

WATERTIGHT RESIDENTIAL

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RESIDENTIAL REPORT

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JULY 23, 2022



Inspector

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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Warping/Buckling
- ⊖ 10.3.1 Attic, Insulation & Ventilation - Ventilation: Attic Ventilation Insufficient
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Damaged
- ⊖ 11.2.2 Doors, Windows & Interior - Windows: Broken window
- ⚠ 13.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Occupancy

Vacant

Style

Multi-level

Temperature (approximate)

85 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Hot

2: ROOF

Information

Inspection Method

Ladder



Roof Type/Style

Hip

Coverings: Roofing Material

Asphalt

Roof Drainage Systems: Gutter Material

Seamless Aluminum



Skylights, Chimneys & Other Roof Penetrations: No Chimney present

Roof condition

Roof appears to be in satisfactory condition
Architectural shingles.

Flashings: Material

Aluminum



3: EXTERIOR

Information

Inspection Method

Attic Access

Siding, Flashing & Trim: Siding Material

Fiber Cement

Siding, Flashing & Trim: Siding Style

Shakes



Walkways, Patios & Driveways:

Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Patio

Decks, Balconies, Porches & Steps: Material

Concrete



Eaves, Soffits & Fascia: Good condition

Fascia and soffits appear to be in good condition

Exterior Doors: Exterior Entry Door

Fiberglass



Limitations

Decks, Balconies, Porches & Steps

BOWING CEILING

Ceiling over patio appears to be bowing. Would advise to have builder inspect and correct.



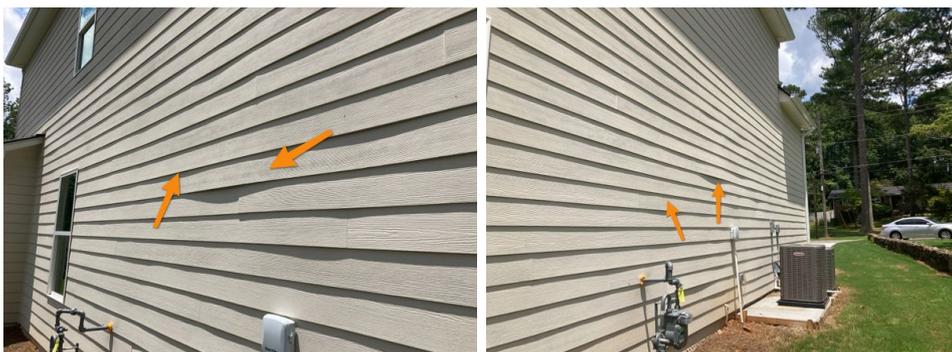
Deficiencies

3.1.1 Siding, Flashing & Trim

WARPING/BUCKLING

siding was warping or bowing in areas. This is often as a result of nailing siding boards to tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

 Recommendation



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material

Slab on Grade

Floor Structure:

Basement/Crawlspace Floor

No basemant or crawlspace

Floor Structure: Material

None

Floor Structure: Sub-floor

None

Inspection Method

Attic Access

Rafters show no sign of damage, attic appears in satisfactory condition.

5: HEATING

Information

Equipment: Brand
Lennox

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air



Equipment: Furnace
Appears to be functioning properly.

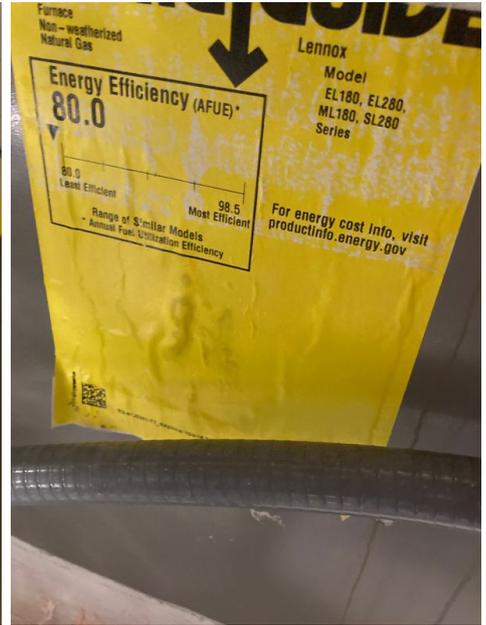
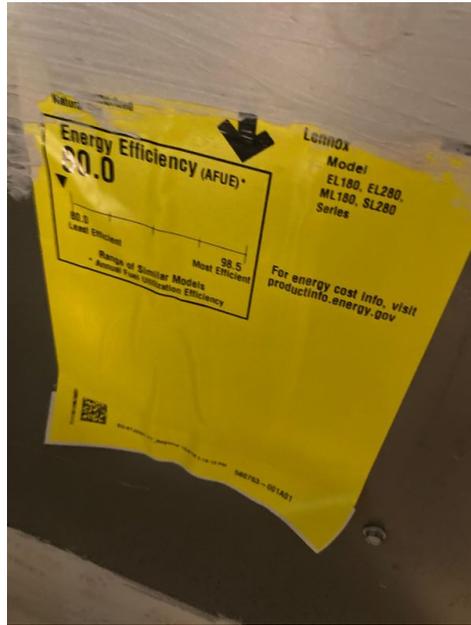
Distribution Systems: Ductwork
Insulated

Distribution Systems: Duct work
Duct work is properly installed and is in satisfactory condition.

AFUE Rating

80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



6: COOLING

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Cooling Equipment: Air conditioner

Air conditioning system appeared to be functioning properly.

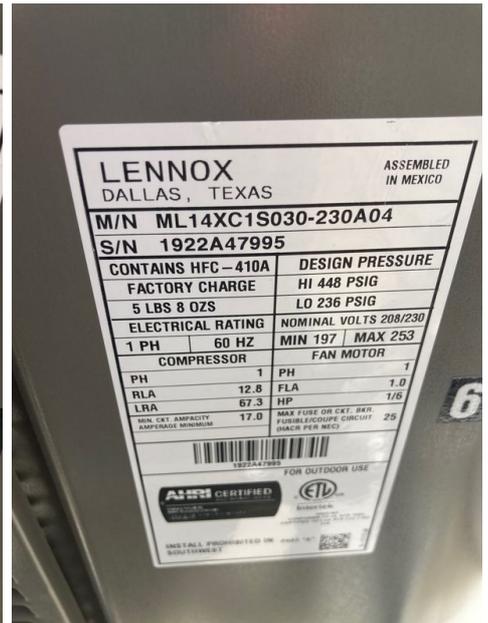
Distribution System: Configuration
Split

Presence of Installed Cooling Source in Each Room: HVAC
HVAC registers located in all finished rooms.



Cooling Equipment: Brand

Lennox



Cooling Equipment: SEER Rating

14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](http://Energy.gov).

Normal Operating Controls: Thermostat

Thermostat working correctly



7: PLUMBING

Information

Filters

Unknown

Water Source

Public

Main Water Shut-off Device:

Location

Garage



Main Water Shut-off Device: Main water shut off

Main water shut working correctly.

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

Unknown



Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex

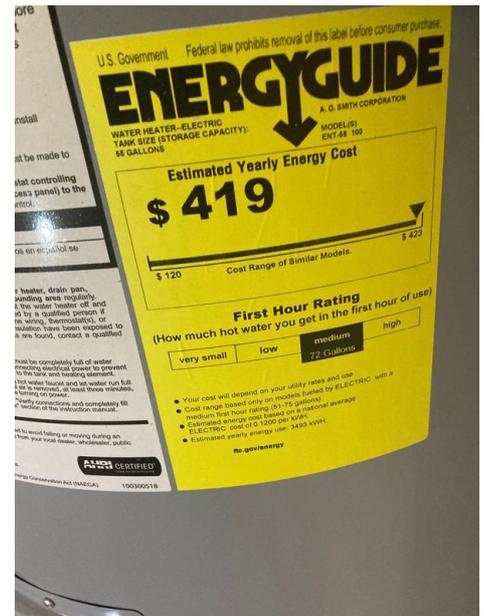
Water Supply, Distribution Systems & Fixtures: Water Supply Material

Pex



Hot Water Systems, Controls, Flues & Vents: Capacity

55 gallons



Hot Water Systems, Controls, Flues & Vents: Location

Garage



Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric

Fuel Storage & Distribution Systems: Main Gas Shut-off

Location
Gas Meter



Sump Pump: Location

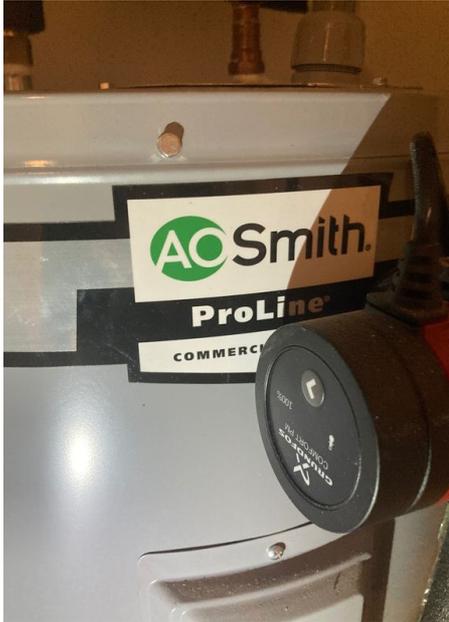
None

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



8: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, 240v



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Garage



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**
150 AMP



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Square D

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**
Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel Location**
None

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP**
Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Not Visible

Limitations

Service Entrance Conductors

GROUNDING BAR

Grounding bar could not be located.

Smoke Detectors

NOT ENOUGH SMOKE DETECTORS

Smoke detector missing in kitchen and fireplace room.

Carbon Monoxide Detectors

CARBON MONOXIDE DETECTORS MISSING

Carbon Monoxide detectors missing in kitchen and fireplace room

9: FIREPLACE

Information

Type
Gas



Fire Place

Main fire place functions properly.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric

Dryer Vent

Washer / dryer not installed

Flooring Insulation

No access

Attic Insulation: Insulation Type

Blown, Fiberglass

Attic Insulation: R-value

57.6

Exhaust Systems: Exhaust Fans

Fan Only



Ventilation: Ventilation Type

Soffit Vents, Ridge Vents



Deficiencies

10.3.1 Ventilation

 Recommendation

ATTIC VENTILATION INSUFFICIENT

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.



11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Engineered Wood, Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Sheetrock

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite



Windows: Window Type
Double-hung

Updated double hung and picture vynol windows throughout the home.

Limitations

Windows

MISSING CLIP

Missing clip on window beside kitchen table.



Deficiencies

11.2.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

 Recommendation



11.2.2 Windows

BROKEN WINDOW

Window in kitchen is cracked. Advise to have replaced.

Recommendation

Contact a qualified professional.

 Recommendation



12: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher

Dishwater appears to function properly.

Refrigerator: Brand

Unknown

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

Range/Oven/Cooktop: Oven

Oven appears to be running properly.

Range/Oven/Cooktop: Range

Range appears to be running properly.

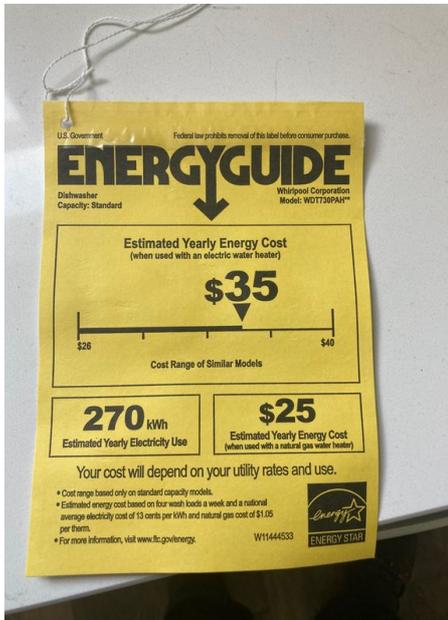
Garbage Disposal: Working properly

Garbage disposal appears to be working properly.



Dishwasher: Brand

Whirlpool



Range/Oven/Cooktop: Exhaust Hood Type

Vented



Range/Oven/Cooktop: Range/Oven Brand

Whirlpool



13: GARAGE

Information

Garage Door: Material
Insulated



Garage Door: Type
Automatic

Garage Door Opener: Garage door opener

Garage door opener functioned properly.

Limitations

Floor

SMALL CRACKING

Small cracking in garage



Deficiencies

13.6.1 Occupant Door (From garage to inside of home)



Safety Hazard

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)



14: BATHROOMS

Limitations

Shower

DRAIN PLUG

Drain plug in upstairs jack and Jill shower not connected.



Sinks

LEAK

Water was present under bathroom sink downstairs, but could not find any active leak. Advise to monitor this sink for future leak.



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.