

## SUMMARY

1712 Marbury Ln, Albany GA 31707

Rickcoy Warren

April 4, 2018



### 2.1.1 Coverings

#### **PONDING**

Observed ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

##### Recommendation

Contact a qualified roofing professional.



### 2.1.2 Coverings

#### **SHINGLES MISSING**

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

##### Recommendation

Contact a qualified roofing professional.



### 2.1.3 Coverings

#### **SPLITTING**

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



### 2.1.4 Coverings

#### **TILES CRACKED/BROKEN**

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.



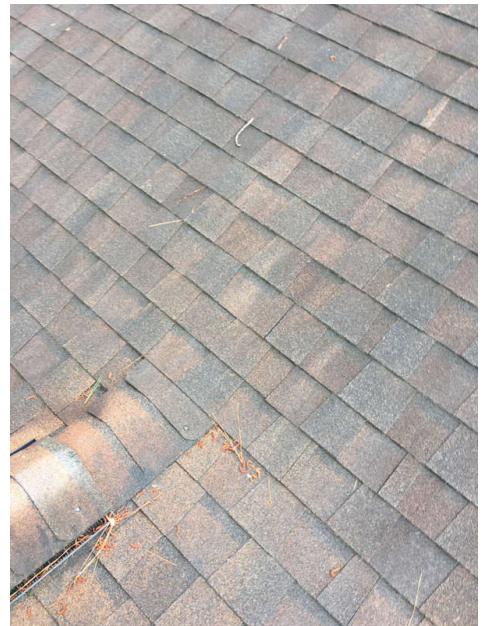
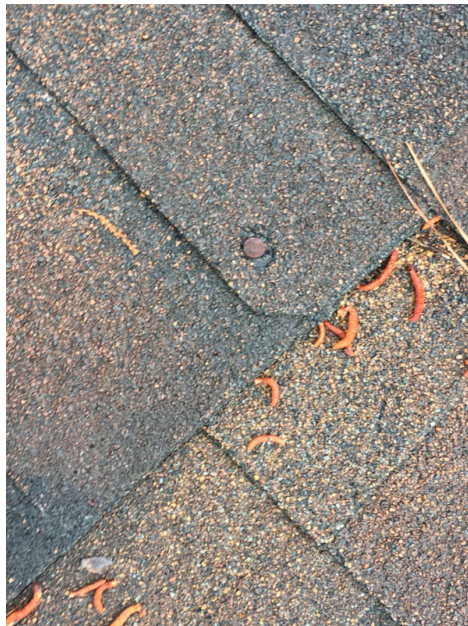
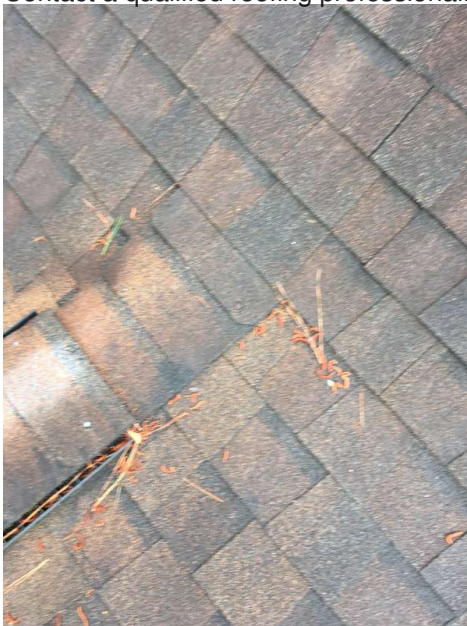
#### 2.1.5 Coverings

### **UNDER-DRIVEN NAILS OR NOT ANY CAULK**

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

#### Recommendation

Contact a qualified roofing professional.





3.3.1 Walkways, Patios & Driveways  
**DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concretecontractor patch/seal.

Recommendation  
Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways  
**DRIVEWAY TRIP HAZARD**

Trip hazards observed. Patch or repair recommended.

Recommendation  
Recommended DIY Project



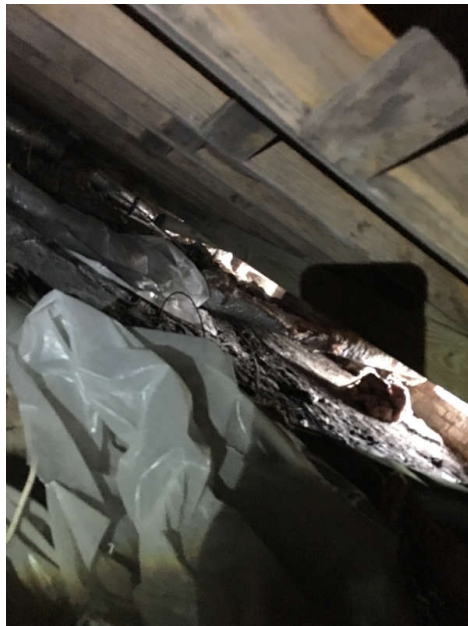
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#### 5.3.1 Distribution Systems

### **DUCTS NOT SEALED**

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

Recommendation  
Contact a qualified HVAC professional.



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#### 5.4.1 Vents, Flues & Chimneys

### **DAMPER INOP**

Have a qualified handy man to repair

Recommendation  
Contact a qualified professional.



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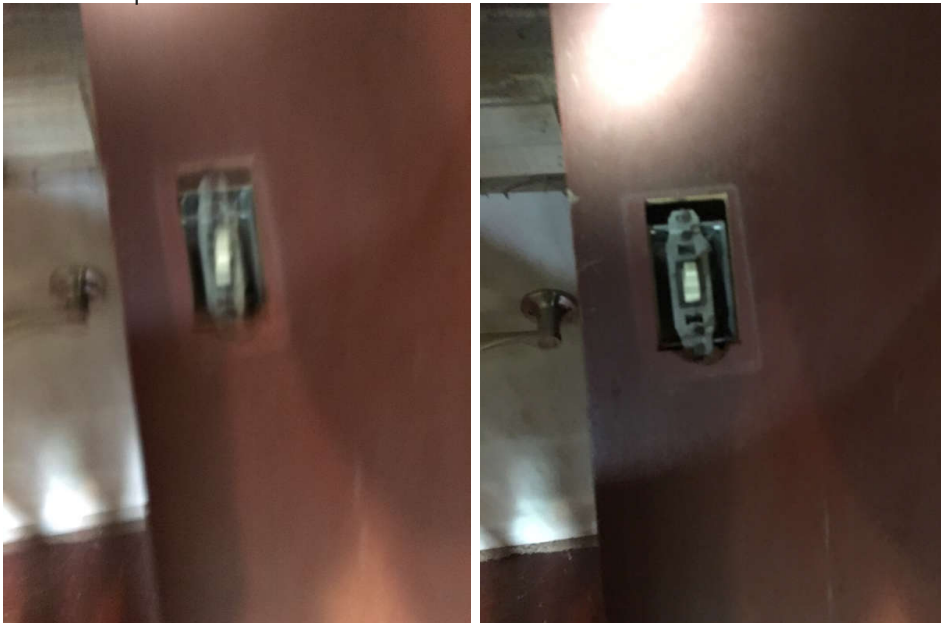
#### 8.4.1 Lighting Fixtures, Switches & Receptacles

##### **COVER PLATES MISSING**

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



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#### 10.1.1 Doors

##### **MISSING TRIM**

Have a handyman replace trim.

Recommendation

Contact a qualified professional.



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#### 10.4.1 Walls

### **MINOR CORNER CRACKS**

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

#### Recommendation

Contact a qualified professional.



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#### 10.4.2 Walls

### **MOISTURE DAMAGE**

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

#### Recommendation

Contact a qualified professional.



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#### 10.4.3 Walls

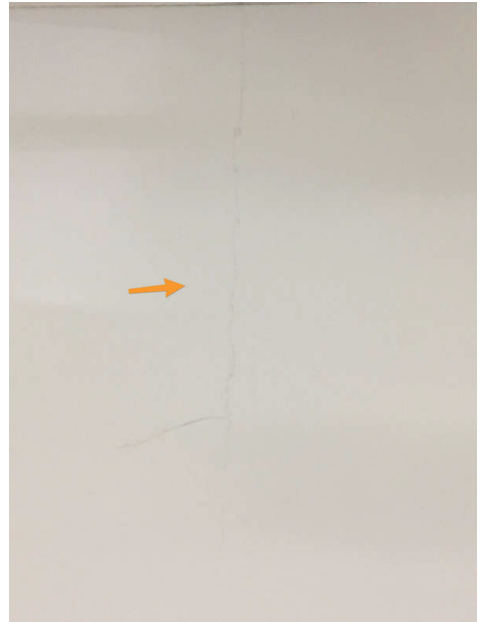
### **PAINT CRACKING**

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painter.



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#### 10.4.4 Walls

### **POOR PATCHING**

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



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#### 10.5.1 Ceilings

### **RECENT ROOF LEAK DAMAGE**

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

#### Recommendation

Contact a qualified professional.

