

Property Inspection Report

RR-7704692036

650 Pepper Wood Lane
Stone Mountain, Ga 30087



Roofing Remedies, Ltd.

Prepared By: Clyde Nix

1100 Hammond Drive , Suite 410A-156
Atlanta, GA 30328

Property Inspection Report

Inspection Number: RR-7704692036

INSPECTOR INFORMATION	
Inspector:	Clyde Nix
Address:	1100 Hammond Drive , Suite 410A-156
City:	Atlanta
State/ Province:	GA
Zip/Postal Code:	30328
Phone:	877-780-6343
Mobile:	770-879-6343
E-Mail:	clydenix@roofingremedies.com

INSPECTION INFORMATION	
Address:	650 Pepper Wood Lane
City:	Stone Mountain
State/Province:	Ga
Zip/Postal Code:	30087
Date:	Sep 18 2010
Start Time:	14:30
End Time:	15:30
Type:	Roof
Fees:	\$0.00
Other Fees:	\$945.00

PROPERTY CONDITIONS	
Approximate Sqft:	1800
Estimaged Age:	25
Occupied:	Y
Electrical Service:	Y
Gas/Oil Service:	Y
Water Service:	Y
Weather:	Dry
Outdoor Temperature:	0°
Building Type:	Framed
Additions/Modifications:	Screen Rear porch
Entrance Faces:	E
Soil Conditions:	Appear Normal
Space Below Grade:	Y
Garage:	Tucked Under

SELLER'S INFORMATION	
Name:	
E-Mail:	
Phone:	
Fax:	
Address:	650 Pepper Wood Lane
City:	Stone Mountain
State/ Province:	Ga
Zip/Postal Code:	30087
Agent Name:	
Agent Company:	
Agent E-Mail:	
Agent Phone:	
Agent Address:	
Agent City:	
Agent State:	
Agent Zip:	

CLIENT'S INFORMATION	
Name:	Donna Price
E-Mail:	donnapr@comcast.net
Phone:	770-469-2036
Fax:	
Address:	650 Pepper Wood Lane
City:	Stone Mountain
State/ Province:	Ga
Zip/Postal Code:	30087
Agent Name:	
Agent Company:	
Agent E-Mail:	
Agent Phone:	
Agent Address:	

Agent City:	
Agent State:	
Agent Zip:	

TABLE OF CONTENTS

Cover	III. Exterior
Inspection Information	IV. Attic
Agreement	V. Interior
I. Roof: Main	VI. Roof: Garage
II. Roof: Patio	

Agreement

The Roof Inspection Report, which includes this agreement, the cover page, the inspection information, and the summary (comments and issues) is a total of 9 sections. It is of uppermost importance to review every page of the inspection report, as well as all the photographs in this inspection report.

GLOSSARY OF INSPECTION RATINGS

- Satisfactory (S):** The inspected item or component was found to be in normal condition for its age.
- Not Inspected (NI):** This item or component was not inspected. Items or components may not be accessible due to safety reasons, or furniture, stored articles, trees, shrubs, snow, etc.
- Not Present (NP):** Not applicable to this property.
- Attention Required (AR):** These are items and/or components that need further attention. All attention required items have a comment or issue remark.
- Comment:** General information and marginal items. Please note, some items that are marginal can, over time, turn into major issues if not attended to, repaired or replaced. Comments are listed in the report.
- Issues:** These are items that need repair or replacement and/or additional evaluation by a licensed contractor or certified technician. Safety hazards and/or safety enhancement recommendations are also listed as issues. Issues are listed in the report.
- Notes:** Important general information, which may, or may not be applicable to the property.

TERMS OF AGREEMENT/CONTRACT

The roof inspection, the contract and the inspection report do not constitute a home warranty guarantee, or an insurance policy of any kind whatsoever. The client agrees to hold harmless and exempts the inspector, inspection company, its officers, agents, and employees from all liability and responsibility for the cost of repairing or replacing any unreported material defect, or other deficiency, in excess of the inspection scope and fee.

If the client does discover a material defect or other deficiency that was not identified and reported by the inspector, the client shall notify the inspector in writing and allow the inspector and/or inspectors designated representative to re-inspect the item and document the condition(s) prior to any repairs, alterations or replacement of said material defect of deficiency. This agreement constitutes the entire integrated agreement between the parties and may be modified only by a written agreement signed by

both parties. No oral agreements, understandings, or representations will change, modify or amend any part of this agreement. This agreement shall be binding upon and inure to the benefits of the parties hereto and their heirs, successors and assigns.

Any dispute of the interpretation of this agreement or arising from this inspection and report, shall be resolved between parties by binding arbitration conducted in accordance with the rules of the American Arbitration Association. An arbitrator familiar with the home inspection process needs to conduct the proceeding. The award of the arbitrator shall be final. Time is of the essence, no action of any kind can be commenced after one year of the date of the inspection.

Should any portion of this agreement be found either invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of this contract shall remain in full force and effect.

Payment

Client understands and agrees to all the terms, conditions, and limitations of this agreement/contract, and agrees to pay the inspection fee, and any other fee amount, as indicated in the inspection information area, on page 2.

Customer or Customer's Representative Signature Date

Customer or Customer's Representative Signature Date

Inspector's Signature Date

Inspection Address : 650 Pepper Wood Lane

SECTION: I. ROOF: MAIN

INSPECTION ITEM

Description: Final Report

Remarks: Roof Shingle repair and roof deck damage front south corner



Roof : shows 4 RV50 Vents (air vents) Flat area of roof 300 Sq ft. Roll roofing membrane Damage roof decking front northeast corner Trees mostly cut back .

Location: Main

Type: Gable

Approximate Age: 9 years

Approximate Life Expectancy: 6-10 Years

Visible Inspected Area: 100%

Section: I. Roof: Main » Item: A. Downspouts/Extensions

Description: Aluminum

Rating: Satisfactory

SECTION: I. ROOF: MAIN

INSPECTION ITEM

Section: I. Roof: Main » Item: B. Gutters

Description: Aluminum

Rating: Satisfactory

Comment:



Debris need to be removed.

Issue:



Cleaned debris from gutters

SECTION: I. ROOF: MAIN

INSPECTION ITEM

Section: I. Roof: Main » Item: C. Covering

Description: Fiberglass Shingle

Rating: Attention Required

Comment: Shingle(s) are damaged.



caused by poor roof ventilation.

Comment:



Improper mastic applied (should be applied under shingles and vent flashing

Comment:



plumbing boot flashing damage and needs replacement

Comment:

SECTION: I. ROOF: MAIN

INSPECTION ITEM



sealant properly install between flashing and shingle surfaces

Comment:



close up of shingle (their are small mineral surface of shingle missing)
CAUSED BY POOR VENTILATIONS

Comment:



LARGER AREA OF SHINGLE SHOW
SMALL BLACK SPOTS (CAUSED BY
POOR VENTILATION.)

Comment: Shingle(s) are damaged.

SECTION: I. ROOF: MAIN

INSPECTION ITEM



Blister lost of mineral surface (excessive heat)

Issue:



Replaced Plumbing boot flashings

Issue:



Before installed new

Issue:

SECTION: I. ROOF: MAIN

INSPECTION ITEM



Seal Collar area , and painted rusted metal vents

Issue:



Removed rotten Roof decking front se corner

Issue:



area of vent repairs and painting

Section: I. Roof: Main » Item: D. Flashing-Valley

Description: No Description

Rating: Not Present

Section: I. Roof: Main » Item: E. Flashing-Drip Edge

Description: No Description

Rating: Not Present

Inspection Address : 650 Pepper Wood Lane

SECTION: I. ROOF: MAIN

INSPECTION ITEM

Section: I. Roof: Main » Item: F. Flashing-Counter

Description: No Description

Rating: Not Present

Section: I. Roof: Main » Item: G. Skylight

Description: No Description

Rating: Not Present

Section: I. Roof: Main » Item: H. Vents

Description: Galvanized

Rating: Attention Required

Comment: Galvanized vents rusted (paint using metal rust preventative paint)



SECTION: I. ROOF: MAIN

INSPECTION ITEM

Section: I. Roof: Main » Item: I. Chimney

Description: Wood Siding

Rating: Satisfactory

Comment: Damage chimney wood corner trim



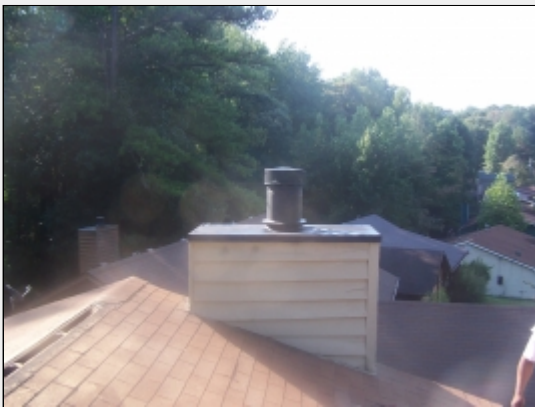
Small area of trim rot (isn't covered under roof warranty) area should be repair at time of re-paint.

Comment: metal pan cover heat stack of chimney



Surface rust, paint to prevent rust , collar sealant good.

Issue:



Painted area Of chimney Metal Pan (rusted)

Inspection Address : 650 Pepper Wood Lane

SECTION: I. ROOF: MAIN

INSPECTION ITEM

Section Notes:

All roofing types require some type of annual maintenance (some types more frequent). Failure to perform routine maintenance will usually result in leaks and accelerated roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. Today there are dozens of roofing products on the market, which makes a choice a little more difficult. You have the traditional roofing products, but additionally homeowners today can benefit from a large variety of roofing materials and products. New roofing products are being developed in response to the drawbacks of older roofing materials, the needs of modern building techniques, and the increasing stiffer building codes. Most of todays roofing materials are tested for their fire resistance and flame spread. They are rated according to flame resistance standards. Most roofing materials are covered by a manufacturers warranty, with typical warranties ranging from 15 to 40 years. Some roofing materials are specifically designed and recommended for special applications. These include locations with high wind conditions, high heat areas, heavy snowfall, salt-water exposure, and forested areas.

In addition to the variety of choices in roofing materials available today, there are also numerous roofing-related products on the market. Some are designed to assist with traditional roofing-related problems such as moss accumulation and drainage. Other products are specifically designed for todays energy efficient homes and construction practices, to make the roof a portion of the homes venting and insulation system.

Inspection Address : 650 Pepper Wood Lane

SECTION: II. ROOF: PATIO

INSPECTION ITEM

Location: Porch

Type: Flat

Approximate Age: 1 year

Approximate Life Expectancy: 11-15 Years

Visible Inspected Area: 100%

Section: II. Roof: Patio » Item: A. Downspouts/Extensions

Description: Aluminum

Rating: Satisfactory

Section: II. Roof: Patio » Item: B. Gutters

Description: Galvanized

Rating: Satisfactory

Inspection Address : 650 Pepper Wood Lane

SECTION: II. ROOF: PATIO

INSPECTION ITEM

Section: II. Roof: Patio » Item: C. Covering

Description: Rolled

Rating: Attention Required

Comment: Bulged rolled roofing material observed in various areas.



exposed nails along rake of patio roof
Roof drains well and materials are newly installed , (life span expected 5 years)
Area of nails need to be sealed using mastic with mesh

Section: II. Roof: Patio » Item: D. Flashing-Valley

Description: No Description

Rating: Not Present

Section: II. Roof: Patio » Item: E. Flashing-Drip Edge

Description: Galvanized

Rating: Satisfactory

Section: II. Roof: Patio » Item: F. Flashing-Counter

Description: No Description

Rating: Not Present

Section: II. Roof: Patio » Item: G. Skylight

Description: No Description

Rating: Not Present

Section: II. Roof: Patio » Item: H. Vents

Description: No Description

Rating: Not Present

Section: II. Roof: Patio » Item: I. Chimney

Description: No Description

Rating: Not Present

Inspection Address : 650 Pepper Wood Lane

SECTION: II. ROOF: PATIO

INSPECTION ITEM

Section Notes:

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Inspection Address : 650 Pepper Wood Lane

SECTION: III. EXTERIOR

INSPECTION ITEM

Section: III. Exterior » Item: A. Wall Coverings

Description: Wood Siding

Rating: Satisfactory

Comment:



NEWLY PAINTED GOOD CONDITION

Section: III. Exterior » Item: B. Painting - Caulking

Description: Painted Surface

Rating: Satisfactory

Section: III. Exterior » Item: C. Fascia - Trim

Description: Wood

Rating: Satisfactory

Inspection Address : 650 Pepper Wood Lane

SECTION: III. EXTERIOR

INSPECTION ITEM

Section: III. Exterior » Item: D. Eaves - Soffits

Description: Wood

Rating: Satisfactory

Section: III. Exterior » Item: E. Trees - Vines

Description: Trees

Rating: Satisfactory

Section Notes:

Wall insulation and R-value is not verified, conditions inside the wall cannot be judged. Any wall cracks that are cosmetic in nature, will not be addressed in the inspection report. However all wall and floor cracks can be a potential source for moisture entry. To prevent seepage, it is recommended that all cracks be sealed. Property maintenance is a must; this includes painting, caulking and sealing of all exterior surfaces. Unsealed cracks around windows, doors, and thresholds can allow moisture penetration, which is the key cause of the deterioration of any surface. Many times evidence of any such penetration can only be observed during a rainfall. Regarding windows, there are basically two main basic types, single pane and double pane. Double pane windows provide an acoustical as well as a thermal barrier. The hermetic seals, which hold the inert gas between the dual panes, can fail at any time and thusly cause condensation to form between the panes. Since this is not always apparent, an evaluation of hermetic seals is not part of the home inspection.

Inspection Address : 650 Pepper Wood Lane

SECTION: IV. ATTIC

INSPECTION ITEM

Access Location: hall

Method of Inspection: Entered Partially

SECTION: IV. ATTIC

INSPECTION ITEM

Section: IV. Attic » Item: A. Insulation

Description: Cellulose Blown In

Rating: Satisfactory

Comment: Blocked soffit and raised celing area of attic



Comment: wet areas of OSB roof deck



Area near soffit eave in attic Show water stain

Comment: wet areas of OSB roof deck



small area wet at joint of OSB boards

Comment: wet areas of OSB roof deck

SECTION: IV. ATTIC

INSPECTION ITEM



large area wet at metal pipe (roof vent flashing)

Comment: wet areas of OSB roof deck



area wet rear section of roof

Issue:



Ridge Peak of decking cut open to allow attic to vent properly

Issue:

SECTION: IV. ATTIC

INSPECTION ITEM



Gaf ridge shingle over vent

Issue:



Issue:



install new shingles over vent

Issue:

SECTION: IV. ATTIC

INSPECTION ITEM



ridgevent over cut peak

Section: IV. Attic » Item: B. Roof Penetrations

Description: Bathroom, Kitchen Laundry Vents

Rating: Satisfactory

Section: IV. Attic » Item: C. Ventilation

Description: Gable, Roof, Soffit Vents

Rating: Attention Required

Comment: Should have more roof ventilation to meet shingle requirements

Should install Shingle over ridge vent all total peak of roof

Section: IV. Attic » Item: D. Moisture Conditions

Description: Moisture Signs

Rating: Attention Required

Issue: Water damage is present.

Damage Plywood Decking Front Northeast Corner

SECTION: IV. ATTIC

INSPECTION ITEM

Section: IV. Attic » Item: E. Sheathing

Description: Strandboard

Rating: Attention Required

Comment:



Over all decking is good it has areas of wet stains caused by roof leaks and photo here show area damage and need repair where rot and covered with sheet metal

Issue:



installed new 1/2 inch wood decking

Issue:



Issue:

Inspection Address : 650 Pepper Wood Lane

SECTION: IV. ATTIC

INSPECTION ITEM



where metal place (by Frank) to cover hole in decking.

Section: IV. Attic » Item: F. Trusses - Rafters

Description: 2 X 4 Trusses

Rating: Satisfactory

Section: IV. Attic » Item: G. Accessibility

Description: 70%

Rating: Satisfactory

Section Notes:

Some problems that are associated with an improperly ventilated attic space:

Sumps between rafters (deck deflection) can happen because after awhile (sometimes several years, sometimes only a couple of years), a plywood roof deck can warp or deteriorate and become spongy and dangerous to walk on. This occurs because one side of plywood decking needs be able to "breathe" by being exposed to circulating air. The adhesives used in the plywood can deteriorate or Dry Rot can occur because of condensation.

Water vapor will condense first on anything metal inside the attic; this will eventually cause the metal to rust. Heads can rust off nails, metal plumbing straps or straps holding HVAC ducting can rust in two causing the ducting to crash down on top of the ceiling joists or through a suspended ceiling. This problem is more common in humid climates.

In colder climates – generally where the average January temperature is 32 degrees Fahrenheit (0 degrees Celsius) or colder – high inside humidity (40 percent or greater) combined with low outside temperatures can cause frost to form on the bottom of the roof deck.

Insulation can trap moisture which will reduce the R-value of the insulation and create a nice environment for the propagation of certain molds, spores, and fungi which will also cause problems.

Cooling units will need to be serviced or replaced prematurely because of excessive use.

Ice Dams - ice dams are the result of melting snow continually refreezing at the roof perimeter and then backing up under the shingles and causing leaks.

The key in preventing these problems is proper attic ventilation, and adequate amounts of insulation.

Inspection Address : 650 Pepper Wood Lane

SECTION: V. INTERIOR

INSPECTION ITEM

SECTION: V. INTERIOR

INSPECTION ITEM

Section: V. Interior » Item: A. Wall Finishes - Moisture Penetration

Description: Drywall Painted

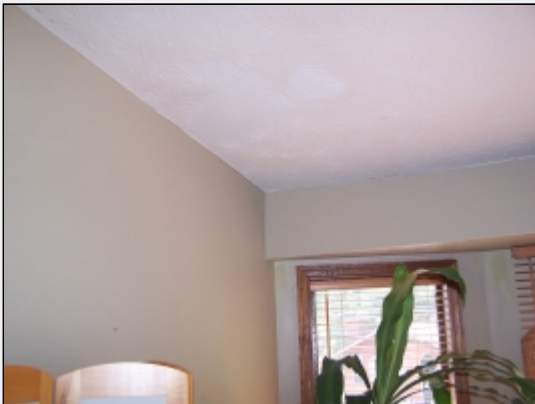
Rating: Satisfactory

Comment:



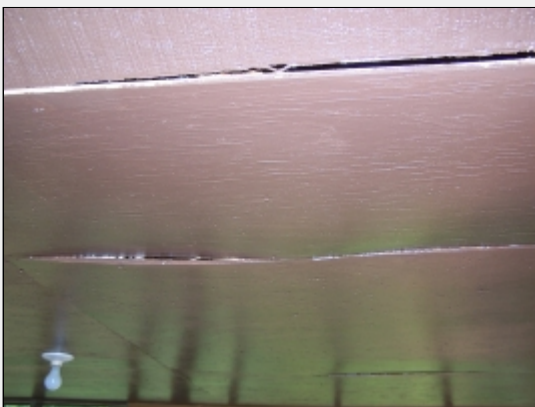
Water stain Closet

Comment: Prior drywall repair observed at



Area in corner (roof decking repair needed)

Comment:



Buckle loose plywood ceiling rear cover porch.

Inspection Address : 650 Pepper Wood Lane

SECTION: V. INTERIOR

INSPECTION ITEM

Section: V. Interior » Item: B. Ceiling - Moisture Penetration

Description: Drywall Painted

Rating: Satisfactory

Section: V. Interior » Item: C. Windows

Description: Wood fixed

Rating: Satisfactory

Section Notes:

Furniture or belongings will not be moved during the inspection. Many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. Cosmetic deficiencies are considered normal wear and tear, and therefore are not required to be addressed in the inspection. It is recommended a thorough walk through be done with the seller before closing on the property. Determining the condition of the insulated glass panes is not always possible due to temperature, weather, lighting conditions, and the cleanliness of the glass.

Inspection Address : 650 Pepper Wood Lane

SECTION: VI. ROOF: GARAGE

INSPECTION ITEM

Section: VI. Roof: Garage » Item: A. Downspouts/Extensions

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: B. Gutters

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: C. Covering

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: D. Flashing-Valley

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: E. Flashing-Drip Edge

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: F. Flashing-Counter

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: G. Skylight

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: H. Vents

Description: No Description

Rating: Not Present

Section: VI. Roof: Garage » Item: I. Chimney

Description: No Description

Rating: Not Present

Inspection Address : 650 Pepper Wood Lane

SECTION: VI. ROOF: GARAGE

INSPECTION ITEM

Section Notes:

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