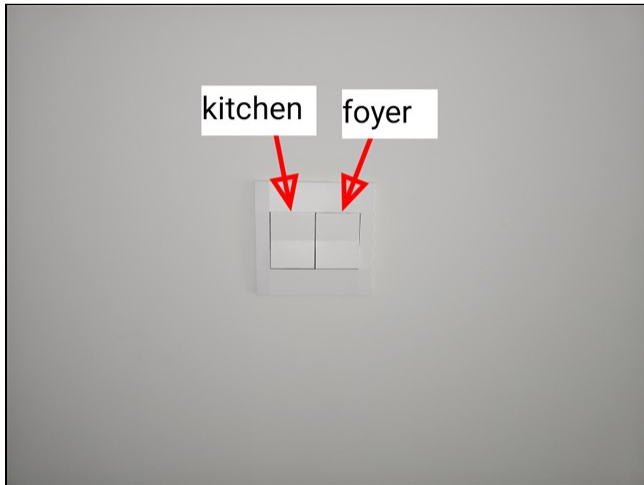
Recommendation: Repair by a licensed electrician.



loose receptacle at patio

4.10 Observation: The light switches at the referenced location were not installed in an intuitive manner. The switches were on the side opposite of the room of whose lights they controlled.

Recommendation: Repair by an electrician.



kitchen light switch: oriented backwards

4.11 Observation: The cover was missing at one recessed light fixture in the kitchen.

Recommendation: Repair by a qualified professional.



kitchen: recessed light fixture cover was missing

5. Plumbing

Styles & Materials

Water Supply Source: Public Water Supply	Water Shutoff Location: garage wall cold water supply at water heater water meter	Water Distribution Pipe Material: Cross-linked Polyethylene (PEX)
Sewage System Type: Public	Drain Waste and Vent Pipe Materials: Polyvinyl Chloride (PVC)	Number of Water Heaters: 1
Water Heater Manufacturer: A O Smith Model / Serial Number : ENT-50 130 / 2505142218636	Date of Manufacture: 2025	Water Heater Fuel Type: Electric
Water Heater Type: Tank (conventional)	Water Heater Tank Capacity: 50 gallons	

		IN	NI	NP	RR
5.0	Water Supply Source	•			
5.1	Water Heater	•			•
5.2	Water Distribution	•			
5.3	Drain, Waste, and Ventilation (DWV)	•			
5.4	Plumbing Fixtures	•			
5.5	Air Admittance Valve	•			
5.6	Exterior Plumbing	•			•
		IN	NI	NP	RR

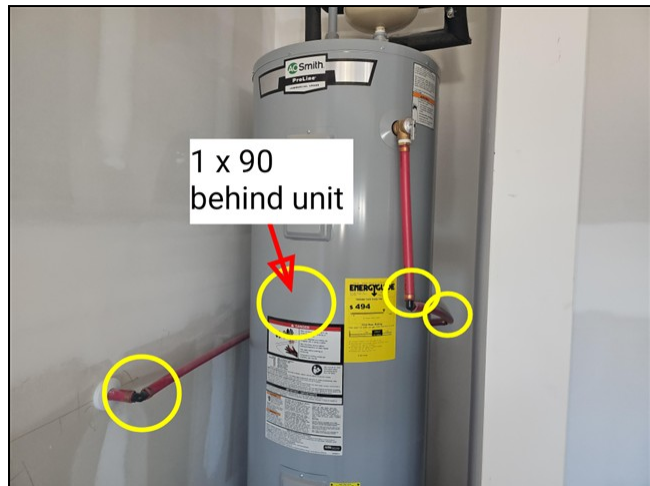
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Comments:

5.1 (1) Observation: Five 90-degree elbows were installed in the TPR drain line, exceeding the maximum of four.

Comment: There is a limit to the number of elbows in a TPR (Temperature and Pressure Relief) drain line to prevent restricting the valve's ability to quickly and safely release hot water in an emergency. Too many turns or excessive length create back pressure and head, which can impede flow and decrease the discharge capacity, potentially causing the pipe to fail or not function correctly.

Recommendation: Repair by a licensed plumber.



excessive amount of connections in TPR drain line



excessive amount of connections in TPR drain line

5.1 (2) Observation: The water had a mild sulfur smell at most fixtures.

Comment: A sulfur smell from a water heater is usually caused by bacteria in the water or a reaction with the anode rod, which can be fixed by flushing the tank and potentially replacing the rod.

The water heater was new and installed in a newly built home. Flushing the tank will likely remove the odor.

Recommendation: A licensed plumber:

1. Flush the tank to kill the bacteria.
2. Replace the anode rod if needed.



water had sulfur odor

5.6 (1) Observation: An unsealed plumbing drain cleanout at the referenced location.

Recommendation: Repair by a licensed plumber.



right-front corner: un-capped plumbing drain cleanout

5.6 (2) Observation: A hose bib was unsealed at the referenced location.

Comment: Unsealed exterior wall penetrations may allow water to leak behind the siding where moisture damage will occur.

Recommendation: A qualified professional seal the hose bib at referenced location.



right-rear corner: unsealed hose bib

6. Exterior

Styles & Materials

Exterior Wall-covering Material(s): Cementitious Siding (Hardie Plank/ Board)	Exterior Doors: Wood Sliding glass	Driveway Material(s): Concrete
Walkway Material(s): Concrete		

		IN	NI	NP	RR
6.0	General Grounds	•			
6.1	Driveway	•			•
6.2	Walkways	•			•
6.3	Front Porch / Stoop	•			•
6.4	Patio	•			
6.5	Exterior Walls	•			•
6.6	Siding & Trim	•			•
6.7	Exterior Wall Penetrations	•			
6.8	Exterior Doors	•			
6.9	Exterior Windows	•			
6.10	Exterior Lighting	•			
6.11	Trees, Landscaping, & Vegetation	•			
		IN	NI	NP	RR

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Comments:

6.1 Observation: Hardened concrete (construction debris) at front edge of driveway.

Recommendation: A concrete contractor remove the hardened concrete and repair the curb if necessary.



construction debris (hardened concrete) at edge of driveway

6.2 Observation: Two typical cracks traversed the front walkway.

Comment: Concrete cracks are fairly common and occur for a variety of reasons during or after installation. The vast majority of cracks are no cause for concern.

Recommendation: Further evaluation and repair as needed by a concrete contractor.



hairline cracking in front walkway



hairline crack in front walkway

6.3 Observation: There were multiple shallow gouges in the concrete front porch.

Recommendation: A concrete contractor resurface the front porch to improve appearance.



front porch: gouges in concrete

6.5 (1) Observation: The exterior walls were unpainted behind the decorative shutters on the front porch.

Recommendation: A professional painter remove the shutters and paint where missing.



exterior walls were not painted behind decorative shutters



unpainted wall behind decorative shutters on front porch

6.5 (2) Observation: White paint overspray on the exterior wall beneath the window at the front porch.

Recommendation: Repair by a professional painter.



paint over-spray on wall at front porch

6.6 (1) Observation: Flashing was not visible between the butt-joints of the cementitious siding.

Comment: Hardie-plank, a leading manufacturer of cementitious siding, recommends installing aluminum flashing behind each butt-joint to prevent moisture intrusion.

Flashing intercepts water that can get through the butt joint and directs it down the wall system, preventing it from reaching the WRB or the wall cavity.

Recommendation: Further evaluation by a cementitious siding specialist to (a) confirm/deny presence of flashing behind butt-joints at several locations and (b) repair and install additional flashing as needed.



manufacturer-recommended flashing was not visible behind siding butt joints

6.6 (2) Observation: The electrical service panel appeared to be installed in a manner that may allow moisture intrusion around its edges.

Comment: The panel was installed within a recessed area surrounded by trim. The weather-resistant barrier (WRB) was visible around the edges of the panel between the trim and panel.

Recommendation: Further evaluation by a cementitious siding specialist to (a) confirm/deny presence of flashing around the entire perimeter of the panel that would prevent moisture intrusion and (b) install flashing where missing if necessary.



service panel installed directly to wall, recessed within flashed mounting block



weather-resistant barrier visible



poorly sealed around edges of panel

6.6 (3) Observation: Poorly installed siding on the left side of the home.

Comment: The siding here appeared to have been removed and re-installed for an unknown reason. When it was allegedly re-installed, it was done so poorly.

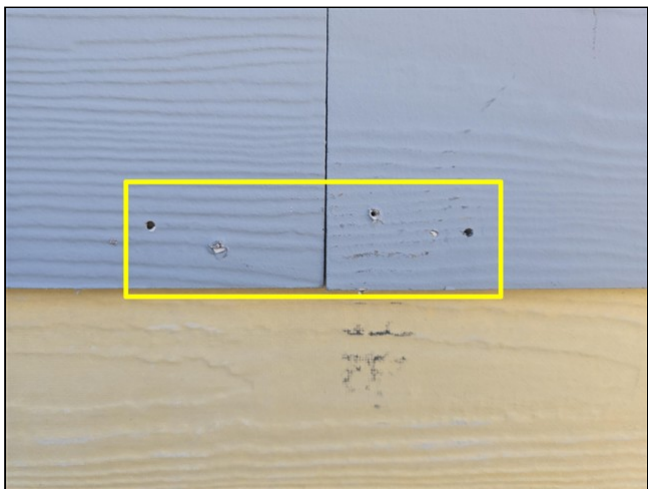
- The siding in this area was face-nailed. Most manufacturer's of cementitious siding recommend blind-nauling as opposed to face-nauling. If face-nailed, the nail heads must be sealed to prevent moisture intrusion, which they were not.

- There were two unpainted planks.

Recommendation: A cementitious siding specialist evaluate the condition of the siding in this area and repair as needed according to manufacturer's installation guidelines.



general location of affected siding



siding was face-nailed in several locations in this area

6.6 (4) Observation: Unpainted trim at the front porch overhang.

Recommendation: A professional painter paint the trim to match surrounding trim.



unpainted trim at front porch overhang

6.6 (5) Observation: The wood studs were exposed at the lower left and right corners of the garage door, leaving the wood susceptible to future moisture damage.

Recommendation: A qualified professional install flashing here to prevent future moisture damage.



lower exterior corners at garage door were unsealed



lower exterior corners at garage door were unsealed

7. Interior

Styles & Materials

Floor Covering Material(s): Vinyl Plank (LVP)	Walls and Ceilings: Drywall	Window Glazing: Double-pane
Window Operation: Single-hung	Smoke/CO Detectors: Smoke detector locations appeared adequate	

		IN	NI	NP	RR
7.0	Floors	•			
7.1	Walls	•			
7.2	Ceilings	•			
7.3	Doors	•			•
7.4	Windows and Skylights (Interior)	•			•
7.5	Interior Trim	•			
7.6	Closets	•			
		IN	NI	NP	RR

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Comments:

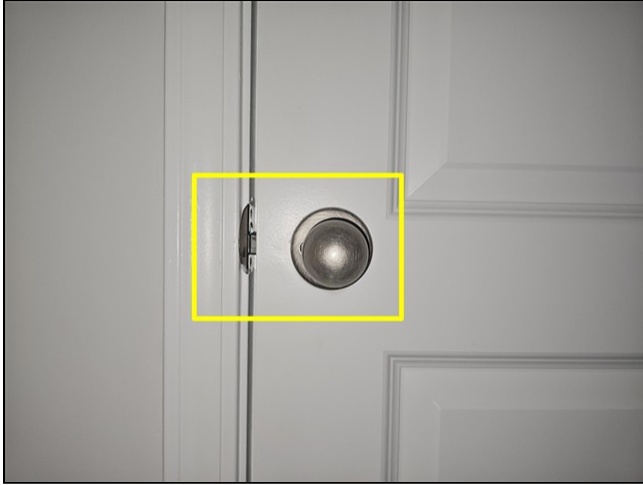
7.0 Observation: Construction debris was strewn on interior floors in many locations.



construction debris strewn on interior floors

7.3 Observation: The hall closet door (near laundry room) did not latch properly when closed due to a misaligned latch & catch plate.

Recommendation: Repair by a carpenter.



hall closet door did not latch due to misaligned catch plate

7.4 Observation: The referenced window in the primary bedroom was difficult to open and close.

Comment: A difficult window is often caused by dirt and debris buildup, leading to increased friction. Other common issues include a misaligned or distorted frame, a tight or broken spring mechanism, or damaged hardware, such as rollers.

Recommendation: Repair by a window specialist.



primary bedroom: difficult window

8. Kitchen and Built-in Appliances

Styles & Materials

Refrigerator Brand: None installed	Range/Oven Brand: Whirlpool Model / Serial Number : WFES3530RS0 / RD3483475	Range Type: Electric
Range Hood: Ductless Lights and fan operable Recirculating (removable filter)	Dishwasher brand: Whirlpool Model / Serial Number : WDF332PAMS 0 / FD4452772	Dishwasher Anti-siphon method: Correct: High-loop installed
Built-in Microwave Brand: Whirlpool Model / Serial Number : WMH31017HS12 / TRD3823265	Countertop Material: Granite	

		IN	NI	NP	RR
8.0	Refrigerator		•	•	
8.1	Range	•			
8.2	Range Hood	•			
8.3	Dishwasher	•			
8.4	Built-in Microwave	•			
8.5	Garbage Disposal	•			
8.6	Cabinets & Countertops	•			•
		IN	NI	NP	RR

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Comments:

8.0 Limitation: A refrigerator was not installed; not inspected.



refrigerator not installed

8.6 Observation: The shelf in the cabinet above the built-in microwave was not installed.

Recommendation: Installation by a qualified professional.



cabinet shelf above microwave not installed

9. Bathrooms

		IN	NI	NP	RR
9.0	Bathtub	•			
9.1	Shower	•			
9.2	Toilet	•			•
9.3	Sink	•			
9.4	Cabinets and Countertops	•			•
9.5	Ventilation	•			
9.6	Mirrors	•			
		IN	NI	NP	RR

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Comments:

9.2 Observation: A weak flushing toilet at the referenced location.

Comment: This can often be fixed by adjusting the toilet float to ensure the tank fills to the proper level.

Recommendation: Repair by a licensed plumber.



primary bathroom toilet: weak flush

9.4 Observation:



loose cabinet trim in primary bathroom

10. Attic

Styles & Materials

Attic Access Type: pull-down ladder	Attic Inspected From: Inside the attic	Insulation Material: Blown-in Fiberglass
General Insulation Depth / R-value: blown-in fiberglass / 12 inches = (R-30) / standard for local climate	Roof/Attic Ventilation Type: Soffit vents Ridge vent(s)	

		IN	NI	NP	RR
10.0	Attic Access	•			
10.1	Attic Thermal Envelope	•			
10.2	Attic Ventilation	•			
		IN	NI	NP	RR

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11. Laundry Room

Styles & Materials

Dryer Power:

Electric

Dryer Vent:

Smooth-bore metal (UL-approved)

Dryer 240-volt electrical receptacle type:

4-prong

Dryer vent location (exterior):
exterior wall

		IN	NI	NP	RR
11.0	Dryer Venting	•			•
11.1	Receptacles, Switches, Connections	•			
		IN	NI	NP	RR

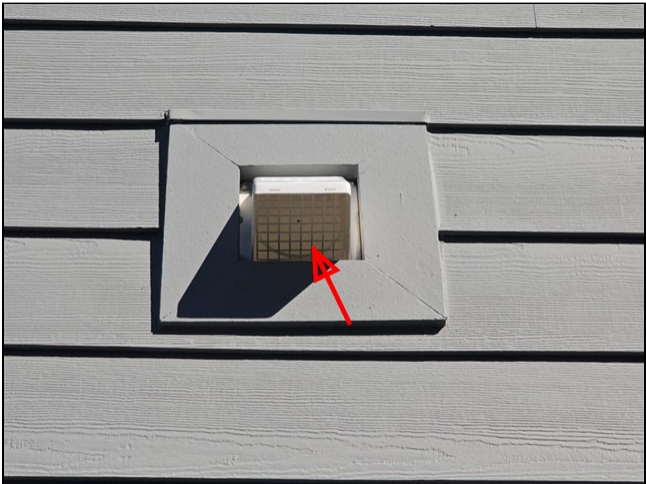
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Comments:

11.0 Observation: The plastic screen was still installed on the dryer vent.

Comment: Over time, lint buildup on the screen will inhibit air flow, increase drying times, and ultimately constitute a fire hazard.

Recommendation: Remove the plastic screen to prevent future lint accumulation.



dryer vent screen not removed, may result in lint buildup

12. Garage

Styles & Materials

Garage Vehicle Door Type:
Double

Number of Vehicle Doors:
1

Garage Door Opener:
Yes, automatic (INOPERABLE)

Vehicle Door Automatic Reverse:
Not Inspected - garage door opener
was inoperable

		IN	NI	NP	RR
12.0	Vehicle Doors	•			•
12.1	Garage Door Opener	•			•
12.2	Auto-Reverse Function		•		
12.3	Garage Trim	•			
12.4	Pedestrian Doors	•			
12.5	Fire Separation	•			•
12.6	Concrete slab (floor)	•			
12.7	Walls	•			
12.8	Ceiling	•			
		IN	NI	NP	RR

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Comments:

12.0 (1) Observation: The exterior seal at the garage door sagged at the upper edge.
Recommendation: Repair by a qualified professional.



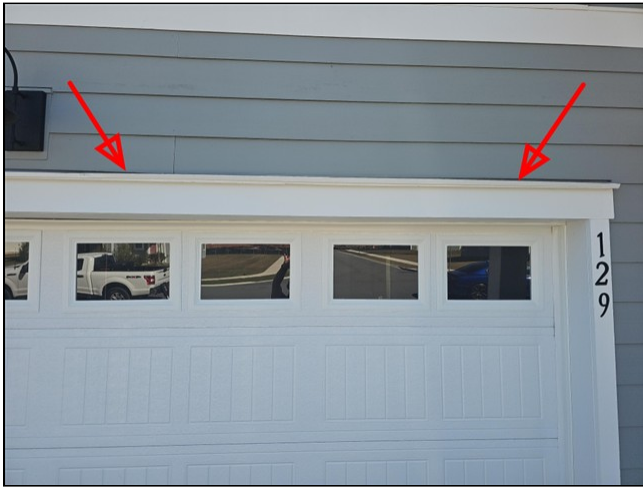
loose garage door seal

12.0 (2) Observation: Loose flashing above garage door. Loose flashing may not function as intended

and is more susceptible to wind damage.

Comment: Flashing is installed wherever there is an increased risk of moisture intrusion.

Recommendation: Repair by a qualified professional.



loose flashing above garage door

12.1 Observation: The garage door opener was inoperable. The wall switch did not cause any reaction from the door opener.

Recommendation: Further evaluation and repair as needed by a garage door technician.



garage door opener was inoperable / may require additional programming

12.2 Limitation: The garage door auto-reverse function was not tested due to an inoperable garage door opener.

Recommend a qualified professional test the door's auto-reverse function once the concerns have been addressed.

12.5 Observation: Unsealed fastener heads compromised the firewall between the garage and living area.

Comment: A firewall between the garage and living area is a safety requirement to prevent fire from spreading from the garage to the home, providing crucial time for occupants to escape. Garages are considered high-risk areas because they store flammable materials like gasoline and paints, and vehicles can leak flammable fluids that may ignite.

For a proper fire separation between a garage and a living area, all joints, gaps, and fastener heads (screws) in the fire-rated drywall must be sealed.

Recommendation: A qualified professional seal fastener heads on garage drywall where necessary.



unsealed fasteners in garage drywall that reduce firewall effectiveness

12.6 Observation: There were typical hairline cracks in the garage's concrete slab.

Comment: Concrete cracks are fairly common and occur for a variety of reasons during or after installation. The vast majority of cracks are no cause for concern.

Recommendation: Monitor over time. Have the cracks evaluated by a concrete professional should they ever present an uneven surface or expand to a width beyond 1/8th of an inch.

General Summary



**Savannah, GA 31419
(912) 320-1755**

Customer
Mr. Lane Court

Address
101 Main Lane
Richmond Hill GA 31420

1. Structure

1.0 Foundation

Inspected, Repair/Replace

Observation: Superficial chipping where sill plate anchors and a drain rough-in were installed at the referenced locations.

Comment: Superficial chipping, which does not have a negative impact on structural integrity, is often the result of minor impacts during installation and can be managed with basic cosmetic repairs.

Recommendation: Repair by a concrete contractor.

2. Roof

2.2 Roof Flashing

Inspected, Repair/Replace

Observation: The drip edge was deflected at the reference location.

Comment: The drip edge flashing is installed to protect your home by directing water away from the fascia and roof decking, preventing moisture damage and rot. This L-shaped metal piece sits at the roof's edge, either guiding water into gutters or off the roof's edge. By preventing water from seeping under shingles and behind the fascia, it prolongs the life of your roof and structural components.

Recommendation: Flashing repair by a licensed roofer.

2.9 Roof Drainage System (Gutters)

Not Present, Repair/Replace

Observation: Gutters were not installed.

Comment: It's always a recommendation to have gutters installed if they are not already present. Gutters prevent water buildup around the foundation which may cause erosion and/or excessive settlement over a period of time.

Recommendation: Gutter installation by a qualified contractor, ensuring gutter downspouts discharge at least 4 feet away from the home.

3. Heating and Cooling

3.3 Refrigerant Lines

Inspected, Repair/Replace

Observation: Multiple gaps in the HVAC refrigerant line insulation in the attic.

Comment: Condensation will form on the outer surface of the copper refrigerant line when the unit is in operation. Gaps in the insulation will allow condensation to leak which creates a moisture-rich attic environment that may facilitate fungal growth as well as causing moisture damage to the attic flooring and, over time, the interior ceilings below.

Recommendation: Repair by a licensed HVAC technician.

3.4 Ductwork

Inspected, Repair/Replace

Observation: At the interior HVAC unit in the attic, air leaked from the air supply plenum at multiple locations due to gaps in the mastic sealant where the ducts were connected to the plenum.

Comment: Conditioned air escaping into the attic can create a moisture-rich environment that facilitates mold/mildew growth.

Recommendation: A licensed HVAC technician repair the gaps in the mastic sealant at the interior unit to stop air leakage.

3.5 Condensation Drain Line

Inspected, Repair/Replace

Observation: An HVAC condensation drain line was installed over a window on the right exterior wall. Additionally, there was a horizontal crack in the mounting block that may allow leakage.

Comment: Condensation discharged from this drain line in the future is likely to stain the window below over time and reduce visibility. Additionally, the horizontal crack in the mounting block may allow leakage.

Recommendation:

1. A qualified contractor relocate the condensation drain line so that it does not discharge onto a window.
2. A qualified contractor replace the cracked mounting block.

3.7 Filter Condition

Inspected, Repair/Replace

Observation: The air return filters were clogged/dirty.

Comment: The purpose of an HVAC return vent filter is to capture dust, debris, and other particles from the air before it's pulled back into the HVAC system. This helps protect the ductwork, the HVAC

unit itself, and improves indoor air quality by removing contaminants before they circulate back into the home.

A clogged air return filter has several negative impacts on your HVAC system, including reduced airflow, increased energy consumption, and potential damage to system components if there is persistent negligence.

Recommendation: Replace the filters at the earliest opportunity and do so again every 30 days thereafter.

3.8 HVAC Electrical

Inspected, Repair/Replace

Observation: A corroded maintenance disconnect box at the exterior unit.

Comment: Several small cuts were made in the top of the box which damaged the protective coating and allowed it to corrode. The corrosion will likely worsen over time.

Recommendation: A licensed electrician replace the damaged maintenance disconnect box.

4. Electrical

4.1 Service Panel(s)

Inspected, Repair/Replace

Observation: A fastener was not installed; the service panel dead-front was not secured.

Recommendation: A qualified contractor install a manufacturer-approved fastener.

4.7 Electrical Receptacles (interior)

Inspected, Repair/Replace

(1) Observation: There were multiple loose electrical receptacles throughout the home.

Comment: After continued use over a period of time, wires can loosen and even become disconnected within the receptacle box.

Recommendation: An electrician repair all loose receptacles within the home.

(2) Observation: There was a gap between the wall and coverplate at multiple interior receptacles and switches. Cover plates should sit flush against the finished surface of the wall.

Recommendation: A licensed electrician evaluate each receptacle and switch in the home and repair any where gaps are present between the wall and coverplate.

4.8 Electrical Receptacles (exterior)

Inspected, Repair/Replace

Observation: Loose electrical receptacle at the patio.

Comment: Over a period of time and after continued use, wires can loosen and even become disconnected.

Recommendation: Repair by a licensed electrician.

4.10 Switches

Inspected, Repair/Replace

Observation: The light switches at the referenced location were not installed in an intuitive manner. The switches were on the side opposite of the room of whose lights they controlled.

Recommendation: Repair by an electrician.

4.11 Lighting

Inspected, Repair/Replace

Observation: The cover was missing at one recessed light fixture in the kitchen.

Recommendation: Repair by a qualified professional.

5. Plumbing

5.1 Water Heater

Inspected, Repair/Replace

(1) Observation: Five 90-degree elbows were installed in the TPR drain line, exceeding the maximum of four.

Comment: There is a limit to the number of elbows in a TPR (Temperature and Pressure Relief) drain line to prevent restricting the valve's ability to quickly and safely release hot water in an emergency. Too many turns or excessive length create back pressure and head, which can impede flow and decrease the discharge capacity, potentially causing the pipe to fail or not function correctly.

Recommendation: Repair by a licensed plumber.

(2) Observation: The water had a mild sulfur smell at most fixtures.

Comment: A sulfur smell from a water heater is usually caused by bacteria in the water or a reaction with the anode rod, which can be fixed by flushing the tank and potentially replacing the rod.

The water heater was new and installed in a newly built home. Flushing the tank will likely remove the odor.

Recommendation: A licensed plumber:

1. Flush the tank to kill the bacteria.
2. Replace the anode rod if needed.

5.6 Exterior Plumbing

Inspected, Repair/Replace

(1) Observation: An unsealed plumbing drain cleanout at the referenced location.

Recommendation: Repair by a licensed plumber.

(2) Observation: A hose bib was unsealed at the referenced location.

Comment: Unsealed exterior wall penetrations may allow water to leak behind the siding where moisture damage will occur.

Recommendation: A qualified professional seal the hose bib at referenced location.

6. Exterior

6.1 Driveway

Inspected, Repair/Replace

Observation: Hardened concrete (construction debris) at front edge of driveway.

Recommendation: A concrete contractor remove the hardened concrete and repair the curb if necessary.

6.2 Walkways

Inspected, Repair/Replace

Observation: Two typical cracks traversed the front walkway.

Comment: Concrete cracks are fairly common and occur for a variety of reasons during or after installation. The vast majority of cracks are no cause for concern.

Recommendation: Further evaluation and repair as needed by a concrete contractor.

6.3 Front Porch / Stoop

Inspected, Repair/Replace

Observation: There were multiple shallow gouges in the concrete front porch.

Recommendation: A concrete contractor resurface the front porch to improve appearance.

6.5 Exterior Walls

Inspected, Repair/Replace

(1) Observation: The exterior walls were unpainted behind the decorative shutters on the front porch.

Recommendation: A professional painter remove the shutters and paint where missing.

(2) Observation: White paint overspray on the exterior wall beneath the window at the front porch.

Recommendation: Repair by a professional painter.

6.6 Siding & Trim

Inspected, Repair/Replace

(1) Observation: Flashing was not visible between the butt-joints of the cementitious siding.

Comment: Hardie-plank, a leading manufacturer of cementitious siding, recommends installing aluminum flashing behind each butt-joint to prevent moisture intrusion.

Flashing intercepts water that can get through the butt joint and directs it down the wall system, preventing it from reaching the WRB or the wall cavity.

Recommendation: Further evaluation by a cementitious siding specialist to (a) confirm/deny presence of flashing behind butt-joints at several locations and (b) repair and install additional flashing as needed.

(2) Observation: The electrical service panel appeared to be installed in a manner that may allow moisture intrusion around its edges.

Comment: The panel was installed within a recessed area surrounded by trim. The weather-resistant barrier (WRB) was visible around the edges of the panel between the trim and panel.

Recommendation: Further evaluation by a cementitious siding specialist to (a) confirm/deny presence of flashing around the entire perimeter of the panel that would prevent moisture intrusion and (b) install flashing where missing if necessary.

(3) Observation: Poorly installed siding on the left side of the home.

Comment: The siding here appeared to have been removed and re-installed for an unknown reason. When it was allegedly re-installed, it was done so poorly.

- The siding in this area was face-nailed. Most manufacturer's of cementitious siding recommend blind-nailing as opposed to face-nailing. If face-nailed, the nail heads must be sealed to prevent moisture intrusion, which they were not.

- There were two unpainted planks.

Recommendation: A cementitious siding specialist evaluate the condition of the siding in this area and repair as needed according to manufacturer's installation guidelines.

(4) Observation: Unpainted trim at the front porch overhang.

Recommendation: A professional painter paint the trim to match surrounding trim.

(5) Observation: The wood studs were exposed at the lower left and right corners of the garage door, leaving the wood susceptible to future moisture damage.

Recommendation: A qualified professional install flashing here to prevent future moisture damage.

7. Interior

7.3 Doors

Inspected, Repair/Replace

Observation: The hall closet door (near laundry room) did not latch properly when closed due to a misaligned latch & catch plate.

Recommendation: Repair by a carpenter.

7.4 Windows and Skylights (Interior)

Inspected, Repair/Replace

Observation: The referenced window in the primary bedroom was difficult to open and close.

Comment: A difficult window is often caused by dirt and debris buildup, leading to increased friction. Other common issues include a misaligned or distorted frame, a tight or broken spring mechanism, or damaged hardware, such as rollers.

Recommendation: Repair by a window specialist.

8. Kitchen and Built-in Appliances

8.6 Cabinets & Countertops

Inspected, Repair/Replace

Observation: The shelf in the cabinet above the built-in microwave was not installed.

Recommendation: Installation by a qualified professional.

9. Bathrooms

9.2 Toilet

Inspected, Repair/Replace

Observation: A weak flushing toilet at the referenced location.

Comment: This can often be fixed by adjusting the toilet float to ensure the tank fills to the proper level.

Recommendation: Repair by a licensed plumber.

9.4 Cabinets and Countertops

Inspected, Repair/Replace

Observation:

11. Laundry Room

11.0 Dryer Venting

Inspected, Repair/Replace

Observation: The plastic screen was still installed on the dryer vent.

Comment: Over time, lint buildup on the screen will inhibit air flow, increase drying times, and ultimately constitute a fire hazard.

Recommendation: Remove the plastic screen to prevent future lint accumulation.

12. Garage

12.0 Vehicle Doors

Inspected, Repair/Replace

(1) Observation: The exterior seal at the garage door sagged at the upper edge.

Recommendation: Repair by a qualified professional.

(2) Observation: Loose flashing above garage door. Loose flashing may not function as intended and is more susceptible to wind damage.

Comment: Flashing is installed wherever there is an increased risk of moisture intrusion.

Recommendation: Repair by a qualified professional.

12.1 Garage Door Opener

Inspected, Repair/Replace

Observation: The garage door opener was inoperable. The wall switch did not cause any reaction from the door opener.

Recommendation: Further evaluation and repair as needed by a garage door technician.

12.5 Fire Separation

Inspected, Repair/Replace

Observation: Unsealed fastener heads compromised the firewall between the garage and living area.

Comment: A firewall between the garage and living area is a safety requirement to prevent fire from spreading from the garage to the home, providing crucial time for occupants to escape. Garages are considered high-risk areas because they store flammable materials like gasoline and paints, and vehicles can leak flammable fluids that may ignite.

For a proper fire separation between a garage and a living area, all joints, gaps, and fastener heads (screws) in the fire-rated drywall must be sealed.

Recommendation: A qualified professional seal fastener heads on garage drywall where necessary.

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