



Metropolitan Atlanta Performance Home Inspection Report



**Property Address:
2900 Delray Drive**

**Prepared For:
Hannah Ruppert**

**Date:
August 30, 2015**

Fax or Email Address:

For more information about inspections and Comprehensive Home Inspections visit www.inspectatlantahome.com or call 770.457.2787



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Pre-Inspection Agreement for Home Inspection Services

The pre-inspection agreement defines the limitations of the inspection and terms for settlement of disputes. Read and sign this agreement prior to attending the inspection.

Pre-Inspection Agreement for Home Inspection Services

Date: August 30, 2015

Property Address: 2900 Delray Drive

This report is intended as a guide to help the client make his own evaluation of the overall condition of the home, and it not intended to reflect the value of the premises, nor make any representation as to the advisability of the purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected or that every possible defect was discovered. NO disassembly of the equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions that, by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, fire or lawn sprinkler systems; swimming pools; playground or other recreational or leisure equipment; any system which is shut down or secured, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors or cosmetic defects. Any general comments about these systems and conditions are information only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection for any governmental or non-governmental codes or regulations. The report does not constitute any express or implied warranty or guarantee of present or future adequacy or performance of the structure, its systems, or their component parts and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity or service life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the customer. Inspector accepts no responsibility for use or misinterpretation by third parties. A copy of the standards of ASHI is available for your inspection at the inspector's office.



Comprehensive Home Inspections, Inc. certifies that the inspector has no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

The client agrees to pay to the inspector an inspection fee in the amount of (325.00) (hereunder referred to as the "Inspection Fee") upon the completion of the inspection.

It is understood and agreed that should the inspector or the agents of employees of the inspector, or all, be found liable for a any loss or damages resulting from a failure to perform any of the obligations of the inspector, including, but not limited to negligence, breach of contract or otherwise, that the liability of the inspector or the agents or employees of the inspector, shall be limited to a sum equal to the amount of the inspection fee.

In the event of a claim, the client will allow Comprehensive Home Inspections, Inc. to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything that may constitute evidence relating to the complaint, except in the case of an emergency.

This Pre-Inspection Agreement represents the entire agreement between the inspector and the customer. No change or modification shall be enforceable against any party unless such change or modification in writing and signed by both parties. This Agreement shall be binding upon and enforceable by the parties, if a corporation, its successors, assigns, agents, employees, attorneys in fact, attorneys at law and representatives, and if an individual, their heirs, executors, administrators, successors, assigns, attorneys in fact attorneys and representatives.

The above is understood and agreed to:

Inspector:

**Daniel Curl
Comprehensive Home Inspections, Inc**

Client: Hannah Ruppert



How To Read This Report

This is a ***Performance*** Inspection. Its' purpose is to determine the condition of the building using procedures and reporting consistent with accepted standards. This inspection addresses the distribution of structural loads, the enclosure of living and storage space and the management of water, heat, air and vapor through the building.

It does not include plan review, load calculations or specific code compliance provisions.

Information in this report is grouped in three main areas:

Site	Those areas outside the building
Enclosure	The building itself
Active Mechanisms	Heating, Ventilation and Air Conditioning, Plumbing, Electrical System, and Appliances

Definitions used in this report:

Repair, Replace	Requires repair or replacement
Servicing Required	Requires servicing by a qualified technician
Safety Issue	Represents a potential safety hazard
Not Standard	Does not comply with established building code, manufacturers specifications or accepted building practice
Warranted	Improvement or repair is justified based on observed condition or age
Recommend	Improvements suggested will improve function or safety
Noted	Information deemed useful to homeowner



Invoice

Payment is due upon receipt of this inspection report

Client: Hannah Ruppert

Property Address: 2900 Delray Drive

Work Order Number: 97961

Fees

Single Family Home 450.00

Townhome

Discount for less than full report, no utilities on <125.00>

Institution/Commercial

Credit or discount

Total Due upon receipt of invoice: 325.00

Remit payment to:

***Comprehensive Home Inspections
608 Lakeshore Drive, NE
Atlanta, Ga. 30307-1752***

Include the work order or inspection address on your check



Inspection Report Overview

This 1960 framed cottage has been renovated

Improvements include:

- Fiber-cement lap siding
- Foundation wall patching
- Wall between kitchen and living area opened
- Floor framing replaced below kitchen and bathroom
- New electric panel (and wiring)
- Converted to all-electric
- Floor coverings
- New driveway, steps
- Gabled entry roof

Observations

Vandalized, dirty and derelict

- HVAC appliance, electric conductors stolen/damaged
- Rodent droppings throughout attic and living space
- Airhandler and water heater are in poor condition

Site improvements needed

- Fence damage
- Poor framing detail at side porch
- Drain water from center front to left side
- Pipe roof water away from house
- Remove tree at left
- Concrete drive installed above existing one a cause of moisture issues- especially right front corner. Concrete drive not drained or sloped to direct water away from the home
- There is no visible drain at the rear yard. It appears the lower portion of the lot is on a flood plain

Exterior

- Brick detail slopes toward, not away from, front wall: this directs moisture into the wall assembly
- Gutters are not acceptable: require clean/repair or replace so they direct roof water away from the home-especially at the front corners and over the basement entry
- Cover exposed overhead wiring conductors at service drop



Attic

- **Struts (knee braces) omitted at right side attic**
- **Deflection of living/dining room due to incorrect support of wall/ceiling loads: require resupport**
- **Replace damaged insulation and clean attic, including gable screens**
- **Severe pest infestation. Insulation damaged**

Interior

- **Awkward kitchen layout: refrigerator, cabinets**
- **Single pane metal windows are old, not efficient, missing screens**
- **Laminate floor installation not acceptable**

Framing

- **Moisture and termite damage at front corners: band joists. More at left side front band joist. Remove damaged wood until solid wood is discovered and replace Control moisture and treat for termites**
- **Re-framed floor framing at kitchen and bathroom DO NOT MEET structural requirements. Require provide beam and/or post support for concentrated roof/wall load at kitchen post. Require qualified contractor to frame flooring below the bathroom**

Foundation Walls and Columns

- **Beam at center of house has ropped due to slab deflection**
- **Ponding water aggravates rust/failure at column bases**
- **All walls are 9 ft ungrouted block**
- **Bowed front foundation wall unsupported (no pilasters/corners) along its length and is subject to moisture and soil loads**
- **Right and left foundation walls bowed somewhat**
- **Patching and painting of walls does not address moisture issues**
- **Voids detected by sounding below slab: no post footings, thin slab, high moisture. Area under posts appears OK. Settlement of center slab has caused low are and ponding.**
- **Open mortar joints at walls: finish sealing**

Utilities

- **All electric: panel beyond maximum with tandem breakers. Recommend gas water heater, oven/range and furnace. Gas meter removed**
- **No receptacle at bathroom. More receptacles at kitchen countertop**
- **No plumbing review**



Summary

This poor quality renovation does not meet applicable standards. Require comply with minimum construction standards.

Foundation degradation can be controlled with appropriate moisture controls



Porch added. Not centered on front door

Cover exposed energized conductor connections

Repair post rot. Concrete poured over/around post base

Incomplete and leaking gutter a cause of wood damage at front right corner

Fouled gutter leaking at basement entry. Nearby downspout a source of basement moisture

Side deck not supported in a workmanlike fashion



Derelict heat pump and water heater

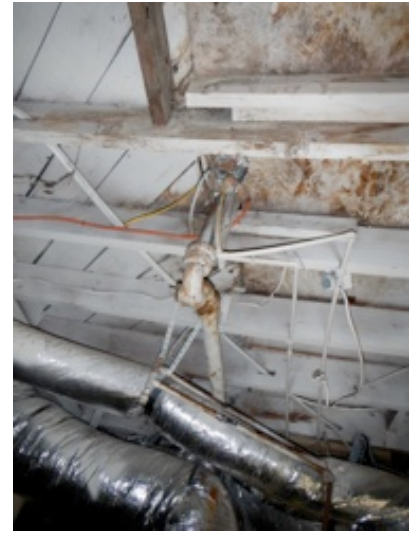
Outside unit stolen

Wiring cut and stolen

Remove invasive tree at left side

History of wood rot and termites due to roof water. Top row of brick slopes towards house and feeds water into wall

Repair rot and termite damage at front right corner. Raised concrete is one cause of damage



Electric panel at maximum due to all-electric home

Wall at kitchen dropped due to inadequate support. Ceiling insulation damaged throughout due to rodent activity. No rafter bracing struts (knee braces) at right side attic

Wall and living room/dining room ceiling dropped due to inadequate framing support

More countertop receptacles needed. Receptacles should be groundfault protected. Functional kitchen design is needed

Floor framing below bathroom is not workmanlike and does not meet industry standards: correction required

Require structural support at point load at kitchen wall, near where old drain was not removed



Front wall bowed due to soil and moisture loads. Wall under-designed. Require reduce moisture at center front outside wall

Right and left sidewalls bowed to a lesser extent. Reduce moisture loads

Repair or support termite-damaged band joist about 8ft along front wall

Slab has settled under structural (column/interior) load. Water an indication of load path. Sounding indicates THIS SECTION of slab in contact with soil

Detail at front left corner. There is a history of wood damage and wall cracks