
New Construction Final Inspection

Client --

Mr. Charles R. Smith

1234 First Street

Lilburn, GA 30047-5495

Date of Inspection: 6/10/2013



Report Summary

Table of Contents

Elevation Photos	Page 2
Item Detail Description	Page 3
Detail Photos	See Exhibit "A"
Attachment "A" Pre-Inspection Agreement (included with New Construction Phase Inspection Report)	Pages 1a -- 1c
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>Many Builders request an action item summary in "Bullet Format" which is listed below. This is provided for the convenience of the Builder -- however; it should be understood that this Bullet Summary is NOT intended to be a complete description of the required action. The Builder should refer to the referenced item number (in parenthesis at the end of each bullet) for the corresponding report paragraph that provides a full explanation of the required action.</p> <p>>0.1- Correct all HVAC system defects (1.1, 1.2, 1.3, 1.4, 1.10, 3.2)</p> <p>>0.2- Complete the Basement Kitchen and test appliances after installation (1.5, 1.6)</p> <p>>0.3- Correct all door and window defects (1.7, 1.18, 1.19, 2.6)</p> <p>>0.4- Correct all electrical system defects (1.8, 1.12, 1.13, 3.8, 3.10)</p> <p>>0.5- Remove gummed label from the cook top and test cook top (1.11)</p> <p>>0.6- Properly install upstairs Laundry dryer vent (1.14)</p> <p>>0.7- Repair drawer under the Kitchen oven to stay closed (1.15)</p> <p>>0.8- Demo Lawn sprinkler system to the Homebuyers (1.16)</p> <p>>0.9- Correct plumbing system defects (1.17, 2.14, 3.1)</p> <p>>0.10- Correct and prevent future soil erosion at the A/C condenser units (2.1)</p> <p>>0.11- Correct elevated deck defects (2.4, 3.7)</p> <p>>0.12- Correct exterior painting defects (2.6, 2.8, 2.9)</p> <p>>0.13- Seal large gap under the power meter cabinets (2.10)</p> <p>>0.14- Provide requested documentation for the Homebuyer's records (2.11)</p> <p>>0.15- Correct cosmetic defects to the Homebuyer's satisfaction (2.15 thru 2.18)</p> <p>>0.16- Add code required fire rated drywall under the basement stairs (3.3)</p> <p>>0.17- Confirm that gas line material to the deck gas connection is suitable for gas service (3.4, 3.5)</p> <p>>0.18- Provide recommended 3 ft. clearance between gas meter and A/C condenser unit (3.6)</p> <p>>0.19- Repair/seal large holes around plumbing lines (3.11 thru 3.13)</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	Missing HVAC register in the Jack and Jill bath should be installed.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

1234 First Street Lilburn, GA 30047-5495

- 1 . 2 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.)

- No clean out tee with a removable cap has been installed for the A/C system located in the attic and one should be installed. Basement system has a clean out tee.
- 1 . 3 Gas log Heat-a-lator was not operating at the time of the inspection. This unit has a control valve system that is of a new design and the Builder should explain to the Homebuyer how to properly operate this unit.
- 1 . 4 Same as 1.3 above - except photo of a battery holder under the gas logs that is designed to hold two D-Cell batteries which have not been installed.
- 1 . 5 The microwave for the basement Kitchen and the oven were not installed at the time of the inspection and could not be tested.
- 1 . 6 The dishwasher for the basement Kitchen was blocked by the large oven temporarily placed in front of it and this dishwasher was could not be opened and tested at the time of the inspection.
- 1 . 7 The door at the top of the basement stairs has been removed at the time of the inspection and could not be tested.
- 1 . 8 Missing light fixture globe in the Master Bath closet should be installed.
- 1 . 9 HVAC system filters are disposable type filters and should be replaced when dirty or at least every 3-months. Filters are in a filter slot on the exterior of the blower compartment of each HVAC system.
- 1 . 10 Damaged foam sleeve insulation for the cold gas lines near the exterior A/C condenser units should be replaced and all of the cold gas lines should be properly covered and insulated.
- 1 . 11 A gummed type label has not been removed from the electric cook top and should be prior to testing the cook top since it might damage the finish if the unit gets hot before it is removed. Inspector did not test the cook top at the time of the inspection.

1234 First Street

Lilburn,

GA 30047-5495

- | | | | |
|--------|--|-------------------------------------|-------------------------------------|
| 1 . 12 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>Two separate general purpose counter top circuits have been provided in the Kitchen; however, the exhaust fan above the cook top has been connected to one of these counter top circuits and that is contrary to the 2011 NEC, Article 210.11C and 210.52B, (2) "No Other Outlets. The two or more small-appliance branch circuits specified in 210.52(B)(1) shall have no other outlets." A separate circuit with a properly sized breaker should be provided for the exhaust fan.</p> | | |
| 1 . 13 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>The light fixture in the basement stairway was not operating at the time of the inspection and should be repaired or have the lamps replaced.</p> | | |
| 1 . 14 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>The upstairs dryer vent appears to have missing or damaged insulation around the metal duct which should be replaced and then the cover plate should be properly secured.</p> | | |
| 1 . 15 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>The drawer under the main Kitchen oven does not stay closed and should be adjusted to remain closed.</p> | | |
| 1 . 16 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>The existing Homeowner should demonstrate to the Homebuyer -- how the lawn sprinkler system is set up, what are the optimum cycle times and why, and confirm that all zones are operating properly. (Since each lawn sprinkler system is unique, it usually requires a minimum of two people 45 minutes to properly test a system and this is not included as part of a general home inspection.)</p> | | |
| 1 . 17 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>The long vertical risers from the grinder pump up to the ceiling of the basement are not properly supported and move when the pump discharges. Pipes should be properly supported or at least strapped together to reduce movement and reduce possible loosening of the check valve connections.</p> | | |
| 1 . 18 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>A small light leak at the center bottom between the double front doors should have the weather stripping repaired to prevent energy loss and insect intrusion.</p> | | |
| 1 . 19 | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <p>The unfinished wood around the inside of the front door jamb should be properly finished and then the missing weather stripping should be installed.</p> | | |

1234 First Street

Lilburn,

GA 30047-5495

- 1 . 20 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 and main floor systems measured a 14 degree F. differential and appear to be operating satisfactorily; however, the basement system measured only a 9 degree differential and may be serviced to achieve a higher efficiency. HVAC contractor may have planned for a lower differential to allow this system to run longer to get more humidity out of the air. If the system cools the basement and does not run excessively this is OK. Future corrective action may be required to adjust the basement system.

Section 2 . 0 Concerns/Observations --

Line No.	Item Description	Action Needed	See Photo
2 . 0	Approximate Age: New Construction Style Dwelling: Traditional General Appearance: Good Street Entrance Faces: SW For Report Purposes the Street Entrance is Said to Face: West State of Occupancy: Not Occupied Or Furnished Weather Condition: Raining Ground Cover: Wet Temperature: 73 degrees F Start Time: 10:15 AM Finish Time: 2:15 PM Furnaces Test Negative for Combustion Gas with a Tif 8800 Meter	<input type="checkbox"/>	<input type="checkbox"/>
2 . 1	Minor soil erosion is occurring for the supporting dirt under the center A/C condenser unit and a 6x6 treated timber should be properly installed to secure the dirt and prevent possible settlement of the condenser unit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 . 2	Basement perimeter foundation drain discharge line is visible at the corner of the dwelling. This pipe should be protected and kept open to allow proper drainage away from the Basement walls. Home Buyer should consider inserting plastic gutter guard material into the end of the pipe to reduce the possibility of debris or small animals entering the pipe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1234 First Street

Lilburn,

GA 30047-5495

- 2 . 3 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 . 4
Not all of the deck and stair support posts are secured to the slab and should be.
- 2 . 5
Deck should be stained within the next 6 months once the pressure treatment chemicals stop leaching out of the new wood.

In order to reduce additional weathering and moisture damage of exterior wood deck -- a penetrating oil base stain is recommended. Porter and Cabot are manufacturers of a quality oil base stain.

- 2 . 6
Damaged exterior painting around the doors to the deck from the Breakfast area of the Kitchen should be properly repaired.
- 2 . 7
Caulking may shrink with time and the Homebuyer should keep the openings exterior wall for the A/C service piping properly caulked and sealed.
- 2 . 8
Steel lintels have been primed at the time of construction and have moderate rust at the time of inspection -- however, finish paint should be applied to all lintels (to match the brick or trim color) in order to prevent the lintels from corroding, expanding, and eventually splitting the mortar joints.
- 2 . 9
Same as 2.8 above - except an additional photo.
- 2 . 10
Large gap under the exterior power meter and main breaker cabinet should be properly filled/sealed.

1234 First Street

Lilburn,

GA 30047-5495

- 2 . 11
Builder should confirm that the dwelling conforms to the 2009 International Energy Conservation Code and the following minimum energy code ratings will be met or demonstrate the allowed trade offs. Stud walls = R-13, Ceiling = R30, Windows U-Factor 0.55 -- Solar Heat Gain Coefficient = 0.40, NFRC or default label = 102.5.2 A/C condenser units meet a minimum SEER rating of 13, etc. -- (This information is needed for the Homebuyer's records for future home inspections.)
- 2 . 12
Bath tubs (above finished areas of the dwelling) were filled and water allowed to enter the overflow drain to test for leaks -- none were found at the time of the inspection. However, Homebuyer should examine the ceilings (if accessible) under these tubs over the next several days to verify there are no small water spots from small leaks. Also once the overflow drain test was completed the tub stopper was released to test the main tub drain flow.
- 2 . 13
A thermal mixing valve is installed for the Master tub as required by code. The valve is located under the counter in the Master bath.
- 2 . 14
A chip on the enamel finish of the downstairs bath tub should be professionally repaired so that the tub can be properly cleaned and sanitized.
- 2 . 15
Several sheet rock and paint defects were observed through out the dwelling -- however, Buyer shall list all cosmetic items and furnish a separate list to the Builder probably at the time of the Final Walk Through.
Missing baseboard and trim around the basement bath toilet should be installed and properly painted.
- 2 . 16
Same as 2.15 above - except access hole in the basement bedroom closet behind the tub faucet should be properly closed with drywall or a plastic pop out access panel should be installed.
- 2 . 17
Same as 2.16 above - except hole in the ceiling of the Basement Family room should have a suitable access cover installed.
- 2 . 18
Same as 2.15 above except numerous ceilings have been touched up and the finish is not complete and should be.

1234 First Street Lilburn, GA 30047-5495

- 2 . 19 Roof support structure system is 2X4 trusses -- trusses appear to be installed vertically, no loose connection plates were visible, no field cuts and no broken cords were found. Homebuyer should store only light weight items that heat will not damage in the attic and limit the weight of any items stored in the attic in order to not damage the trusses. Truss roof systems are designed to support ONE layer of roof shingles, the roof decking, and the dry wall ceilings below.

- 2 . 20
Photo of the Main water Shut OFF valve in the basement utility room.
- 2 . 21 The electrical distribution panel is located in the Basement. 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).

200-amp 240-volt and 60-amp 240-volt sub panel wiring is OK.

Section 3 . 0 Potential Safety Hazards --

Line No.	Item Description	Action Needed	See Photo
3 . 1	The 3/4 in diameter discharge pipes for the water heater Pop OFF or TPV life safety devices have not been installed as required by codes and the manufacturer's installation instructions. The discharge lines have more than 4 each 90 degree elbows AND the lines are NOT separated to the dwelling exterior as required by Georgia Amendments to the 2006 International Plumbing code. The Amendment reads -- "*Delete Section 504.6 'Requirements for discharge piping' and substitute the following: 504.6 Requirements for discharge piping. The relief valve shall discharge full size, separately to a safe place of disposal such as a concrete floor, outside the building, an indirect waste receptor, or other approved location. The discharge shall terminate in a manner that does not cause injury to occupants in the immediate area or structural damage to the building. When the relief valve discharge piping goes upward, a thermal expansion control device shall be installed on the cold water distribution or service pipe in accordance with Section 607.3.2. If the discharge pipe is trapped, provisions shall be made to drain the low point of the trapped portion of the discharge pipe."	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

1234 First Street

Lilburn,

GA 30047-5495

3 . 2



Two 40,000 Btu water heaters and one 80,000 Btu furnace are installed in the sealed basement utility room and only one small combustion air vent is provided. A minimum of two combustion air vents are required by code - one a minimum of 12-inches from the top and one a minimum of 12-inches from the bottom of the utility room floor are required. Also these openings must be sized correctly for a minimum of the 160,000 Btu's of appliances installed in this utility room (8 in. diameter minimum?). The 2006 International Residential Code, Section M1703.1 for Outdoor air states. "Where the space in which fuel-burning appliances are located does not meet the criterion for indoor air specified in Section M1702, outside combustion air shall be supplied as specified in Section M1703.2. M1703.2 Two openings or ducts. Outside combustion air shall be supplied through openings or ducts, as illustrated in Figures M1703.2(1), M1703.2(2), M1703.2(3) and M1703.2(4). One opening shall be within 12 inches (305 mm) of the top of the enclosure, and one within 12 inches (305 mm) of the bottom of the enclosure. Openings are permitted to connect to spaces directly communicating with the outdoors, such as ventilated crawl spaces or ventilated attic spaces. The same duct or opening shall not serve both combustion air openings. The duct serving the upper opening shall be level or extend upward from the appliance space. Section M1703.2.1 Size of openings. Where directly communicating with the outdoors, or where communicating with the outdoors by means of vertical ducts, each opening shall have a free area of at least 1 square inch per 4,000 Btu/per hour (550 mm²/kW) of total input rating of all appliances in the space. Where horizontal ducts are used, each opening shall have a free area of at least 1 square inch per 2,000 Btu/per hour (1100 mm²/kW) of total input of all appliances in the space. Ducts shall be of the same minimum cross-sectional area as the required free area of the openings to which they connect. The minimum cross-sectional dimension of rectangular air ducts shall be 3 inches (76 mm).

3 . 3



Section R311.2.2 of the 2006 IRC states "Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed sidewith 1/2-inch (13 mm) gypsum board.

No fire rated drywall is installed under the basement stairs and should be as required by codes.

3 . 4



Approximately 12 inches of a black plastic or rubber wrapped gas line is visible going to the elevated deck gas grill connection. This short section was not enough length for this inspector to view any markings on the exterior of this tubing material used for this gas service. Builder should confirm if this is black plastic wrapped CSST (corrugated stainless steel tubing) suitable for exterior gas line service use (which is wrapped to protect it so that it can penetrate through the exterior wall and deck framing).

1234 First Street

Lilburn,

GA 30047-5495

- 3 . 5
Same as 3.4 above - except additional photo of where the Homebuyer indicates the black flexible gas pipe terminates above the drywall ceiling in the Basement Family Room.
- 3 . 6
Gas meter should have been installed so that the Pressure Regulating Valve, that has a small vent opening under the valve that vents excessive pressure gas, should be relocated to be at least 36-inches clearance from any possible electrical ignition source such as an A/C condenser unit. Gas meter should be relocated to achieve the required clearance. (Also see attachment "gasmeter.pdf" where some municipalities publish a specification sheet to clarify these code requirements.)
- Section 3403 of the 2006 International Fire Code, Table 3403.1.1 states "Class I Electrical Equipment Locations ... Outdoor equipment where flammable vapor/air mixtures COULD exist under normal operations ... Area within 3 feet of any edge of such equipment, extending in all directions." and the National Electrical Code Article 500.5 (B) further defines that any equipment installed within these areas be designed to meet a Class I hazardous locations and most A/C condensers are not. Per the NEC "Class I Locations are those in which flammable gases or vapors are or may be present in the air in quantities sufficient to produce explosive or ignitable mixtures. Class I locations shall include those specified in the 500.5(B)(1) and (B)(2). (1) Class I, Division 1, A Class I, Division I location is a location (1) in which ignitable concentrations of flammable gasses or vapors can exist under normal operating conditions or ... (10) All other locations where ignitable concentrations of flammable vapors or gases are likely to occur in course of normal operations."
- 3 . 7
The hand rail for the deck stairs is not round and the corners are very sharp and have splinters. Handrail should be properly sanded to eliminate the sharp edges and possible splinters that could be a puncture wound hazard.

1234 First Street

Lilburn,

GA 30047-5495

- 3 . 8 A "Ufer" type grounding connection has been made for the main electrical ground for lighting protection on the rebar in the location listed below. Since the National Electrical Code requires that all electrical connections be accessible - Homebuyer should have an access door installed in the wall to allow the connections to be inspected/checked IF this area is finished in the future. Only one driven ground rod is visible on the South side of the dwelling near the power meter. NEC codes require either two grounding electrodes to be driven a minimum of 8-feet into the earth space approximately 6-feet apart OR that a Ufer type grounding connection be made to the rebar embedded in the poured concrete basement retaining wall. Builder should confirm that either a second ground rod has been installed or that a Ufer connection has been made and locate this connection for the Homebuyer. Connection should be left accessible. Also, the ground rod should be driven flush with the grade to assure that its entire 8-ft. length has contact with the earth as required by code and to eliminate a possible impale hazard for children.
- 3 . 9 Main electrical breaker is located on an outside wall next to the power meter. For security purposes Buyer/Homeowner should consider installing a padlock on the breaker cabinet and hanging the key inside in a readily accessible location in case of emergency.
- 3 . 10 The 2011 NEC (National Electrical Code) requires that Ground Fault Circuit Interrupters be provided for the garage ceiling receptacles used for automatic door openers or cord reels as specified in Sections 210.8 (A), (B) and (C) - these GFCI devices also must be installed in a readily accessible location as defined by Article 100 of the NEC. Readily accessible GFCI protection should be provided for the garage door openers as required by code.
- 3 . 11 Very large holes have been cut for the plumbing lines in the lower shelves under the Kitchen sinks. These holes should be properly sealed with metal flashing and foam to prevent stored items from falling into the holes under the shelf and to reduce the possibility of pest infestation.
- 3 . 12 Same as 2.11 above - except an additional photo of the small vegetable sink in the Kitchen that also has large holes that should be closed and sealed.
- 3 . 13 Same as 2.11 above - except an additional photo of bath room sinks that should also have large plumbing holes properly closed and sealed.

1234 First Street

Lilburn,

GA 30047-5495

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 will require action in the next 6 months: - Stain exterior wood deck and stairs	<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 Builder. If it IS checked -- then the corresponding maintenance/repair task is typically considered the Builder's responsibility to complete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 . 2	This report documents deviations from the International Residential code and other applicable code requirements observed during the visual inspection of this dwelling under construction. Additionally, as part of our OBLIGATION to our client, the Homebuyer, this report is NOT LIMITED strictly to code issues and may ALSO contain -- 1) deviations to various product/equipment manufacturer's installation instructions that may effect the quality of the installed component and/or the dwelling; 2) suggestions to the Homebuyer regarding maintenance and home preservation; etc. A reasonable time period was allowed to thoroughly conduct this inspection; however, since the inspector could not be present as the structure is being built there may be defects/concerns that were concealed prior to the time of inspection. The photo's and items listed herein should be considered examples of deviations/defects which may occur numerous times on this project. Corrective action should be taken for All similar deviations/defects and not only the specific example shown in a given photo or listed in this report.	<input type="checkbox"/>	<input type="checkbox"/>

1234 First Street

Lilburn,

GA 30047-5495

5 . 3 General Information – The State of Georgia Department of Community Affairs

is the agency that is responsible for residential building codes. Georgia has "Mandatory Codes" and "Permissive Codes" that Builders are required by LAW to follow (all of these are listed on their website www.dca.state.ga.us). The mandatory codes became a part of STATE LAW on Oct. 1, 1991 via the Uniform Codes Act. The following information is a direct quote from the State of Georgia Department of Community Affairs website -- “ Current Codes as Adopted by DCA - Mandatory Codes:

- International Building Code, 2006 Edition, *
- International Fuel Gas Code, 2006 Edition, *
- International Mechanical Code, 2006 Edition, *
- International Plumbing Code, 2006 Edition, *
- National Electrical Code, 2011 Edition, *
- International Fire Prevention Code, 2006 Edition, *
- International Energy Conservation Code, 2009 Edition, *
- International Residential Code, 2006 Edition, *

*All of the above codes have Georgia Amendments

The Act requires local governments that elect to enforce codes within their jurisdictions to adopt administrative procedures and penalties to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce either of these optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

- International Property Maintenance Code, 2006 Edition
- International Existing Building Code, 2006 Edition

The DCA Board specifically omitted the plumbing and electrical requirements of the International Residential Code for One- and Two-Family Dwellings.

Therefore, the plumbing requirements of the International Plumbing Code and the electrical requirements of the National Electrical Code must be used for one and two-family dwelling construction.”

1234 First Street

Lilburn,

GA 30047-5495

- 5 . 4 Once the items listed herein are completed the home and property should be ready for occupancy. All household systems inspected appear to be operating properly at the time of inspection (except for those items listed in Section 1.0 above).

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



1234 First Street

Lilburn,

GA 30047-5495

1.7



1.8



1.9



1.10



1.11



1.12



1.13



1.14



1234 First Street

Lilburn,

GA 30047-5495

1.15



1.16



1.17



1.18



1.19



2.1



2.2



2.3



1234 First Street

Lilburn,

GA 30047-5495

2.4



2.5



2.6



2.7



2.8



2.9



2.10



2.11



1234 First Street

Lilburn,

GA 30047-5495

2.12



2.13



2.14



2.15



2.16



2.17



2.18



2.19



2.20



2.21



3.1



3.2



3.3



3.4



3.5



3.6



1234 First Street

Lilburn,

GA 30047-5495

3.7



3.8



3.9



3.10



3.11



3.12



3.13



1234 First Street

Lilburn,

GA 30047-5495

- 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 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

Charles 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)**