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RESIDENTIAL REPORT

1234 Main St.
Jefferson GA 30549

Buyer Name

06/04/2018 9:00AM



Inspector

Kurt Puterbaugh



ASHI #260782

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Agent

Agent Name

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SUMMARY

106

ITEMS INSPECTED

14

ACTION ITEMS

- ⊖ 3.6.1 ROOFING - Gutters | Downspouts | Drain Lines: RUNOFF DRAINS
- ⊖ 4.1.1 EXTERIOR - Grading: EROSION
- ⊖ 4.5.1 EXTERIOR - Windows: DAMAGED TRIM
- ⊖ 4.5.2 EXTERIOR - Windows: CAULK - NEEDED
- ⊖ 6.5.1 GARAGE - Walls | Ceilings: LIMITED VIEW
- ⊖ 8.1.1 INTERIORS | INFRARED - Walls | Ceilings: IR - Dry
- ⊖ 8.1.2 INTERIORS | INFRARED - Walls | Ceilings: CEILING REPAIRS
- ⊖ 8.2.1 INTERIORS | INFRARED - Floors: DAMAGED
- ⊖ 8.2.2 INTERIORS | INFRARED - Floors: WOOD - NOT LEVEL
- ⊖ 8.2.3 INTERIORS | INFRARED - Floors: FLOOR UNEVEN
- ⊖ 8.4.1 INTERIORS | INFRARED - Windows: WINDOWS STUCK
- ⊖ 10.3.1 KITCHEN - Food Waste Disposer: JAMMED
- ⊖ 12.1.1 HEATING | COOLING - Air Conditioner: CONDENSATE DRAIN
- ⊖ 12.1.2 HEATING | COOLING - Air Conditioner: CONDENSER - TIPPING

1: GENERAL INFORMATION

Information

ATTENDEES

Client

PROPERTY TYPE

Single Family Dwelling

AGE OF BUILDING

Under 5yrs.

TEMPERATURE

Over 65

RAIN IN LAST THREE DAYS

Yes

WEATHER

Clear

SOIL CONDITIONS

Normal

BUILDING FACES

North

BUILDING STATUS

Occupied with normal amount of furniture

SCOPE

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors(ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do **not** move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We **did not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection or prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report:

Inspected The item was visually observed and appears to be functioning as intended.

Not Inspected The item was not inspected (reason for non-inspection should be noted).

Not Present The item was not found or is not present.

Action Items The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

2: CLIENT ADVICE

Information

COMMENT CATEGORIES

SAFETY / HEALTH: Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

MAJOR DEFECT: A list of items that if corrected could likely have estimated repair costs over \$500. Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less. All defects should be repaired.

SERVICE / REPAIR: Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00

3: ROOFING

Information

Roof Covering

Asphalt / Fiberglass

How Inspected

Partially Viewed From Ground
With Binoculars

Estimated Age of Roof

1 - 5 years

Number of Layers

1 layer

Flashing

Aluminum, Metal

Plumbing Vent Boots

Rubber / Neoprene

Valley Type

Closed

Gutters

Aluminum

Downspouts

Aluminum

Downspout Runoff

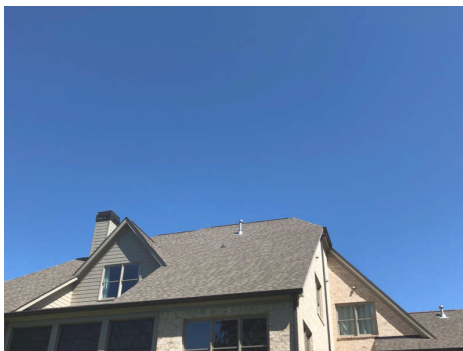
Corrugated plastic pipe, Plastic

OVERVIEW

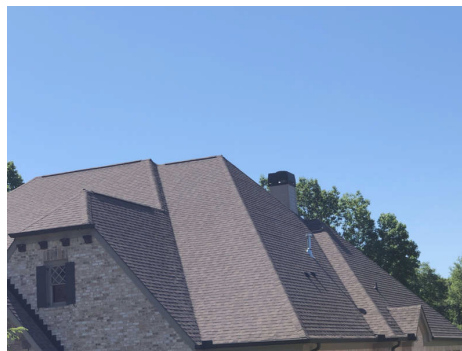
Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.



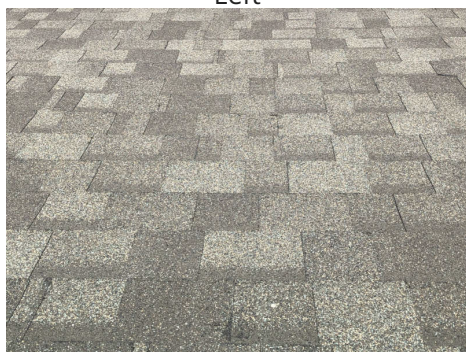
Left



Rear



Right



Closeup

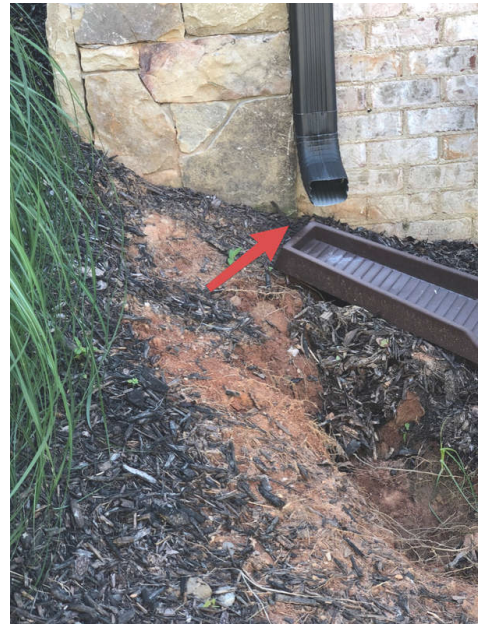
Action items

3.6.1 Gutters | Downspouts | Drain Lines

RUNOFF DRAINS

RECOMMENDED UPGRADE: Adding runoff drain extensions to the gutter system is necessary so that roof run off is discharged at least six feet away from the foundation.

Recommendation
Contact a qualified professional.



Right

4: EXTERIOR

Information

Lot Grade

Sloped

Porch

Stone

Trim | Soffit | Fascia

Wood, Fiber Cement

Windows

Wood, Double Hung, Double Insulated, Fixed

Deck Railing

Wood

Driveway

Concrete, Stone

Patio

Concrete

Exterior Entry Doors

Wood, Metal, Insulated Glass, Beveled / Leaded Glass

Storms | Screens

*No Screens Installed

Chimney

Fiber Cement

Walkways

Concrete

Type of Home

2 Story, Plus Basement

Cladding

Brick, Stone, Fiber Cement

Deck

Wood (presumed Pressure Treated), Masonry



Chimney

OVERVIEW

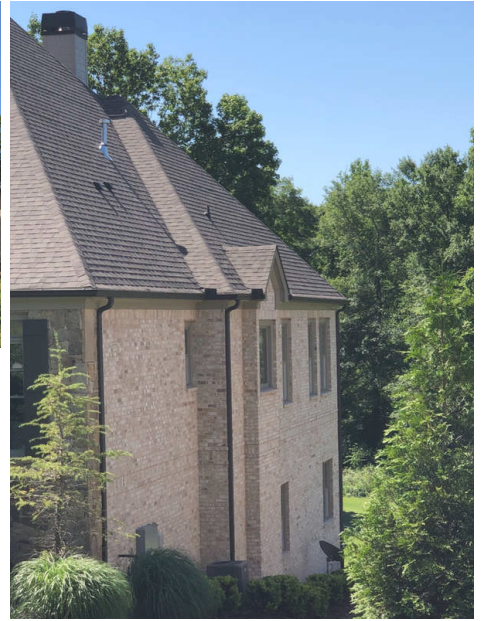
Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.



Left



Rear



Right

Action items

4.1.1 Grading

EROSION

SERVICE / REPAIR: Erosion noted at time of inspection. Have ground area restored and make efforts to control rain water runoff to prevent reoccurrence. Some local and state municipalities can invoke fines on property owners for storm water silt runoff responsible for filling streams.

Recommendation

Contact a qualified professional.



Right

4.5.1 Windows

DAMAGED TRIM

SERVICE / REPAIR: Damaged trim found at window. Replace as needed.

Recommendation

Contact a qualified professional.



Rear

4.5.2 Windows

CAULK - NEEDED

SERVICE / REPAIR: The caulk is missing and will allow moisture penetration. Have qualified contractor repair as needed.

Recommendation

Contact a qualified professional.



Right

5: STRUCTURE

Information

Exterior Walls

2 x 4

Foundation Type

Poured Concrete, Full Basement

Beams

Wood, Laminated, Finished

Floor Framing

I-Joist, Partially Finished

Ceiling Framing

2 x 4

OVERVIEW

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

6: GARAGE

Information

Garage Location

3 Car, Side entry

Garage Door Type

Two Automatic

Garage Door MaterialMetal, Wood, Insulated,
Overhead**Auto Safety Reverse**

Auto Safety Reverse Tested

Walls | CeilingsDrywall, *Blocked by storage
items**OVERVIEW**

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Action items

6.5.1 Walls | Ceilings

LIMITED VIEW

GENERAL NOTE: Due to personal objects located in the garage our view is extremely limited. Verification of all conditions by the seller is necessary.

Recommendation

Contact a qualified professional.

7: ATTIC

Information

Attic Venting

Soffit, Ridge, Gable

Method to Observe

Entered, Light In Attic

Attic Access

Pull Down Stairs, Scuttle Hole,
Located in Bedroom, Located in
Garage

**Attic Insulation Thickness | R -
Value**

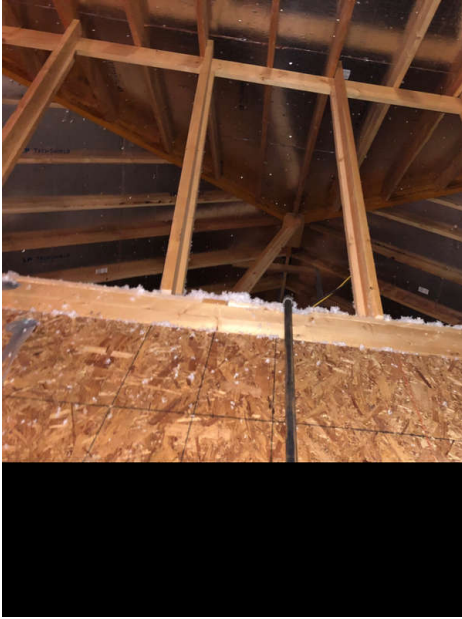
R-30 or better

Attic Vapor Barrier

No

OVERVIEW

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.



Attic



Sheathing



Attic Insulation Type

Blown Fiberglass, Batten Fiberglass



Attic

8: INTERIORS | INFRARED

Information

Floor Coverings

Tile, Wood, Concrete, Carpet

Wall Coverings

Drywall, Paneling, Brick

Ceiling Coverings

Drywall, Wood Plank

Door Types

Hollow Core, Raised Panel,
French Doors

Windows

Sample Number Tested, Double
Hung, Double Pane, Fixed

Smoke Detectors | Safety

Sounded When Tested

Ceiling Fan

Tested

Fireplace

*Artificial Logs, Gas Starter,
Standard Metal Flue

OVERVIEW

Our inspection of the interior included a visual examination for structural and safety deficiencies and the interior of the home was scanned with an infrared camera. When systems are functional and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of anomalies such as water intrusion, missing insulation, etc. Infrared thermal imaging conducted at the time of the inspection did not detect any significant defects unless otherwise detailed further on in the report. Also note that only a representative sample of accessible components was inspected.

Action items

8.1.1 Walls | Ceilings

IR - DRY

GENERAL NOTE: The ceiling is water damaged. Infrared scan indicated no moisture above the ceiling and moisture meter indicates low moisture content(dry) at the time of this inspection.

Recommendation

Contact a qualified professional.



Basement

8.1.2 Walls | Ceilings

CEILING REPAIRS

GENERAL NOTE: Touch ups and repairs noted in ceiling(s) during inspection. Seller to disclose the source of problem, including extent of repairs made. This information may be needed for buyer's future reference. Usually requires full area painting to reduce obvious conditions.

Recommendation

Contact a qualified professional.



Kitchen

8.2.1 Floors

DAMAGED

SERVICE / REPAIR: Damaged areas of flooring observed. Have a professional flooring contractor evaluate and repair or replace the flooring as needed.

Recommendation

Contact a qualified professional.



Family Room

8.2.2 Floors

WOOD - NOT LEVEL

SERVICE / REPAIR: No point on the surface of a wood floor should be more than 1/2 inch higher or lower than any other point on the surface within 20 feet, or proportional multiples. NAHB 3-8

Recommendation

Contact a qualified professional.



Foyer

8.2.3 Floors

FLOOR UNEVEN

GENERAL NOTE: Observed uneven floor slope. Have qualified contractor evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



Master Bath

8.4.1 Windows

WINDOWS STUCK

SERVICE / REPAIR: A number of windows are painted shut. Have contractor repair as needed to ensure proper egress.

Recommendation

Contact a qualified professional.



Master Bedroom

9: BATHROOMS

Information

Sinks

Tested / Adequate Flow and Drainage

Toilet

Flushes - Drains - Refills

Bathtub

Tested

Shower

Tested

Shower | Tub Wall Material

Tile

Bathroom Ventilation

Fan, Window

OVERVIEW

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

10: KITCHEN

Information

Cabinets

Wood

Counter Tops

Granite, Tile Backsplash

Sink

Stainless, Under Counter Mounted

Cooktop

Gas

Oven

Gas

Kitchen Fan

Exterior Vented

**OVERVIEW**

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

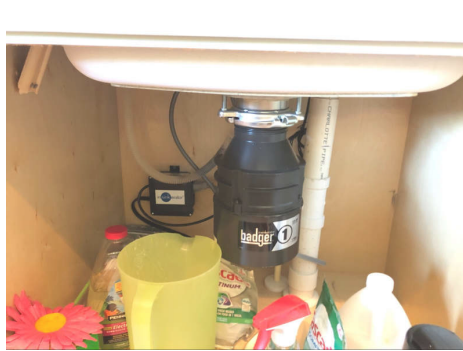
Dishwasher

Tested



Disposal

Tested



Refrigerator

Not Tested, Side by Side, Top and Bottom, Ice and Water Dispenser



Microwave

Cabinet Mounted



Action items

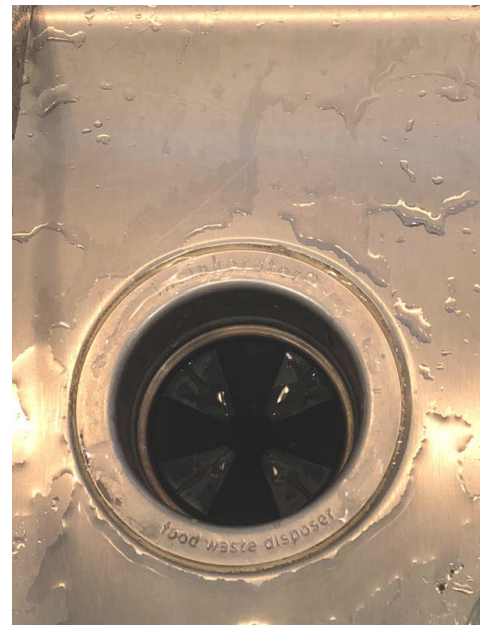
10.3.1 Food Waste Disposer

JAMMED

SERVICE / REPAIR: Disposal jammed at time of inspection with debris found inside unit. Have cleared and freed up to run correctly.

Recommendation

Contact a qualified professional.



11: LAUNDRY

Information

Clothes Washer

Not Tested, *NO PAN

Dryer Power Source

4 Prong - 220 Electric only

Dryer Vent

Metal, Flex Line, Confirm Dryer
Air Flow

Clothes Dryer

Not Tested

OVERVIEW

Our inspection of the laundry included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Laundry fixtures are run to check for adequate water pressure and volume. Washers and dryers are not inspected unless specifically discussed in this report.

12: HEATING | COOLING

Information

AC Type

Split System

Cooling System Manufacturer #1

Lennox

Cooling System Size #1

Serving the Living Level, 4 Ton



Main Level Unit

Cooling System Age #1

3 Yrs

AC Temperature Diff #1

*11-14 degrees

Condensate Drain | Attic Pan

PVC, Gravity Drain

Heating Type #1

Natural Gas, Hot Surface Igniter, Updraft

Furnace Size #1

88k

Heating System Age #1

3 Yrs

Fuel | Flue Piping

Black Steel, CSST (Courrugated Stainless Steel Tubing), Double Wall Vent, Single Wall Vent

Filter Type

Disposable

Filter Size

16 x 25 x 1

Ductwork

Insulated Flex (Silver), Insulated Duct Board Plenum

Thermostat

Manual Digital

Overflow Pan

Attic Pan Exists, Wet Switch (cuts off unit when wet)

Cooling System Manufacturer #2 Cooling System Size #2

Lennox

2.5 Ton, Serving the Master Side

Cooling System Age #2

3 Yrs



Bedroom Level Unit

AC Temperature Diff #2

*15 - 17

Heating Type #2

Natural Gas, Hot Surface Igniter, Updraft

Furnace Size #2

66k

Heating System Age #2

3 Yrs

Cooling System Manufacturer #3 Cooling System Size #3

Lennox

2.5 Ton, Serving the Bedroom Level



Master Bedroom Unit

Cooling System Age #3

3 Yrs

AC Temperature Diff #3

*11-14 degrees

Heating Type #3

Natural Gas, Hot Surface Igniter, Updraft

Furnace Size #3

66k

Heating System Age #3

3 Yrs

OVERVIEW

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Heating System Manufacturer #1

Lennox



Main Level Unit

Heating System Manufacturer #2

Lennox



Bedroom Level Unit

Heating System Manufacturer #3

Lennox



Master Bedroom Unit

Air Conditioner: Condensing Unit

GENERAL NOTE: The condensing unit(s) was inspected without deficiencies unless mentioned elsewhere in the report.

Heating System: Furnace | Air Handler

GENERAL NOTE: The furnace/air handler(s) was inspected without deficiencies unless mentioned elsewhere in the report.

Action items

12.1.1 Air Conditioner

CONDENSATE DRAIN

SERVICE / REPAIR: The drain line is disconnected. Have a qualified contractor repair as needed.

Recommendation

Contact a qualified professional.



Rear

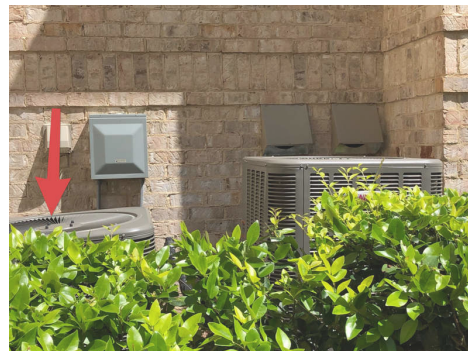
12.1.2 Air Conditioner

CONDENSER - TIPPING

SERVICE / REPAIR: Tipping the compressors more than 10 degrees can damage the unit and voids the manufacturer's warranty. Unit(s) should be leveled.

Recommendation

Contact a qualified professional.



Rear

13: ELECTRICAL

Information

Service Entrance

Underground



Meter

Main Disconnect Location

Located at Meter



Main Disconnect

Grounding Method

Grounding Rod

Supply Conductor

Aluminum, Panel Opened

Service Capacity

200 Amps, X (2)

Overcurrent Protection

Breakers, Panel Labeled, Room For Expansion

Distribution Wires

Copper

Wire Type

Romex Cable

Receptacles

3 Prong, GFCI in Basement, GFCI in Bathrooms, GFCI in Garage, GFCI in Kitchen, GFCI on Exterior, Sample Number Tested

Door Bell

Sounded

Switches

Tested, Single pole, Three way, Dimmers

OVERVIEW

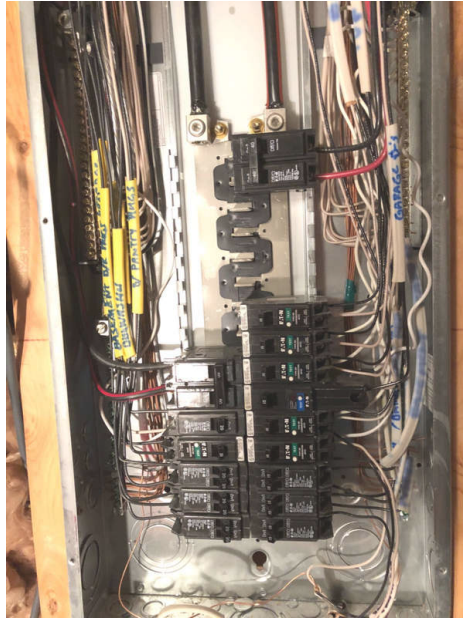
Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Panel Location

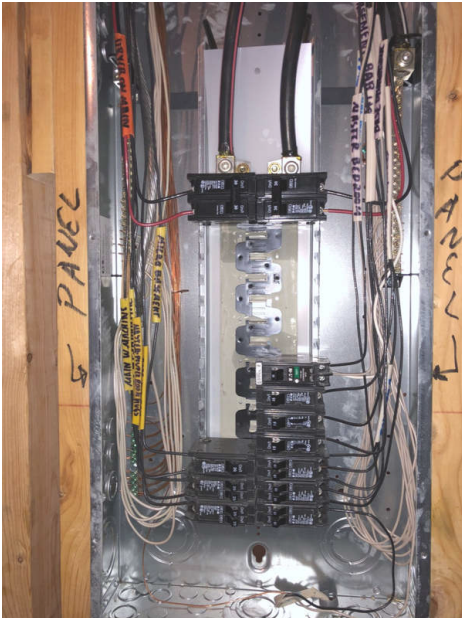
Basement



Main Panel



Main Panel 2



14: PLUMBING

Information

Water Provider

Public



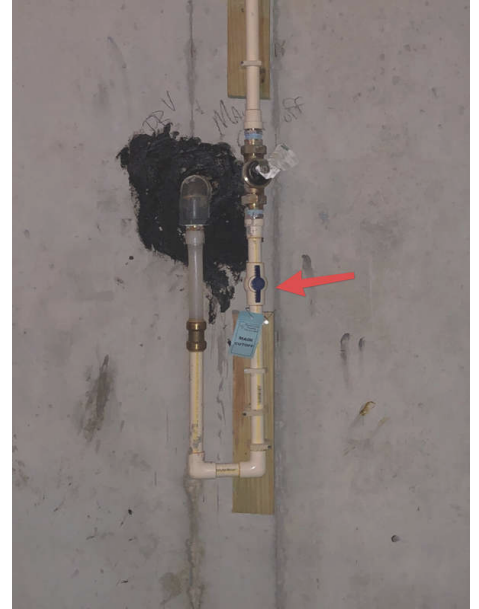
Meter

Sewer Provider

Public

Water Shut Off

Basement



Main Shut Off

Service Piping

PVC

Supply Piping

CVPC

Waste Piping

PVC

Main Fuel Shut Off Valve

Exterior at gas meter

Fuel | Flue Piping

Black Steel, CSST (Corrugated Stainless Steel Tubing)

Water Heater Type #1

Navien(tankless)



Meter



Water Heater

Water Heater Age #1

3 Yrs

Water Heater Fuel/Size #1

Natural Gas, Tankless Style

T/P Valve | Expansion Device

CPVC

Water Heater Temperature

*125+ too high

Water Softener

No

Water Meter Observation

No meter movement - no leaks

Sprinklers: Control Panel

Not Tested



Main Panel

OVERVIEW

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private(septic) waste disposal systems unless specifically noted.

STANDARDS OF PRACTICE
