

INSPECTION REPORT

ANY USE OF THIS INSPECTION REPORT CONSTITUTES FULL AGREEMENT TO & UNDERSTANDING OF THE TERMS AND CONDITIONS FOUND IN THE ATTACHED INSPECTION AGREEMENT.

FOR THE CONFIDENTIAL & EXCLUSIVE USE OF
Mr. XYZ

ON THE WOOD FRAME SINGLE FAMILY HOME LOCATED AT
ANY PLACE
Lilburn, Ga. 30047



INSPECTED ON
Jan 10, 2006

RUSSELL E. JUDD

Certified Member 204708: American Society of Home Inspectors

Detailed, thorough building inspections since 1996

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RADON RADIOACTIVITY LEVEL NOTICE

Premises should be tested to determine if Radon radioactivity levels exceed EPA standards for long-term exposure, which is known to cause lung cancer. RADON IS THE 2ND LEADING CAUSE OF LUNG CANCER DEATHS IN THE US. The Atlanta-metro area has the highest incidence in Georgia of readings above EPA safe tolerances. Check EPA'S Web-site or with the Inspector at www.atlanta-inspections.com or 770-841-9009 for more information and for testing.

The Inspector can provide radon radioactivity level testing for a competitive additional fee. Homes should be tested every 1 to 3 years at different seasons.

LEAD POISONING FROM WATER, PAINT AND OLD PLASTIC WINDOW BLINDS

Buildings constructed in the late 1970s and before can have lead paint and/or lead in the potable water; and, inexpensive plastic window blinds imported in the early to mid 1980s can breakdown into lead dust.

Lead is very poisonous to small children and can result in mental diseases.

The Inspector can provide lead testing for an additional fee.

See the EPA's web site for more information on Lead Poisoning.

KEY FINDINGS

ANY PLACE

Jan 10, 2006

Cosmetic & environmental items are not inspected or reported.

- It is the Buyers responsibility to ascertain if all items have been repaired prior to closing.
- **IT IS THE BUYER'S RESPONSIBILITY IF NOT PRESENT AT THE INSPECTION TO CONTACT THE INSPECTOR FOR CLARIFICATIONS OF ISSUES ON THE REPORT.**
- **ANY USE OF THIS INSPECTION AND REPORT IS SUBJECT TO THE TERMS AND CONDITIONS FOUND IN THE INSPECTION AGREEMENT ON PAGE 2.**

ACTION ITEMS (Can include items which are unsafe, don't work, or can adversely affect personal safety, structure and/or critical systems; or, that need further evaluation by a specialist. *If this is a new building all Findings will be listed as Action Items.*

1. **Gas service not turned on and hvac installations incomplete.**
Recommend when gas service turned on, hvac technician finish installation of furnaces and a/c units, and test units for proper operation prior to closing. All gas based appliances should be tested prior to closing. Also water heater not operating due to no gas. Recommend unit be turned on and tested for proper operation, prior to closing.
2. **Front stairs have no railing and as such are a safety hazard.**
Recommend installing iron railings to reduce fall/trip injuries.
3. **Front door and rear deck door: caulk seam between metal threshold and wood frame to prevent moisture entry into seam and premature deterioration of the wood frame.**
4. **Rear deck door: seal open seam under threshold to prevent moisture entry and interior damage.**
5. **Repair small hole in siding board above deck and to right of rear deck electrical outlet.**
6. **Seal all holes through siding for wires on left side of house.**
7. **Reset front door or weather stripping so door seal tight up against weather stripping. See light/opening at bottom left.**
8. **Left side of front porch roof ceiling exhibits large opening that could be**

easily used by birds and insects and possible other vermin for entry. Recommend professional carpenter seal opening closed.

9. Apply finish coating of paint under “alcove” cabinetry (between dining room and kitchen). Just base wall board present.
10. Recommend complete and total removal of all foam insulation from garage interior foundation. Termites like foam.
11. Recommend installing smoke alarms at kitchen, garage and upstairs bedroom hall and/or as required by local fire ordinance.
12. Seal/finish openings at electrical wall outlets.
13. Recommend permanently sealing closed the “attic side closets” in the master bedroom closet. They can be a substantial personal injury hazard as, due to construction technique, there is no flooring. A child could break go right through the ceiling board. The doors also need to be weather stripped to seal the interior from the outside ambient air. Also, all f/g insulation batts need to be installed within the “attic side closets” for proper insulation.
14. The Jacuzzi in the master bath did not respond to controls. Suggest checking the circuit breaker panel box to determine if the circuit has been tripped, and if so, is circuit breaker defective, and then repair.
15. Install railings to basement stairs per current building code requirements.
16. Front left dormer roofing framing very poorly accomplished. Several rafters are off angle resulting in greater than standard spacing. One rafter does not even support the sheathing by about an inch and there appears to be a leak at this location. Recommend qualified carpenter replace affected rafters and roofer to inspect and repair “leak” stain area.
17. Connect electrical power to automatic garage door openers and test

To determine if operating properly prior to closing.

[MAINTENANCE ITEMS](#) (Can include non-critical conditions requiring repair due to wear, maintenance and age; and, that could affect usability or function if not corrected). **ALL DEFECTS LISTED UNDER ACTION ITEMS.**

INSPECTION NOTES

- 1. No leaks or leak stains were observed other than those noted in the Key Findings, if any.**
- 2. Concealed damage, and latent defects are not within the scope of the inspection. (See ASHI Standards of Practice for what is and is not included in the inspection.)**
- 3. Buyer did not attend inspection and should contact Inspector to discuss findings prior to closing.**
- 4. Garage and basement floor slabs exhibit concrete curing type cracks. No action needed at this time other than monitoring occasionally.**

**DESCRIPTION OF INSPECTED BUILDING
STRUCTURES & SYSTEMS**

MISCELLANEOUS INFORMATION

BUILDING AGE NEW

STYLE 2-STORY WOOD FRAME SINGLE FAMILY DWELLING

TIME OF INSPECTION 11:30 AM

TEMPERATURE ~55 degrees

TODAY'S WEATHER FAIR

RECENT WEATHER FAIR

SELLER'S PROPERTY DISCLOSURE PROVIDED? N/A

ATTENDING INSPECTION BUYER'S AGENT

UTILITY STATUS NO GAS SERVICE

***ALL ITEMS LISTED BELOW HAVE BEEN INSPECTED AND APPEAR TO BE
IN ACCEPABLE CONDITION EXCEPT AS NOTED OTHERWISE HEREIN***

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HEATING & AIR CONDITIONING SYSTEM

FURNACE/S (2) NOT OPERATED AS INSTALLATION INCOMPLETE

MANUFACTURER/S NO LABEL COVER PLATES MISSING

AGE NEW

BTUs/KWs INPUT ~72,000 BTU'S EA.

FUEL NATURAL GAS

TYPE IGNITION ELECTRIC

A/C COMPRESSOR/S (2) NOT OPERATED AS INSTALLATION NOT COMPLETE

MANUFACTURER/S **WESTINGHOUSE**

AGE/S **NEW**

COOLING CAPACITY/S **~3.5 TONS EACH**

HOT WATER HEATER/S

MANUFACTURER/S **A.O. SMITH NOT IN OPERATION GAS NOT CONNECTED**

AGE/S **NEW**

CAPACITY **50 GALLONS**

FUEL **NATURAL GAS**

EXPANSION TANK **YES**

AUTO COLLISION PROTECTION **FOUNDATION WALL**

ELECTRICAL SYSTEM

SERVICE AMPS **150**

SERVICE **BELOW GROUND**

CIRCUIT BREAKER BOX RATING **150 AMPS**

C/B BOX IS AT **GARAGE**

WIRE MATERIAL/S & COVERING: **GROUNDING 3-WIRE COPPER "ROMEX"**

ELECTRICAL SYSTEM GROUND **OUTSIDE GROUND ROD**

MAIN SERVICE DISCONNECT AT **CIRCUIT BREAKER BOX**

BATHROOM GFCI RE-SET OUTLET AT **MASTER BATH GFCI OUTLET**

EXTERIOR GFCI RESET/S OUTLET AT **BASEMENT GFCI OUTLET**

SUB-PANEL/S NONE

DESCRIPTION

LOCATION

PLUMBING SYSTEM

WATER SUPPLY IS **MUNICIPAL**

TYPE WASTE SYSTMS **UNKNOWN**

SEPTIC TANK LAST PUMPED **N/A**

WATER SERVICE PIPE MATERIAL/S **BLUE PLASTIC**

IN-HOUSE POTABLE WATER PIPE MATERIAL **CPVC "FLOW-GUARD GOLD" PLASTIC**

DRAIN & WASTE PIPE MATERIAL/S: **WHITE PVC PLASTIC**

BUILDING WATER TURN OFF VALVE **BASEMENT**

PERCENT UNSEEN **~99%**

WASTE SUMP & PUMP SYSTEM **NONE**

PRIVATE WATER WELL & PUMP **NONE**

WATER FILTRATION SYSTEM **NONE**

GAS SYSTEM

TYPE FUEL **NATURAL GAS**

LOCATION OF METER & SHUT OFF **EXTERIOR RIGHT SIDE**

INTERIOR DISTRIBUTION PIPE MATERIAL/S **BLACK IRON PIPE**

% UNSEEN **~99%**

ADDITIONAL MECHANICAL SYSTEMS

POWER ATTIC VENT FAN/S **NONE**

WHOLE HOUSE FAN **NO**

KITCHEN GARBAGE DISPOSAL **YES**

CRAWL SPACE/BASEMENT SUMP PUMP **N/A**

SUMP PUMP ALARM **N/A**

MECHANICAL RADON EVACUATION SYSTEM **N/A**

ELECTRIC/GAS WALL/FLOOR SPACE HEATERS **NONE**

OTHER

BUILDING EXTERIOR

ROOFING

HOW WAS ROOF INSPECTED: **FROM GROUND WITH BINOCULARS.**

STYLE: **GABLE STYLE ROOF**

ROOFING MATERIAL/S: **COMPOSITION ASPHALT**

ROOF AGE **NEW**

ROOF FLASHING **MATERIALS NOT VISIBLE**

% ROOFING UNSEEN **0%**

MATERIAL/S: DWV VENT/S_ **WHITE PLASTIC**

FURNACE/WATERHEATER/S VENTS_ **METAL**

ROOFING continued

ATTIC VENTILATION **SOFFIT VENTS & ROOF-TOP RIDGE VENTS**

SKYLIGHT/S **NONE**

CHIMNEY **NONE**

CHIMNEY CAPS/S

GUTTERS & DOWNSPOUTS

AGE **NEW**

MATERIAL/S **ALUMINUM**

SIDING:

MATERIAL/S **BRICK VENEER & "CEMENT BOARD"**

TRIM

MATERIAL/S **WOOD**

WINDOWS

DESCRIPTION **METAL FRAME DOUBLE PANE**

DOORS

DESCRIPTION **METAL**

PORCH/ES

DESCRIPTION **FRONT CONCRETE SLAB WITH BRICK FOUNDATION VENEER**

DECKS:

DESCRIPTION **WOOD REAR DECK**

EST. AGE YRS **NEW**

BOLTED TO HOUSE FRAME **YES**

RAILING BALLUSTERS **<4" ON CENTER**

DECK FLASHED **YES**

DECK FLOOR JOISTS HANGARED **YES**

CONCRETE FOOTINGS UNDER SUPPORT COLUMNS **YES**

PROFESSIONALLY INSTALLED **YES**

PATIO/S

DESCRIPTION **NONE**

YARD

DESCRIPTION **SLOPES DOWN ON ALL SIDES AWAY FROM DWELLING**

DRAINAGE **AWAY FROM BUILDING**

DRIVEWAY AND WALKWAYS **CONCRETE WALKWAYS AND PARKING OK**

BUILDING STRUCTURE

FOUNDATION & STRUCTURE

⋮
HOW INSPECTED **WALK THRU BASEMENT.**

DESCRIPTION **POURED-IN-PLACE CONCRETE PERIMETER**

FLOOR JOISTS **~12" OPEN WEB WOODEN TRUSS JOISTS**

PARTITION SUPPPORTS **2X4X16**

AUXILLIARY BEAMS **N/A**

SUPPORT COLUMNS **N/A**

EXTERIOR WALL STUDS **NOT VISIBLE**

TOP PLATES **NOT VISIBLE**

ROOF RAFTER-TO-TOP PLATE TIE PLATES **NOT VISIBLE**

SILL PLATES **2X4**

SILL PLATES TIED/STRAPPED/BOLTED DOWN **TIE-STRAPS**

METAL TERMITE BARRIER **N/A**

BASEMENT/CRAWL INSULATION TYPE **CEILING F/G BATTS**

% UNSEEN **0%**

ATTIC

HOW WAS ATTIC INSPECTED **WALK THRU**

STRUCTURE **2X4X24 MANUFACTURED WOOD TRUSSES**

RIDGE/VALLEY/HIP RAFTERS **2X4 WOOD**

COLLAR/PURLINS **2X4**

ROOF SHEATHING **7/16" OSB, RATED: EXPOSURE 1, 24/16. W/EDGE CLIPS**

ATTIC FLOOR JOISTS **2X4X24 WOOD TRUSS CHORDS**

WOOD GRADE **NO STAMP VISIBLE**

ATTIC FLOOR INSULATION **~8-9" LOOSE FILL**

~"R" VALUE **~R-30**

PERCENT ATTIC UNSEEN **~5% DUE TO BLOCKED VIEWS**

GARAGE

TYPE **ATTACHED**

FLOOR SLAB **POURED IN-PLACE CONCRETE SLAB**

HOUSE-TO-GARAGE FIRE PROTECTION **STEEL, WEATHER STRIPPED DOOR**

GARAGE DOORS **(2) WOOD FRAME AND F/G PANEL**

AUTOMATIC GARAGE DOOR OPENERS **(2) NO ELECTRICAL POWER CONNECTED**

GARAGE FIRE SPRINKLER SYSTEM **N/A**

INSPECTION AGREEMENT

SCOPE OF INSPECTION & LIMITS OF LIABILITY

Purchaser understands and agrees that in consideration of payment of the Fee at the time of this Inspection and agreement to all the terms and conditions below:

The Inspector shall perform a visual inspection according to the Standards of Practice of the American Society of Home Inspectors, of the subject dwelling, including property drainage, foundation, structure, roofing, gutters, exterior, interior, the plumbing, crawl space and basement, electrical, ventilation, heating and air conditioning systems, and permanently installed appliances to the extent they are visible and readily accessible at the time of inspection. ASHI Standards of Practice is considered part of this Agreement.

Cosmetic and environmental defects are not included.

This is a report of only visual conditions as seen by the Inspector *at the time of the inspection*, including mechanical systems; and as such will not identify or report on concealed conditions and/or latent defect/s or hidden items, or defects which happen in the future. No Radon, Lead, Asbestos, mold, air or water quality, environmental or technical tests have been performed. The Inspector is not a Termite Pest Inspector; however, if visible signs of pest infestation or damage are recognized by the Inspector they will be noted in this Report.

As this is a visual inspection, this Inspection & Report are no guaranty that all defects will be seen or that something won't break or operate or manifest itself in the future, or warranty or insurance whatsoever, including the adequacy of systems, engineering or architectural design; nor, as this Inspection & Report are only of visually defective conditions there is no guaranty that the subject matter meets applicable codes. Limited and/or lack of sight and/or access, items hidden or covered over, unsafe conditions, walls, floors, slabs, roofing, obstructions, personal possessions, etc. may prevent the Inspector from seeing 100% of any subject matter; thus, limiting the scope of this Report and liability on such subject matter. No personal belongings are required to be moved by the Inspector and no systems which are turned off are required to be turned on by the Inspector. Not all electrical outlets or windows are tested and some may be inaccessible or not visible. No comments about the condition or health of trees are included.

This Inspection Report is solely for the Purchaser's exclusive & confidential use. Liability of Inspector, his agents, representatives and assigns, is limited, to no more than the total fee paid for this Inspection & Report. Purchaser agrees to defend and hold harmless Inspector, his agents, representatives and assigns from all damages & claims by others (including those to whom Purchaser has allowed release of this Report to) arising out use of this Inspection and/or Report. Purchaser agrees to notify the Inspector in writing immediately of finding any condition, dispute, claim or potential claim against Inspector and to allow Inspector immediate access to view such condition prior to any replacement or repair. All disputes shall be resolved by binding arbitration. No claim will be considered that is presented to the Inspector more than 15 days after the inspection unless agreed to in advance and additional fee paid.

Any use of and/or release of the Inspection Report shall constitute defacto agreement to and understanding of all terms and conditions herein, and liability of Purchaser for payment in full at the time of inspection, plus all costs and expenses incurred by Inspector to obtain payment. Purchaser has authorized release of this Report to their Realtor and Lender conditioned upon the above terms and that such other party has been obligated not provide this Report to any other party, or be used for any other prospective or actual purchase of the subject property. The Inspector is not an employee, agent, representative or connected in any way with Purchaser's real estate agent, Realtor, Builder, Lender, or any party to the sale or purchase of the subject property.

THIS INSPECTION & REPORT EXCLUDES ANY SYNTHETIC (EIFS) STUCCO RELATED TESTS OR INSPECTION AND PURCHASER AGREES TO OBTAIN A SYNTHETIC STUCCO INSPECTION PRIOR TO CLOSING; AND TO HOLD HARMLESS AND DEFEND INSPECTOR FROM ANY AND ALL CLAIMS AND/OR DAMAGES RELATING TO SYNTHETIC STUCCO.

This Agreement is the whole Agreement between Purchaser and Inspector.

TO BE SIGNED AND FAXED TO 770-840-9556 OR MAILED TO 9350 COLEHERNE CT., ALPHARETTA, GA. 30022, OR EMAILED TO RRJJ@COMCAST.NET PRIOR TO INSPECTION.

Total Fee: \$. CHECK # TBD ..