Inspection Report

Thermal Imaging Services Johns Creek Georgia

Property Address:
Johns Creek
Johns Creek GA 30097

Superior Home Inspections

Ray Thoroman
678-410-3005

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Date: 3/21/2025	**Time:** 08:00 AM	**Report ID:** 03212025-01
Property: Johns Creek Johns Creek GA 30097	**Customer:** Thermal Imaging Services Johns Creek Georgia	

Scope of Work:
This visual inspection was limited to an agreed upon predetermined amount of systems and components. The following scope of work included a visual inspection of the foundation, structure, exterior wall system (building envelope), interior walls, interior ceilings, and interior floors.

Additionally, an agreed upon predetermined thermal imaging service was also provided. The scope of work included thermal imagining scans of the building envelope to identify any significant moisture intrusion.

Recommendations:
It is recommended having further evaluation by a qualified professional engineer and appropriate contractors for corrections or repairs pertaining to all deficiencies or concerns documented in this report.

In Attendance:	**Type of building:**	**Approximate age of building:**
Client	Single Family Residential	Approximately 26 years old (Built 1999) Per Online Information

Temperature:	**Weather:**	**Ground/Soil surface condition:**
35F-45F	Clear	Mostly Dry

1. Information Convyed

Items

1.0 General Information Conveyed by Client

Mr. John Washington (client) verbally conveyed some historical information pertaining the the property during the inspection, which includes the following:

They have lived at this residence for approximately 14 years.

No known significant moisture intrusion or moisture issues since living in the home.

Previous owners had apparent wood destroy insect (termite) activity at the garage area walls.

Mr. Washington had apparent wood destroy insect (termite) activity at the front and right side garage bay area, approximately 2 years after moving in.

Mr. Washington stated that recent work was performed in the garage. Work includes sheetrock repairs and new coat of paint.

Mr. Washington expressed concerns with cracking at the brick veneer, garage concrete slab floor, and interior ceiling/ walls, notably at the bonus room. Some attempts at brick mortar repair or re-pointing and interior sheetrock patching have been completed over the years. Upon taking possession of the home from the previous owner, they noticed a damaged gutter at the front left garage area. Subsequent cracking occurred at the brick veneer at the corner of the home.

Mr. Washington stated there was a recent water pipe leak where the water line enters into the home through the foundation wall. No moisture entered the home or the basement.

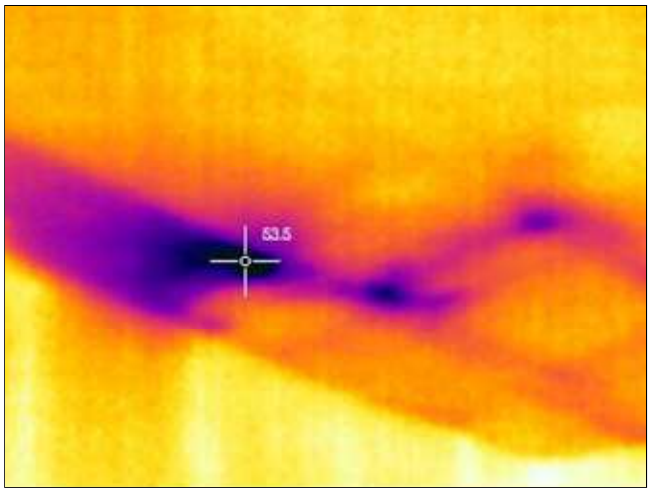
The roof covering is approximately 5 years old.

2. Observations

Items

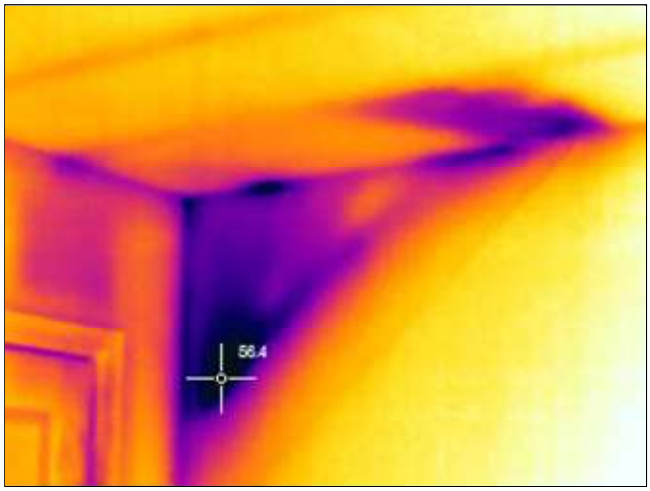
2.0 Thermal Survey

(1) There was two thermal anomalies identified and confirmed with elevated moisture concerns. One is located at the upstairs bonus room at the dividing interior wall next to the attic access door on the right side. The other is located in the garage at the ceiling near the separation interior wall above storage shelving next the the main support beam. These areas were in line and below a roof valley.



2.0 Item 1 (Picture) Moisture concern garage

2.0 Item 2 (Picture) Moisture concern garage



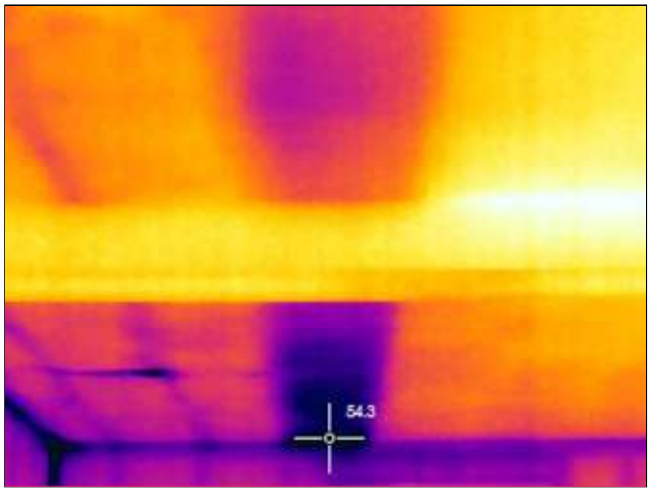
2.0 Item 3 (Picture) Moisture concern bonus room

2.0 Item 4 (Picture) Moisture concern bonus room

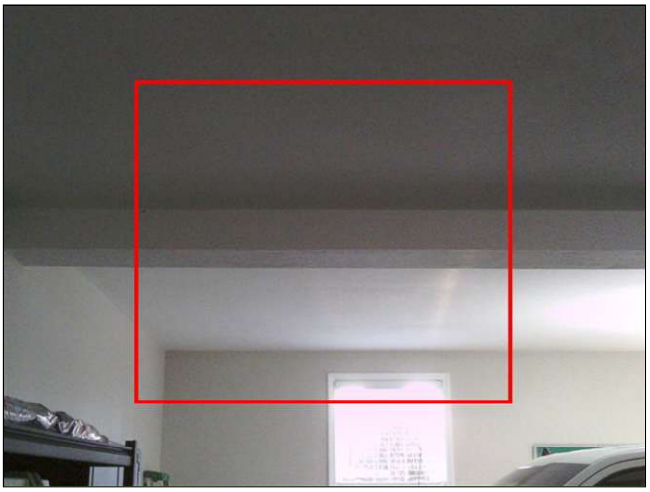
2.0 Item 5 (Picture) Moisture concern garage

2.0 Item 6 (Picture) Moisture concern bonus room

(2) There was several thermal anomalies identified, notably in the areas of the garage ceiling, living room rear wall (above fireplace), bonus room, and finished basement main office. These patterns are typically associated with missing, loose, or inadequate insulation and air infiltration.



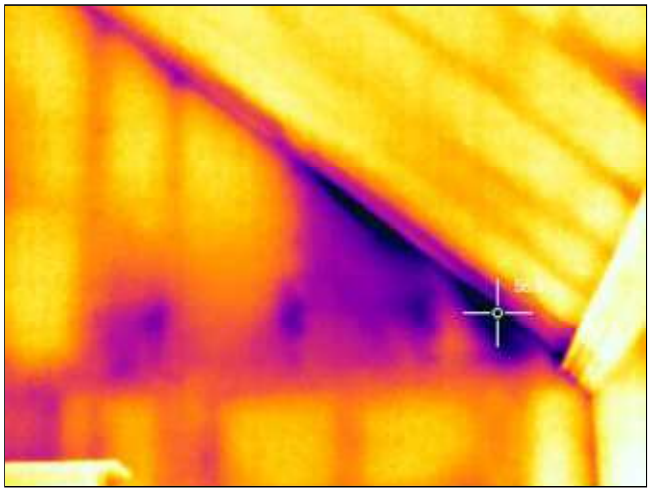
2.0 Item 7 (Picture) Garage example



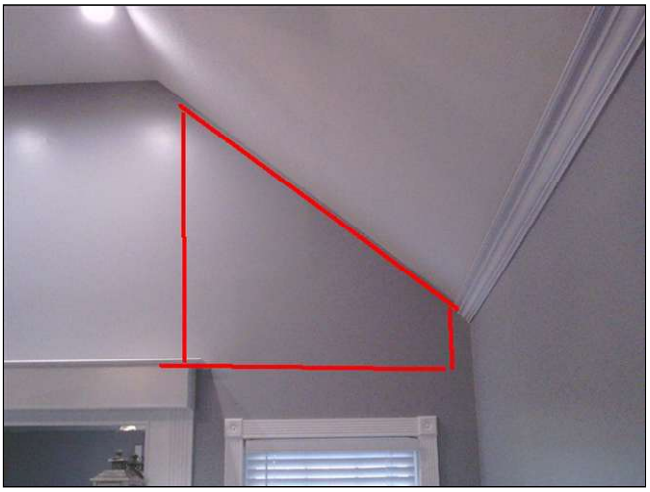
2.0 Item 8 (Picture) Garage example

2.0 Item 9 (Picture) Garage example

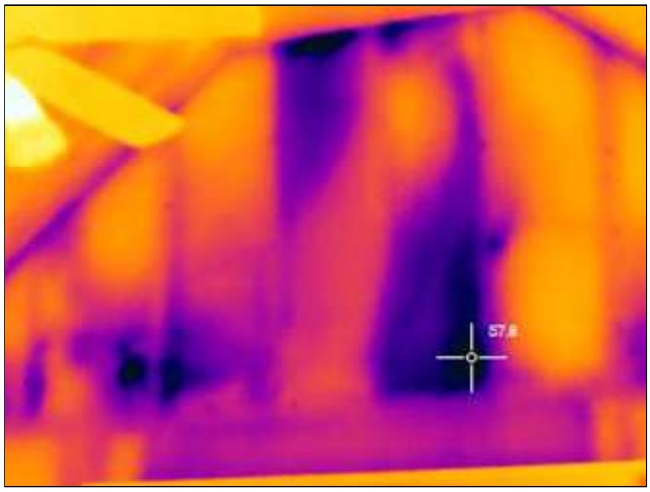
2.0 Item 10 (Picture) Garage example



2.0 Item 11 (Picture) Living room example

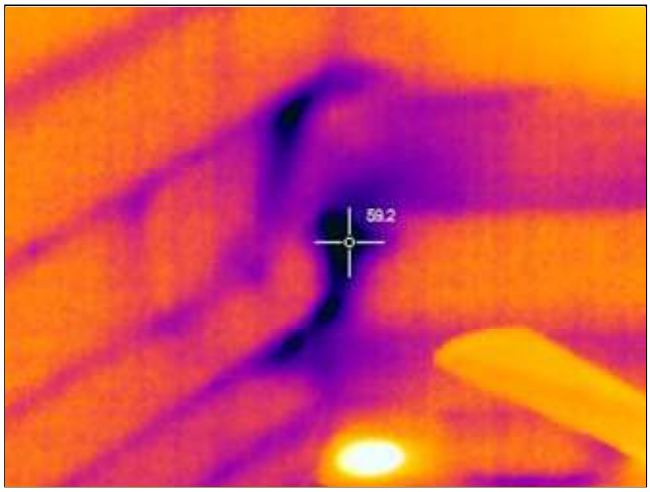


2.0 Item 12 (Picture) Living room example



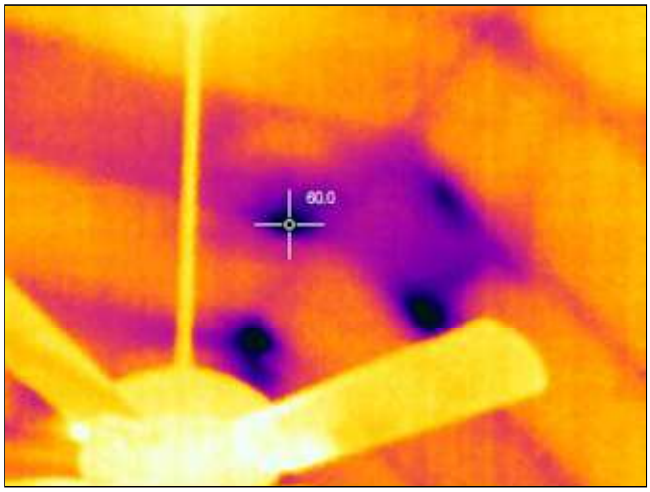
2.0 Item 13 (Picture) Living room example

2.0 Item 14 (Picture) Living room example



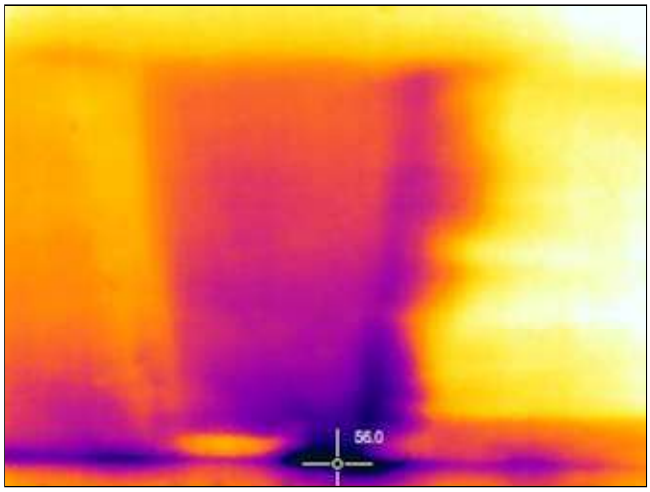
2.0 Item 15 (Picture) Living room example

2.0 Item 16 (Picture) Living room example

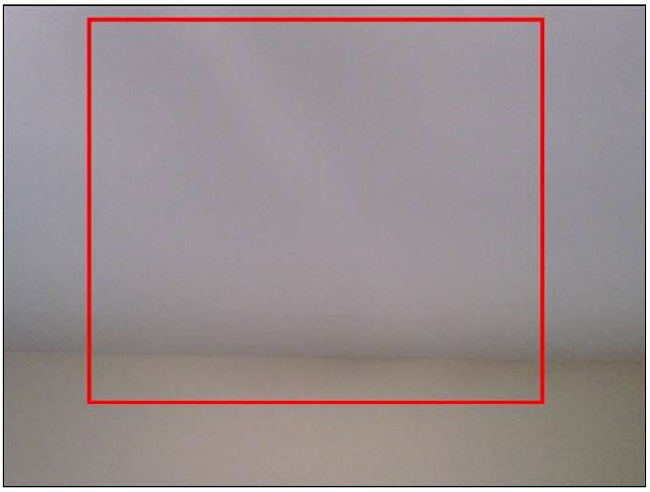


2.0 Item 17 (Picture) Living room example

2.0 Item 18 (Picture) Living room example

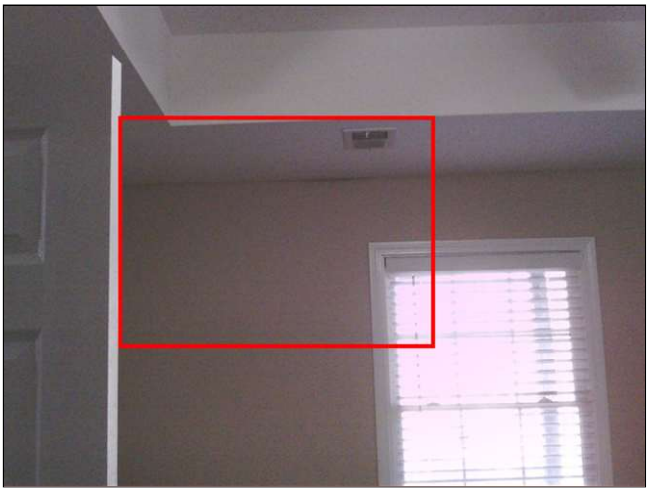


2.0 Item 19 (Picture) Bonus room example

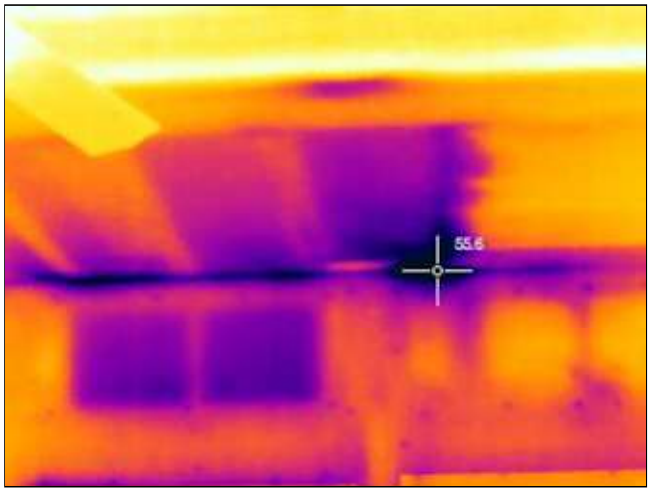


2.0 Item 20 (Picture) Bonus room example

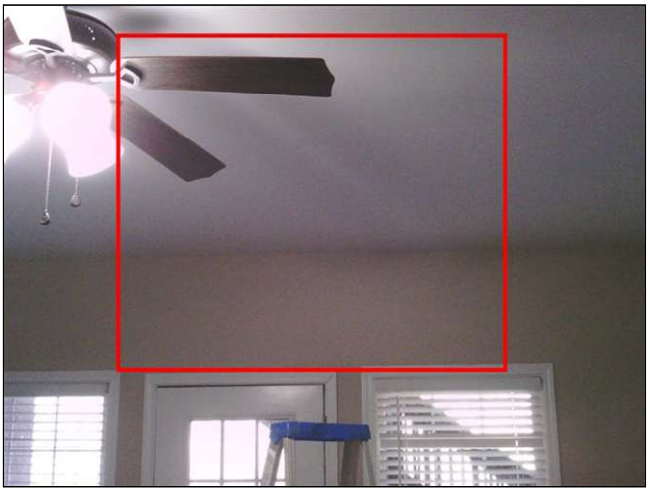
2.0 Item 21 (Picture) Basement example



2.0 Item 22 (Picture) Basement example



2.0 Item 23 (Picture) Basement example

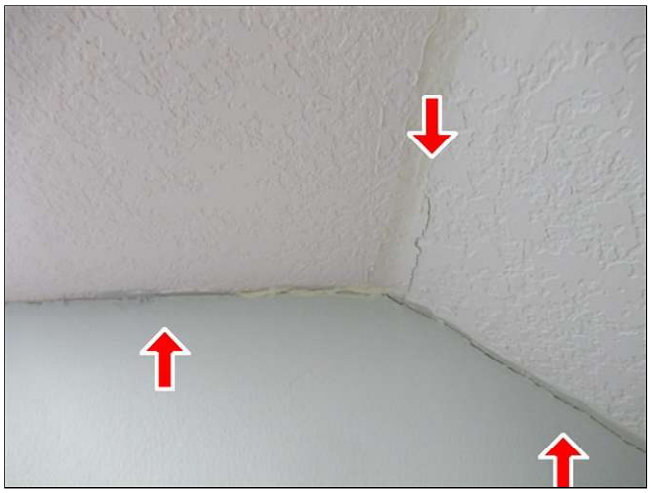


2.0 Item 24 (Picture) Basement example

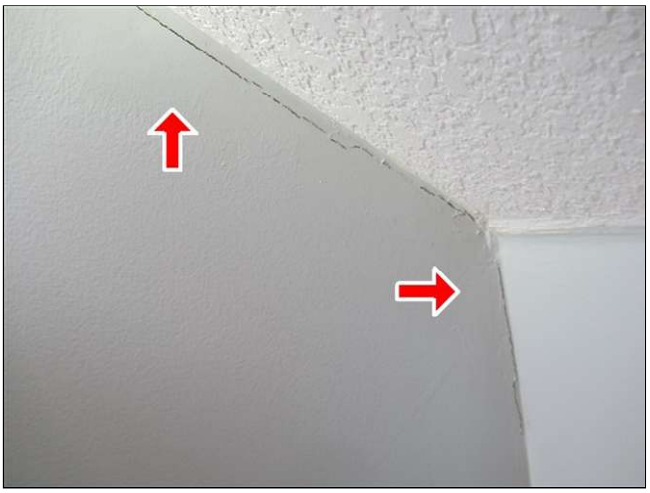
2.1 Visual Inspection of the Foundation, Structure, Building Envelope, and Interior Walls, Ceilings, Floors

There are several visual deficiencies or concerns that were identified. Note, some areas and some systems or components were not readily visible or accessible due to coverings, furnishings, or stored items.

a) The brick veneer has multiple areas of cracking. Notably at the front east side of home above/below fenestration openings. Other areas of cracking were identified at the south right side above fenestration openings and the rear west side above/below fenestration openings. Most of the cracks were oriented vertically and linear. These type cracks are often a cause of settlement, differential expansion, contraction, or thermal. Additional cracks at the front patio left side concrete slab and the far right outside corner of the brick of the patio.These type cracks are often a cause of settlement, differential expansion, contraction, or thermal
b) The bonus room has several areas of cracking at the sheetrock walls/ceilings. Most of the cracks were geometrical in shape and linear. The cracking at the upper walls and ceiling corners (below the valley of the roof) that may be caused by moisture saturation from failed roof components. The ceiling in the main room has a crack running east to west (approximate center) and above the window. The ceiling appears to have sagging in this area as well. Other areas of cracks in the bonus room ceilings/walls may be caused from minor settlement, differential expansion, or thermal. There were a few other areas of the home with minor cracks at ceilings and walls.
c) The garage concrete poured slab has several areas of cracking, notably center and near the garage bays. One crack travels to the east side exterior wall, another crack travels to the separation wall. These cracks may be caused from minor settlement, soil erosion underneath differential expansion, or thermal.
d) Brick veneer has multiple areas with no or inconsistent weep holes. This can indicate inadequate installation of the cavity or space behind the brick. Of the weep holes present, there were many that are obstructed or filled with mortar.
e) Attic area at the front right side, lower corner of the roof sheathing (side of dormer) has visible moisture damage that was identified. This may be caused by failed roof components. Additionally, there was moisture staining at the wood platform, next the attic access door. This is in the general area below the roof valley identified as a concern.
f) The basement concrete poured slab has two areas of cracking identified. One area was in the unfinished garage, next the the separation wall and entrance door. The other area was in the front unfinished storage room at the corner, below the main water shut-off valve. These cracks may be caused from minor settlement, soil erosion underneath differential expansion, or thermal.
g) The basement foundation CMU block wall at the front left corner (garage storage) and the front storage room (below the main water service line) has visible moisture saturation. Additionally, there is some cracking at the CMU block mortar joints at the front left corner. Moisture saturation can be caused from inadequate grading, failure of foundation water proofing, or other moisture sources such as plumbing water lines.



2.1 Item 1 (Picture) Bonus room concern

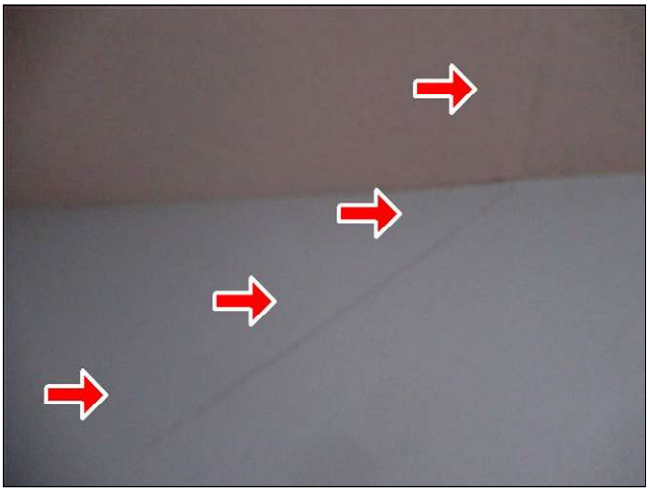


2.1 Item 2 (Picture) Bonus room concern

2.1 Item 3 (Picture) Bonus room concern

2.1 Item 4 (Picture) Bonus room concern

2.1 Item 5 (Picture) Bonus room concern



2.1 Item 6 (Picture) Bonus room concern

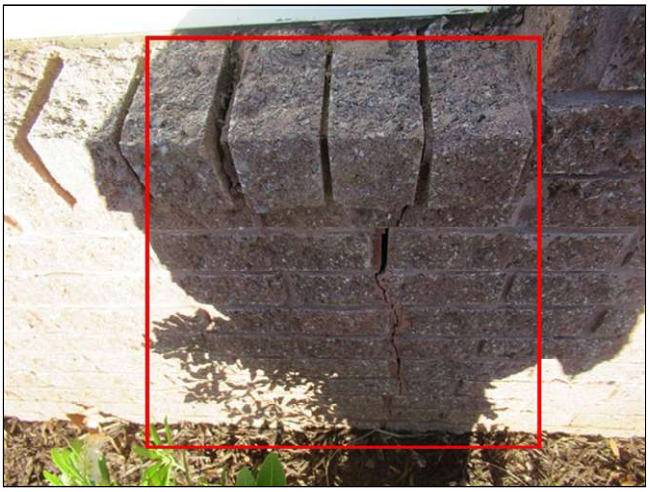
2.1 Item 7 (Picture) Bonus room concern

2.1 Item 8 (Picture) Garage concern

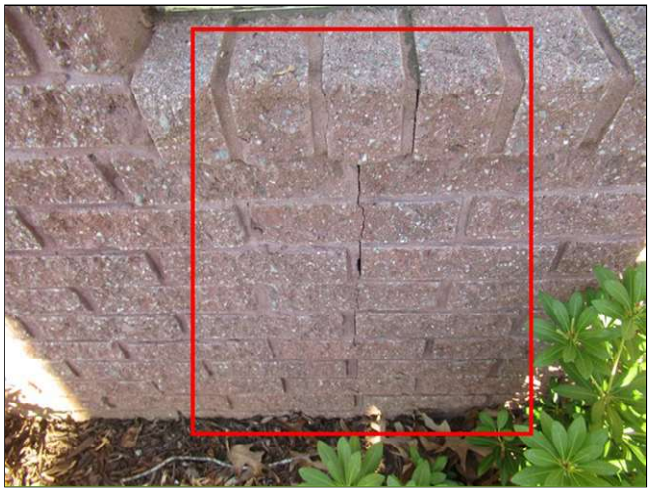
2.1 Item 9 (Picture) Garage concern

2.1 Item 10 (Picture) Garage concern

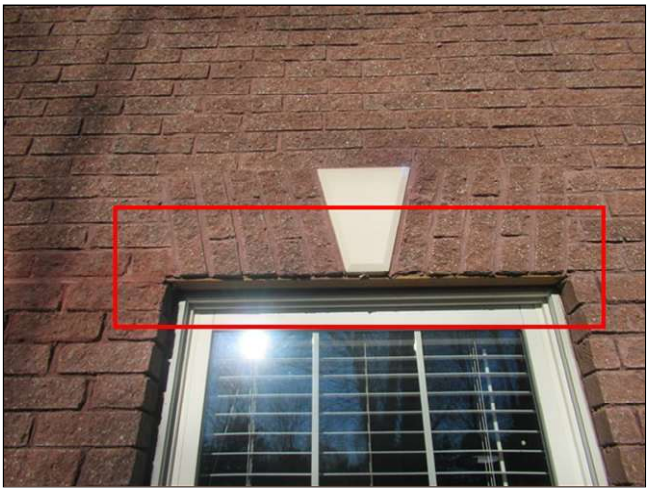
2.1 Item 11 (Picture) Brick front concern



2.1 Item 12 (Picture) Brick front concern



2.1 Item 13 (Picture) Brick front concern



2.1 Item 14 (Picture) Brick example no weep holes

2.1 Item 15 (Picture) Brick example no weep holes

2.1 Item 16 (Picture) Brick example no weep holes

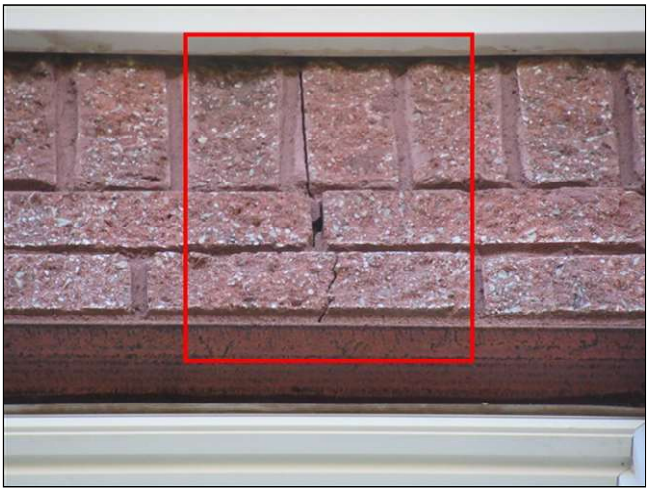
2.1 Item 17 (Picture) Brick & Patio Slab front concern

2.1 Item 18 (Picture) Brick front concern

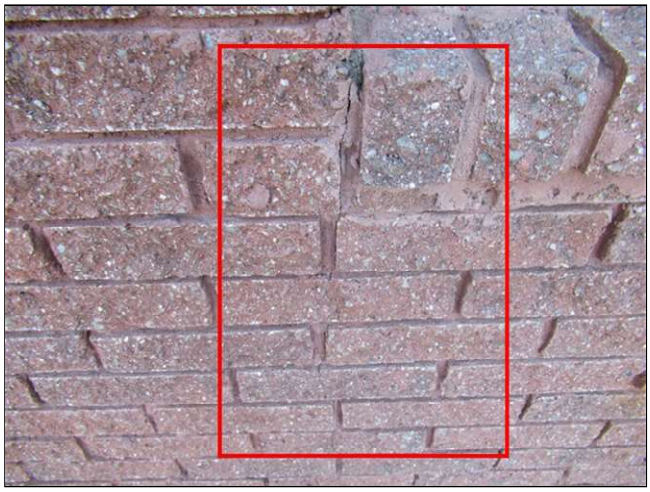
2.1 Item 19 (Picture) Brick front concern

2.1 Item 20 (Picture) Brick left concern

2.1 Item 21 (Picture) Brick rear concern

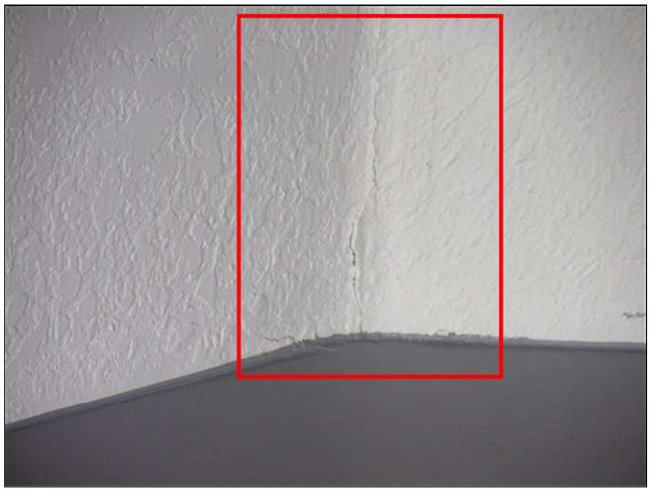


2.1 Item 22 (Picture) Brick rear concern

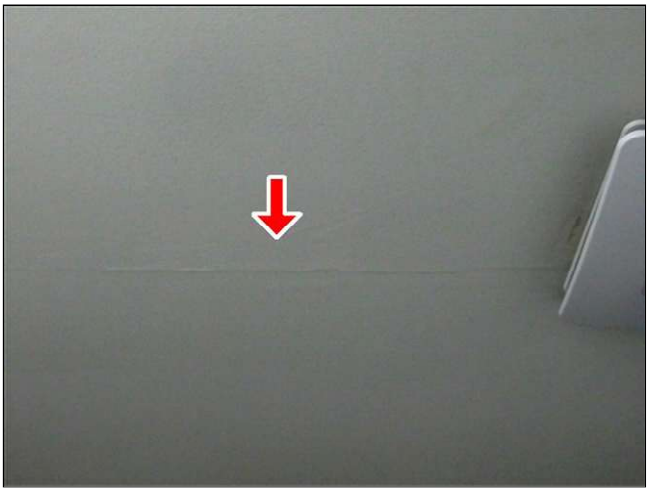


2.1 Item 23 (Picture) Brick rear concern

2.1 Item 24 (Picture) Brick rear concern

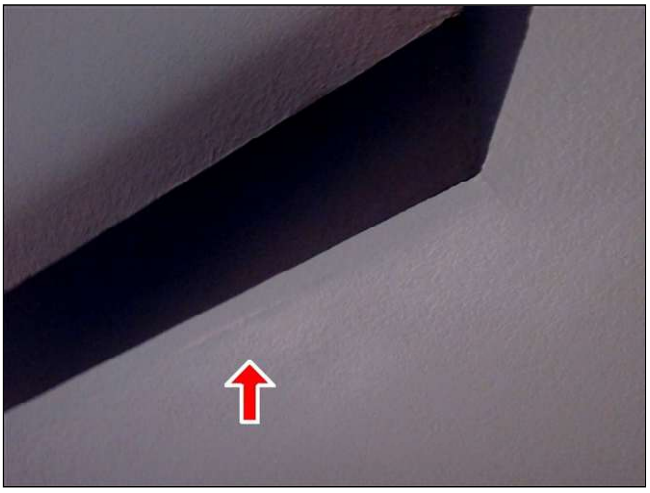


2.1 Item 25 (Picture) Example crack at living room ceiling



2.1 Item 26 (Picture) Example crack at main level guest bath ceilng

2.1 Item 27 (Picture) Example crack at bedroom wall



2.1 Item 28 (Picture) Example crack at bedroom tray ceiling

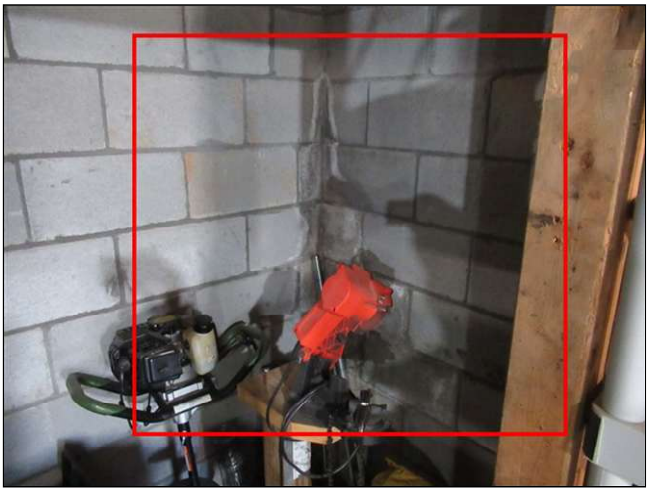
2.1 Item 29 (Picture) Attic concern

2.1 Item 30 (Picture) Attic concern

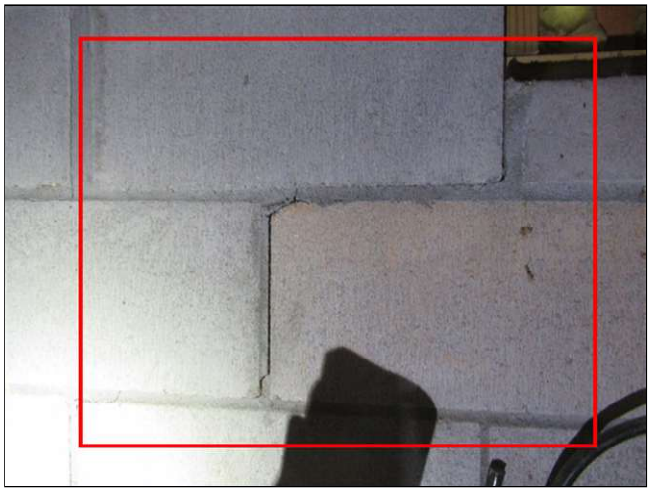
2.1 Item 31 (Picture) Basement garage concern

2.1 Item 32 (Picture) Basement garage concern

2.1 Item 33 (Picture) Basement garage



2.1 Item 34 (Picture) Basement foundation moisture concern



2.1 Item 35 (Picture) Basement foundation concern

2.1 Item 36 (Picture) Basement foundation moisture concern

INVOICE

Superior Home Inspections
678-410-3005
Inspected By: Ray Thoroman

Inspection Date: 3/21/2025
Report ID: 03212025-01

Customer Info:	**Inspection Property:**
Thermal Imaging Services Johns Creek Georgia **Customer's Real Estate Professional:**	Johns Creek Johns Creek GA 30097

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Service	400.00	1	400.00
Thermal Imaging Service	400.00	1	400.00

Tax $0.00
Total Price $800.00

Payment Method: Check
Payment Status: Paid
Note: