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# Home Inspection

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**Client --**

**Mr. Charles R. Smith**

**1234 First Street**

**Norcross, GA 30092-1430**

**Date of Inspection: 5/6/2013**



# Report Summary

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Or  
Attachment "B" Pre-Inspection Agreement and 600 Item Property Review Form

## Elevation Photos:



EAST



SOUTH



WEST



NORTH

**Section 0 .0 Summary of Action Items "Bullet Format"**

Line No.	Item Description	Action Needed	See Photo
0 . 0	<p>A summary of needed maintenance/repair tasks is listed below in "Bullet Format". This is provided for the convenience of the Buyer and the Seller -- however; it should be understood that this Bullet Summary is NOT intended to be a complete description of the required action -- for a full explanation of the required action please refer to the corresponding paragraph/item number included in parenthesis at the end of each bullet. All repairs should be completed by professional contractors or workmen who are licensed, qualified, and experienced in the trades they perform.</p> <p>&gt;0.1- Correct all electrical system defects (1.1, 1.2, 1.3, 1.8, 3.5, 3.6, 3.9)                      &gt;0.2- Correct all window and door defects (1.4, 1.7, 1.10, 1.12, 2.18, 3.16)                      &gt;0.3- Correct dishwasher defects (1.5)                      &gt;0.4- Correct plumbing system defects (1.6)                      &gt;0.5- Correct attic pull down stair defect (1.13)                      &gt;0.6- Correct HVAC system defects (1.14, 1.15, 3.12, 3.13)                      &gt;0.7- Caulk/seal exterior gaps and cracks and repair for moisture damaged wood (2.1, 2.2, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16)                      &gt;0.8- Provide requested information to the Homebuyers (2.3, 2.28, 2.29)                      &gt;0.9- Cut tree limbs for required clearances (2.5)                      &gt;0.10- Correct drainage and deck step defects (2.8, 2.28)                      &gt;0.11- Correct roof shingle defects and paint fascia boards (2.9)                      &gt;0.12- Correct master shower defects (2.19)                      &gt;0.13- Caulk seal basement slab cracks (2.30)                      &gt;0.14- Properly test for likely mold contamination in the basement and properly remediate if mold/mildew contamination is confirmed following the direction of a licensed professional industrial hygienist who is qualified and experienced in remediating mold/mildew contamination (3.1 thru 3.4)                      &gt;0.15- Correct smoke detector/alarm defects (3.10, 3.11)                      &gt;0.16- Correct garage door defects (3.14, 3.15)                      &gt;0.17- Eliminate possible exterior trip and fall hazards (3.19, 3.20)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Section 1 .0 Items Not Operating Or Not Operating Properly --**

Line No.	Item Description	Action Needed	See Photo
1 . 1	The electrical receptacles on the North wall of the main level Study are not operating and should be properly repaired.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1 . 2	Same as 1.1 above - except only 1/2 of the duplex receptacles on the South wall of the Study are operating and should be properly repaired.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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- |        |   |                                     |                                     |
|--------|---|-------------------------------------|-------------------------------------|
| 1 . 3  | Front doorbell was not operating at the time of the inspection and should be repaired. Also, the rain proof cover for the front door electrical receptacle is loose and should be properly secured and sealed to prevent water intrusion.   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 . 4  | Cracked window pane on NW Family Room window should be replaced.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 . 5  | The membrane cover that protects the switches for the dishwasher controls is damaged in two places and should be properly repaired/sealed or replaced.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 . 6  | The seal for the stopper in the Master Bath tub is not holding and should be replaced.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 . 7  | Lower edge of the door to the Laundry Room is too low and should be cut and raised to provide an approximate 3/4 inch gap so that adequate supply air is available to the clothes dryer when the door is closed.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 . 8  | One of the Kitchen ceiling light lamps was flickering ON and OFF numerous times until the dimmer was adjusted. Perhaps the lamp is defective and should be replaced? The light fixture should be repaired to operate properly.  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1 . 9  | No receptacle was found for the Kitchen island and one should have been installed as required by code.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 1 . 10 | <p>Windows are stuck and do not open (probably due to excessive paint or plastic guides sticking to the wood sashes -- if plastic guides are sticking usually silicone spray can be applied to the guides and wiped from an other surfaces to help reduce sticking). Windows should be freed to provide a means of emergency exit in case of fire.</p> <p>Windows are single pane wood frame windows and appear to be in acceptable condition at the time of the inspection. The following windows are stuck and should be freed:</p> <ul style="list-style-type: none"> <li>- 2 ea Dining Room</li> <li>- Study</li> <li>- Garage</li> <li>- Family Room</li> <li>- 2 ea Upstairs South Bedroom</li> <li>- Upstairs West Bedroom</li> <li>- Master Bath</li> <li>- Basement Family room</li> </ul> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

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- 1 . 11 Homebuyer should treat and remove possible algae growth that can plug or restrict the main condensate drain each spring prior to using the A/C system. (Pour a cup of chlorine bleach into the clean out tee followed by 2 gallons of clean water to flush out any possible algae plugs. After treatment the clean out tee should have a removable cap or plug installed so to not loose conditioned air into the attic.)
- 1 . 12 The following doors do not engage in the keeper plates (strike plate) and should be repaired/adjusted.    
- Main level Bedroom door  
- Also the pocket door for the main level bath jumped the track during the inspection but could be put back on the track
- 1 . 13    
The attic pull down stair does not close and seal properly and should be repaired to properly close and seal.
- 1 . 14 The A/C systems were allowed to operate continuously for several hours during the inspection. Temperature differential between supply and return register on A/C system did not measure within the normal operating range of 12 to 20 degrees F (see actual test results listed below). A licensed professional HVAC technician should service the system to determine if the refrigerant gas charge is adequate and certify that system is operating properly and as efficiently as possible.    
The upstairs system measured only an 8 degree differential and the downstairs system measured only a 10 degree differential - both systems should be serviced to achieve a more efficient operation.
- 1 . 15 Even though the Basement is air conditioned, as a precaution a dehumidifier should be installed with a suitable drain system to help control humidity. High humidity can promote mold/mildew growth -- Homebuyer should install sufficient dehumidification equipment to control humidity and reduce the possibility of mold/mildew growth.

No separate thermostat or automated damper control system is provided for the finished basement so it has no direct means to control and reduce humidity and should have.

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**Section 2 .0 Concerns/Observations --**

Line No.	Item Description	Action Needed	See Photo
2 . 0	<p>Approximate Age: 22-years                      Style Dwelling: Traditional                      General Appearance: Good                      Street Entrance Faces: SE                      For Report Purposes the Street Entrance is Said to Face: South                      State of Occupancy: Occupied and Furnished                      Weather Condition: Raining                      Ground Cover: Wet                      Temperature: 65 degrees F                      Start Time: 2:50 PM Finish Time: 7:20 PM                      Furnaces Test Negative for Combustion Gas with a Tif 8800 Meter</p>	<input type="checkbox"/>	<input type="checkbox"/>
2 . 1	<p>Concrete driveway has settling/thermal cracks. Cracks wider than 1/8-inch should be caulked with flexible caulk tinted to match concrete in order to reduce possible moisture/freeze damage. (Quikrete product 8620 flexible gray caulk may be a good choice for small cracks.)</p> <p>Larger gaps should be filled with epoxy based grout.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 . 2	<p>Brick steps have settled adjacent to the front stoop. This crack and others in these steps should be sealed with flexible caulk to match the mortar color in order to reduce the possibility of freeze damage and additional settling. (Quikrete product 8620 or 8620-09 flexible mortar caulk may be a good choice for small cracks.)</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 . 3	<p>A termite bait well system has been installed around the perimeter the dwelling -- Homeowner should request that the termite company transfer any existing termite bond/policy in writing to the Homebuyer. No signs of active termites were observed at the time of inspection. Additionally, it is recommended that the Homebuyer obtain a complete termite inspection, preferably from the company providing any bond, prior to closing; since it is no longer routinely provided by the Seller for real estate transactions in Georgia.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 . 4	<p>Brick paver patio near the NW corner of the dwelling appears to be in acceptable condition and a small catch basin drain is installed. Catch basin will likely collect leaves and debris and should be flushed out twice each year.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- 2 . 5 Tree limbs within 6-feet of the dwelling siding, gutters, and/or roof should be cut in order to reduce the possibility of moisture or impact damage during periods of high wind.
- Tree limbs near the rear chimney chase should be cut for required clearance.
- 2 . 6 Elevated deck band joist/ledger board is bolted to structure -- it and the metal joist hangers appear to be secure at the time of inspection. Buyer/Homeowner should periodically monitor joist and ledger board connections for separation cracks and take future corrective action if required.
- Caution: Buyer/homeowner should understand that residential elevated decks are NOT designed to support the combined weight and live load of a large number of people. Reasonable care should be used to limit the number of people and/or other loads which could exceed the structural capacity of the deck thereby causing it to fail and possibly collapse which could result in serious injury or death.
- 2 . 7    
Same as 2.6 above - except photo of the support posts for the free standing deck under the bay window.
- 2 . 8    
The steps to the deck near the NE corner of the dwelling have settled likely due to improper sloped drainage and water collecting in this area which caused erosion to the retaining wall supporting the steps. Steps have not been properly leveled and it appears that this area is still low and collects water. Additional corrective action is needed to level the steps, repair/secure the retaining wall and divert water away from this area.
- 2 . 9    
Architectural grade composite asphalt roof shingles are installed and estimated to be between 4 and 7 years old. Several "nail pops" - nails backing out under the shingles along the East edge of the Garage roof should be repaired and these shingles properly sealed to the roof plane. Also, the paint on this fascia board is weathering and should have any loose and peeling paint removed and properly repainted to protect from moisture damage.
- 2 . 10    
Holes around gas line at the gas meter and the condensate drain on the West brick veneer wall should be properly sealed.
- 2 . 11    
Same as 2.10 above - except hole around the refrigerant gas lines to the A/C condenser units should be sealed and a rain hood installed.

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- |        |  |                                     |                                     |
|--------|--|-------------------------------------|-------------------------------------|
| 2 . 12 |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>A crack in the brick veneer near the NE double door into the Family Room should be neatly sealed with clear silicone caulk to prevent possible moisture intrusion into the wall cavity. Crack appears to have started at the end of the steel lintel above the door. All ground water should also be diverted away from the brick under the deck to help reduce possible additional settlement. If additional movement occurs - future corrective action may be required to stabilize the brick ledge or footing below.</p>   |                                     |                                     |
| 2 . 13 |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Moisture damaged wood such as fascia boards, windows and door moldings, and/or other wood trim should be replaced -- then properly caulked and painted (small areas can possibly be repaired by using an epoxy based wood hardener (PC-Petrifier or Cure-Rot wood hardeners available at hardware stores or on line <a href="http://www.pcepoxy.com/">www.pcepoxy.com/</a> or <a href="http://www.bg.woodworker.com">www.bg.woodworker.com</a>) and fiberglass wood putty, automotive Bondo, and then painted). The locations listed below have moisture damage and should be repaired.</p> |                                     |                                     |
|        | <p>The lower edge of the garage door has moisture damage that should be properly repaired.</p>   |                                     |                                     |
| 2 . 14 |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Same as 2.13 above - except the lower West corner of the arched Foyer window has moisture damage that should be properly repaired.</p>  |                                     |                                     |
| 2 . 15 |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Same as 2.13 above - except Master Bath tub window sill has moisture damage that should be properly repaired.</p>   |                                     |                                     |
| 2 . 16 |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Photo is of the lower corner of the jamb for the East side of the double door onto the deck from the Breakfast area of the Kitchen which shows signs of early moisture damage. All exterior doors should be properly caulked/sealed and painted especially at these lower jamb corners.</p>   |                                     |                                     |
| 2 . 17 |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Siding on the rear of the dwelling appears to be in acceptable condition at the time of the inspection and is believed to be a composite wood product since the fiber cement version of the bead board design was not normally being used until the mid 1990's. Regardless of the material type, it appears to be in good condition but should be kept properly caulked and painted to reduce possible future moisture damage.</p>  |                                     |                                     |
| 2 . 18 |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>The door frame into the Main level NW bedroom is damaged/scratched and should be properly repaired.</p>   |                                     |                                     |



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- 2 . 19    
The lower corners of the Master shower appear to have dark stains that could be mildew that should be properly cleaned. These lower corners should be neatly caulked with a flexible silicone caulk to blend with the tile grout and the tile should be properly regouted.
- 2 . 20    
Attic was entered and the structural framing inspected -- ridge boards appear to be full depth and the rafters properly mitered to the ridge board; collar ties are installed as required by code; purlins are installed at the mid point of rafters and struts are installed down to load bearing walls. Insulation appears to comply with code requirements at the time of construction and no visible signs of roof leaks were found.
- 2 . 21    
The majority of the main attic has been decked and the ceiling insulation under this decking was not visible in these areas. However, the areas that were visible appeared to be fiberglass batt insulation approximately 8 to + inches thick as required by code.
- 2 . 22    
Whole house fan is equipped with a "fusible link" to stop the operation of the fan in the event of a fire. Also, most whole house fans have a thin metal louver and no insulation above the opening in the ceiling and when the fan is not in use this opening allows significant heat energy to escape in the winter and attic heat to radiate into the dwelling during the hotter months. Whole house fans can waste many hundreds of dollars in utility costs each year due to energy loss. Homebuyer should consider removing the whole house fan, properly closing the hole and properly insulating above the opening.
- 2 . 23    
The attic was entered and areas that were safely accessible were inspected. Due to lack of handholds for inspector's balance or adequate safe room to maneuver; the risk of possible damage to drywall ceilings/dwelling interior was too great to justify inspecting the areas of the attic listed below:  
  
Low attic above the MBR was not entered but inspected from the main attic.
- 2 . 24    
A small door in the Master closet was blocked by stored items and this area was not entered at the time of the inspection.
- 2 . 25    
Refrigerators, ice/water dispensers, clothes washers , dryers , and dryer vent ducts are NOT included as part of a General Home inspection and no warranty for their proper operation is implied or provided. However, as a courtesy to our clients IF a refrigerator is present and is known to remain for the Homebuyer's use, the temperature inside the refrigerator and freezer compartment may be measured and if ice is present in the maker this may be confirmed.  
Refrigerator Temperature / Freezer Temperature / Ice Maker Ice Present  
- 39 degrees F./ 12 degrees F./ Ice was present in the ice maker

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- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 2 . 26   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>Long displacement type cracks appear to be professionally repaired on the South basement retaining wall near the water service line entry into the basement. Typically these repairs have a lifetime warranty which should be transferred to the Homebuyers in writing by the contractor.</p>   |                                     |                                     |
| 2 . 27   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>Same as 2.26 above - except a photo of an additional crack that has been repaired on the South wall.</p>  |                                     |                                     |
| 2 . 28   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>The East basement concrete retaining wall near the steps to the deck has moisture stains on the wall and floor. Ground water should be diverted away from this area - see 2.8 above. Even though there has been a significant volume of rain in the last 10-days and no water was found ponding on the floor - the existing Homebuyer should confirm that there is no moisture intrusion into this area.</p>  |                                     |                                     |
| 2 . 29   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Same as 2.28 above - except there is also another crack in the basement retaining wall in this area near the top 1/3 of the wall where there is less hydrostatic pressure. No significant moisture was visible inside the basement at the time of the inspection. Again the existing Homeowner should confirm this crack does not have an active leak. If so, the crack should also be professionally repaired as shown in 2.26 and 2.27 above.</p>   |                                     |                                     |
| 2 . 30   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Cracks in the basement floating slab are even on both sides of the crack with no signs of settlement at the time of the inspection and are likely curing type cracks. However, cracks should be sealed with clear silicone caulk to prevent moisture/gas/ and insect intrusion.</p>   |                                     |                                     |
| 2 . 31   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>Photo of the main water shut OFF valve and the pressure reducing valve near the basement ceiling in the center of the South wall of the furnace/water heater room.</p>  |                                     |                                     |
| 2 . 32   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>Water pressure measured within the normal range at the time of the inspection -- normal interior pressure ranges between 40 to 80 PSI. See photo for the actual pressure measured.</p>  |                                     |                                     |
| 2 . 33   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>HVAC system filters are disposable type filters and should be replaced when dirty. The smaller upstairs system is located in the attic and this filter should be replaced at least every 3-months. Filters are in a filter slot on the exterior of the blower compartment of each HVAC system. The larger HVAC system located in the basement has a large pleated type filter that normally should be replaced at least once per year. Replacement filters are normally available from <a href="http://www.filtersusa.com">www.filtersusa.com</a> for about 1/3 the cost of big box stores.</p> |                                     |                                     |

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- 2 . 34    
 The 200-amp 240-volt main electrical distribution panel is located in the basement on the West wall. All 120 volt branch circuit wiring appears to be copper and protected by breakers of the correct current rating. The panel also appears to be adequately grounded.
- 2 . 35    
 A 100-amp 240-volt sub panel is located in the Basement in the East unfinished room. All 120 volt branch circuit wiring appears to be copper and protected by breakers of the correct current rating. The neutral and grounds are properly separated (at the time of inspection).

**Section 3 . 0 Potential Safety Hazards --**

Line No.	Item Description	Action Needed	See Photo
3 . 1	The majority of the visible sub floor in the basement ceiling has dark stains with possible surface accumulation. These stains are believed to be mold/mildew caused by either/or excessive ambient humidity in the basement above 55% or by the contractor installing green deck boards that were either wet or not properly kiln dried. Since these areas are significant in size and all possibly affected areas may not be visible -- a licensed qualified Industrial Hygienist and a professional qualified remediation contractor experienced in detecting, removing, and eliminating mold should be consulted to confirm that mold is present, to advise of the cost to eliminate any mold, and to test the dwelling to confirm that no air born mold remains after any required remediation is completed.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 . 2	Same as 3.1 above - except an additional photo of another area in the basement with dark stains on the ceiling.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 . 3	Same as 3.1 above - except an additional photo of another area in the basement with dark stains on the ceiling.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 . 4	Same as 3.1 above - except an additional photo of another area in the basement with dark stains on the ceiling.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 . 5	All electrical receptacles in the basement above bare concrete floors should be GFCI protected and they are not.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 . 6	The circuit legend for the East basement sub panel does not appear to be correct. All circuits in both electrical panels should be properly labeled so that power can be quickly turned OFF in the event of an emergency to any given circuit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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- 3 . 7    
Romex type wiring into the East Basement sub panel does not appear to be properly separated and stapled as required by code.
- 3 . 8    
As a precaution since the washing machine receptacle is within 6-feet of water it should be GFCI protected and is not.
- 3 . 9    
Window above the garden tub is not marked as being safety or tempered glass suitable for "Human Impact Loads " as required by current codes.
- Note: This code requirement probably did not apply at the time this dwelling was constructed -- however, new Home Buyer should be aware of this condition.
- Also, there is no local air plunger type switch installed in the whirlpool tub to turn the pump ON and OFF while someone is inside the tub. Tub pump is GFCI protected by a breaker in the East basement sub panel and an emergency disconnect switch is provided on the wall of the Master bath; however, as a safety precaution the air plunger type switch should be installed on the wall top curb of the tub.
- 3 . 10    
Smoke detectors at the time of construction were required on each floor of the dwelling and within 10-feet of each bedroom. The detector/alarm for the upstairs area is more than 10-feet from the West bedroom. An additional detector/alarm should be installed. Also, current code requires that an additional detector be installed inside of each bedroom. Homebuyer should consider replacing old design radioactive based detectors with the newer more reliable photo electric design. Radioactive based detectors should be replaced every 5 years since they lose some of their ability to sense smoke. Also, the Homebuyer should install a carbon monoxide detector/alarm on each level of the dwelling.
- 3 . 11    
Same as 3.10 above - except an additional detector/alarm should be installed within 10-feet of the main floor bedroom door in addition to the one installed inside the bedroom door to meet code at the time of original construction.
- 3 . 12    
Gas logs are installed in the Family Room fireplace; however, no damper clamp has been installed to prevent the damper from closing the last 3/4 inch so that combustion gases can vent up the flue but the heat can transfer into the dwelling (and not be lost up the flue). Also, as a precaution both the flue for the basement fireplace and the Family Room fireplace should be professionally cleaned and inspected prior to use by the Homebuyer.

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- |        |   |                                     |                                     |
|--------|---|-------------------------------------|-------------------------------------|
| 3 . 13 |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Current codes do not allow a duct opening or a register to be installed in a garage for concern that vehicle gases/carbon monoxide or smoke from a garage fire could flow back into the conditioned dwelling space. Homebuyer should remove the register and seal the duct opening with 26-gage sheet metal.</p> |                                     |                                     |
| 3 . 14 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Closing force on automatic garage door opener needs adjustment. Electronic light beam auto reverse IS functioning; however, door does not reverse when on obstruction is placed under door.</p>  |                                     |                                     |
| 3 . 15 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Several fasteners are loose on the heavy Masonite garage door and all fasteners should be properly tightened and secured. Also, to protect from possible moisture damage the interior side of the Masonite door should be painted to reduce possible moisture damage.</p>  |                                     |                                     |
| 3 . 16 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Double cylinder dead bolt locks are a safety hazard and a possible code violation. Interior cylinders should be replaced with thumb levers -- until then a key to each lock should be hung near the lock and made readily available in case of an emergency and the dwelling occupants need to escape.</p>       |                                     |                                     |
| 3 . 17 |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Current code requires that spacing between guard rail spindles not allow a 4-inch sphere to pass between. Deck spindles are wider than allowed by current code.</p>  |                                     |                                     |
| 3 . 18 |   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Same as 3.17 above - except the interior guardrails and handrails also do not comply with current codes.</p>   |                                     |                                     |
| 3 . 19 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Loose brick pavers in the gravel walk near the NE corner of the deck should be repaired and properly secured to eliminate a possible trip and fall hazard.</p>   |                                     |                                     |
| 3 . 20 |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>The West side of the front brick steps and the top of the stoop are higher than the maximum of 30-inches where a handrail and guardrail are required. Handrail and guardrail should be installed or the grade level should be raised to be less than 30-inches.</p>  |                                     |                                     |

**Section 4 .0 Deferred Cost Items (Items that may require repair/replacement within 5 years)**

Line No.	Item Description	Action Needed	See Photo
4 . 0	The following items may require repair or replacement in the next several years: - Exterior caulking and painting of wood trim - Garbage disposal - Dishwasher - Garage door opener - Stain exterior wood deck	<input type="checkbox"/>	<input type="checkbox"/>

**Section 5 .0 Comments**

Line No.	Item Description	Action Needed	See Photo
5 . 1	The "Action Needed" check box shown with each line item above is provided for the convenience of the Buyer and the Seller. If it IS checked -- then the corresponding maintenance/repair should be completed in order to properly maintain the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 . 2	Once the maintenance/repair items listed herein are complete the home and property should be in good condition. All household systems inspected appear to be operating properly at the time of inspection (except for those items listed in Section 1.0 above).	<input type="checkbox"/>	<input type="checkbox"/>

Note: There are no tests or visible clues that can be used/included in a general home inspection to verify if there may be tainted drywall and/or sulfuric gases present in the dwelling. (Some drywall manufactured in China has proven to be defective and over time will emit gases that can cause damage.) If odd odors or tainted drywall manufacturing markings were noticed during this inspection they will be listed in the report. However, this general home inspection does not include any tests or invasive work to determine if tainted drywall is present in the dwelling. No warranty is expressed or implied that the dwelling is free of tainted drywall.

## Exhibit A -- Item Detail Photos

Please refer to the corresponding Report Paragraph Number  
for Item Detail Information

1.1



1.2



1.3



1.4



1.5



1.6



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1.7



1.8



1.9



1.10



1.11



1.13



2.1



2.2





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2.3



2.4



2.5



2.6



2.7



2.8



2.9



2.10



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2.11



2.12



2.13



2.14



2.15



2.16



2.17



2.18



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2.19



2.20



2.21



2.22



2.23



2.24



2.26



2.27



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2.28



2.29



2.30



2.31



2.32



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1234 First Street

Norcross,

GA 30092-1430

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1234 First Street

Norcross,

GA 30092-1430

- a) This is not an in depth inspection for insects, termites, wood destroying organisms or other pests which could have rendered hidden damage to the home. An in depth termite inspection should be performed by a licensed qualified pest control professional for the benefit of the Homebuyer.
- b) This inspection does not include an inspection for toxic mold (such as Penicillium, Aspergillus, Cladosporium, Candida, Strachybotrys, or any other type of mold) and no samples or tests have been conducted or included as a part of this General Home Inspection. This General Home Inspection follows the ASHI and GAHI standards of practice which do not require visual inspection within wall cavities, under carpet, within HVAC ducts/systems, behind refrigerators/furniture, dishwashers, and other appliances that may generate moisture resulting in mold/mildew. However, if possible mold/mildew type stains are sighted during the inspection they will be reported as being present -- the Homebuyer should then require that mold inspection and testing be performed by a qualified professional, such as an Industrial Hygienist, in order to confirm if mold contamination exists and to recommend any required corrective action.
- c) A significant volume of water was used to test plumbing supply, drainage piping and public/private sanitary waste disposal systems (water is usually allowed to run continuously while the inspector is inside the dwelling). If visible deficiencies were observed they are noted within the report. Inspector is not responsible for leaks or plumbing problems that do not occur or present visible symptoms at the time of the inspection. If a private septic system is in use it should be pumped and visually inspected by a qualified professional septic contractor (a minimum of every 4 years). The existing Homeowner should confirm the last time the system was pumped.
- d) The contents of this report is for the sole use of Client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or any purpose, without the express written consent of the Inspector does so at their own risk and by doing so without the express written consent of the Inspector waives any claim of error or deficiency in this report.

Note: Please visit the Attics and Under website [www.atticsunder.com](http://www.atticsunder.com) for important updates on product notices and appliance recall information. Our website is regularly updated as a continuing service to our Clients.

Inspection and  
Report Completed By:

*C. R. Thompson*

C. R. Thompson

Certificate Nos.: ICC-5187420-R5 (CABO-2934) EDI GA-26  
Attics and Under Home Inspection Services, Inc.  
P. O. Box 922534  
Norcross, GA 30010-2533  
Phone: 678-296-3260





**Attachment "B"  
Inspection  
Agreement,  
GAHI Standards  
of Practice, (Field  
Notes Available  
On Request)**