



SUMMARY

1234 Main St. Jefferson GA 30549

Buyer Name
06/04/2018 9:00AM

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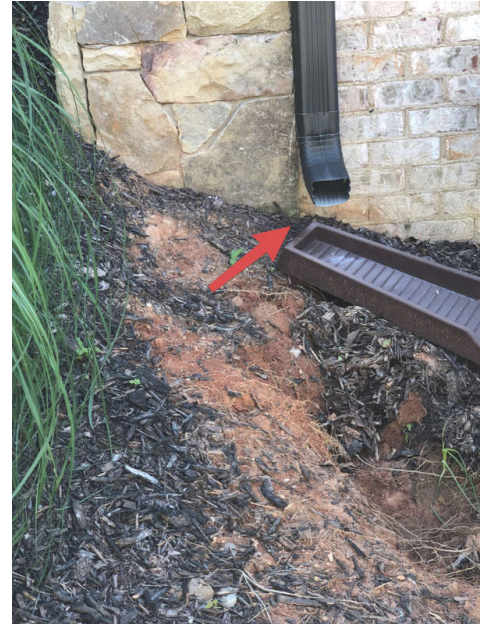
3.6.1 Gutters | Downspouts | Drain Lines

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

4.1.1 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.



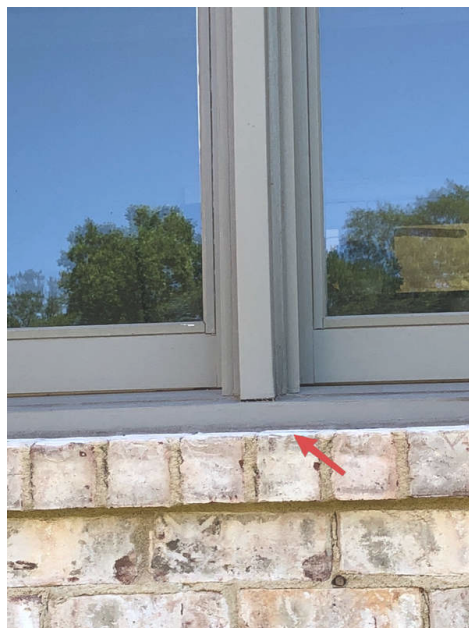
Rear

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

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.

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

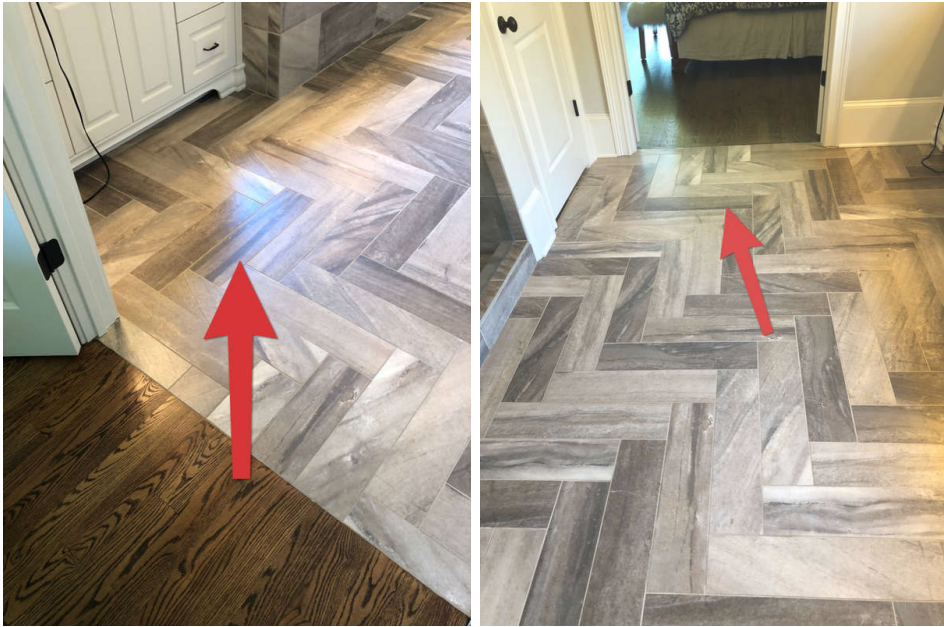
8.2.3 Floors

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.



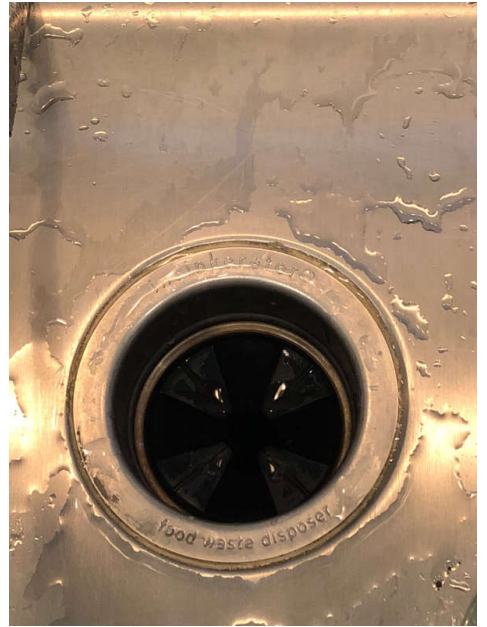
Master Bedroom

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.



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

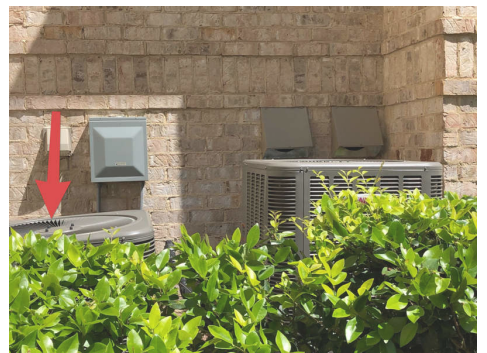
12.1.2 Air Conditioner

CONDENSER - TIPPING

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

Recommendation

Contact a qualified professional.



Rear