

INTERNACHI CERTIFIED



GA HOME INSPECTION

Inspection Report

SAMPLE

Property Address:
3595 Sycamore Bend Decatur GA 30034



GA HOME INSPECTION

404-436-8433

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license #:

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Date: 9/1/2016	Time: 10:04 AM	Report ID:
Property: 3595 Sycamore Bend Decatur GA 30034	Customer: Tim Metz	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Type of Dwelling: Approximate age of building:
Customer and their agent Single Family (2 story) New Construction (under 12 months in age)

Temperature: Weather: Ground/Soil surface condition:
Over 65 Clear Dry

Rain in last 3 days: Was a Radon Test performed?: Was a Water Test performed?:
Yes No No

Was water on at time of inspection?: Was gas service on at time of inspection?: Was Heat on during inspection?:
Yes Yes Yes

Was Air Conditioning on during inspection?: Yes	Was Electricity on during inspection?: Yes	Is this home New Construction?: Yes
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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roofing

Styles & Materials

Roof Covering: Architectural

Viewed roof covering from: Ladder

Number of layers of roof covering: One

Estimated age of roof covering: < 5 years

Sky Light(s): None

Chimney (exterior): N/A

Items

1.0 ROOF COVERINGS Comments: Inspected

1.1 FLASHINGS

Comments: Inspected, Repair or Replace Need chalk on roof above front door where roof meets siding



1.1 Item 1(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS Comments: Inspected, Repair or Replace

(1) Roof vent needs cover on left side of home.



1.2 Item 1(Picture)

(2) 2 rear roof vent covers need to be attached.



1.2 Item 2(Picture)

1.3 ROOF DRAINAGE SYSTEMS Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Exterior

Styles & Materials

Siding Style:

Brick

Extra Info : Composite

Appurtenance:

Porch

Sidewalk

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace Remove nail that is protruding from right side of home.



2.0 Item 1(Picture)

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace Need lock on basement door.



2.1 Item 1(Picture)

2.2 WINDOWS Comments:

Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS Comments:

Inspected, Repair or Replace

(1) Recommend weather proofing wooden deck with seal or stain.



2.3 Item 1(Picture)

(2) Deck #2



2.3 Item 2(Picture)

(3) Deck structure



2.3 Item 3(Picture)

(4) Deck post



2.3 Item 4(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) Comments: Inspected, Repair or Replace

(1) Front are needs to be back filled with dirt and leveled off. Pine straw to be applied afterward to prevent further soil erosion.

(2) Hole under front pad



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(3) Hole under front pad 2



2.4 Item 3(Picture)

(4) Apply drain pan for water runoff under drain spout



2.4 Item 4(Picture)

(5) There is a downward grading of front concrete pad that would appear that water may puddle in this area. Would consider testing area and installing drain if water puddles.



2.4 Item 5(Picture)

(6) Recommend installing silt fence on left side of yard to end of property line.



2.4 Item 6(Picture)

2.5 EAVES, SOFFITS AND FASCIAS Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:
One manual

Garage Door Material:
Fiberglass

Auto-opener
Manufacturer:
None

Occupant Door Material (from Garage to inside
home):
Metal

Occupant Door Closure (from Garage to inside
home):
No Auto-Closure device (not present)

Items

3.0 GARAGE CEILINGS Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION) Comments: Inspected

3.2 GARAGE FLOOR Comments: Inspected

3.3 GARAGE DOOR (S) Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME Comments: Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Not Present Opener not present



3.5 Item 1(Picture) Garage Door

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Interior

Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Interior Doors:
Hollow core
Wood

Window Types:
Thermal/Insulated
Double-hung
Tilt feature

Cabinetry:
Wood

Countertop:
Granite

Items

Floor Covering(s): Carpet Hardwood T&G Linoleum

Window Manufacturer:
UNKNOWN

4.0 CEILINGS Comments: Inspected

4.1 WALLS Comments: Inspected, Repair or Replace

(1) Wall on right side of cabinet over refrigerator needs to be painted.



4.1 Item 1(Picture)

(2) Support cross stud needs to be better supported or re-attached.



4.1 Item 2(Picture)

(3) Recommend spray insulation around condenser lines in basement coming into home.



4.1 Item 3(Picture)

(4) Strap around PVC pipe in basement needs to be tightened.

(5) There is a gap in wall along basement stairs in 2 places.



4.1 Item 4(Picture)



4.1 Item 5(Picture)

(6) There is a gap in wall along basement stairs in 2 places.



4.1 Item 6(Picture)

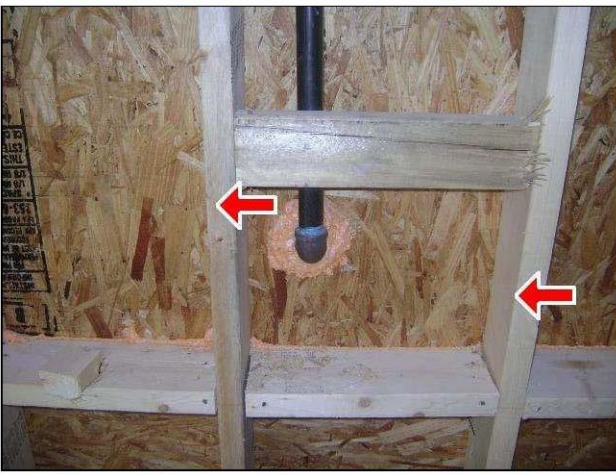
4.2 FLOORS Comments: Inspected, Repair or Replace

(1) Floor under kitchen island needs to be better supported so island does not move when walking past it.



4.2 Item 1(Picture)

(2) There are 2 spots in basement floor joists where insulation is missing.



4.2 Item 2(Picture)

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Repair or Replace Bottom of some wrought iron stair pickets need to be lowered and affixed.



4.3 Item 1(Picture)

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Repair or Replace Need trim or molding between counter and island



4.4 Item 1(Picture)

4.5 DOORS (REPRESENTATIVE NUMBER) Comments: Inspected

WINDOWS (REPRESENTATIVE NUMBER) Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Structural

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Wood joists

Wall Structure:
Wood

Columns or Piers:
None

Ceiling Structure:
Not visible

Roof Structure:
2 X 10 Rafters

Roof-Type:
Gable

Method used to observe attic:
From entry

Attic info:
Pull Down stairs

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) Comments: Inspected

5.1 WALLS (Structural)
Comments: Inspected

5.2 COLUMNS OR PIERS
Comments: Not PresentNot present

5.3 FLOORS (Structural)
Comments: Inspected

5.4 CEILINGS (structural)
Comments: Inspected

5.5 ROOF STRUCTURE AND ATTIC
Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Plumbing

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): PVC	Washer Drain Size: 2" Diameter	Plumbing Waste lines PVC
Waste Disposal method: Public waste system	Water Heater Location: Garage	Water Heater Capacity: 50 Gallon (2-3 people)
Estimated age of water heater: < 5 years	Water Heater Location: Garage	Water Heater Manufacturer: BRADFORD-WHITE

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

Outdoor plumbing



6.1 Item 1(Picture)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

Water tank



6.2 Item 1(Picture)

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Street, then basement

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) Comments: Inspected

6.5 MAIN FUEL SHUT OFF (Describe Location)

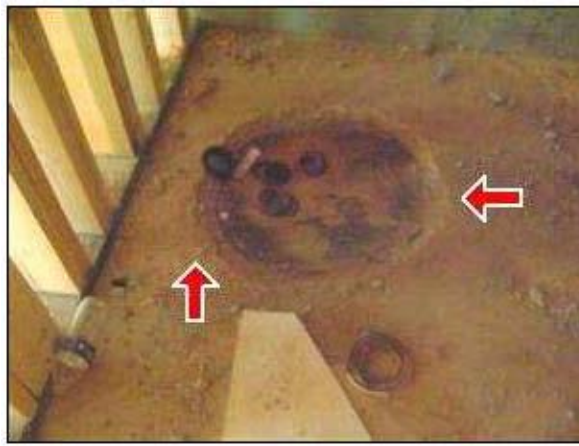
Comments: Inspected

Street

6.6 SUMP PUMP

Comments: Inspected

Sump pump



6.6 Item 1(Picture)

6.7 WELL PUMP AND EQUIPMENT

Comments: Not Present

Not present

6.8 WELL FILTERS AND CONDITIONERS

Comments: Not Present

Not present

6.9 SEPTIC FIELD

Comments: Not Present

Not present

6.10 BOOSTER PUMP AND ALARM FOR SEPTIC

Comments: Not Present

Not present

6.11 VISIBLE INSPECTION OF INSIDE SEPTIC TANK

Comments: Not Present

Not present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electrical

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Panel capacity:

Adequate

Electric Panel Manufacturer:

SQUARE D

Carbon Monoxide Detectors:

Unable to determine (out of reach)

Panel grounded ?:

Yes

Branch wire 15 and 20 AMP:

Copper

Smoke Detectors:

Unable to determine (out of reach)

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

(1) Light fixture in M bedroom is loose.



7.3 Item 1(Picture)

(2) M bed light



7.3 Item 2(Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE Comments: Inspected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

7.6 OPERATION OF ARC FAULT CIRCUIT INTERRUPTERS (AFCI)

Comments: Inspected

7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Basement.

7.8 SMOKE DETECTORS

Comments: Inspected

Smoke detector



7.8 Item 1(Picture)

7.9 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon monoxide detector.



7.9 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



HVAC

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Estimated age of Heat System: < 5 years	Energy source of Heat System: Gas
Number of Heat Systems (excluding wood): Two	Heat System Brand: GOODMAN	Ductwork: Insulated
Filter Type: Disposable	Filter Size: 16x25	Types of Fireplaces: Non-vented gas logs
Operable Fireplaces: One	Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
Estimated age of central AC: < 5 years	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: GOODMAN
Number of AC Only Units: None		

Items

8.0 HEATING EQUIPMENT

Comments: Inspected



8.0 Item 1(Picture)

8.1 NORMAL OPERATING CONTROLS Comments: Inspected



8.1 Item 1(Picture)

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

Thermostat. There are 2.



8.2 Item 1(Picture)

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)Comments: Inspected

Duct tape needs to be affixed to furnace to prevent leakage.



8.3 Item 1(Picture)

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM Comments: Inspected

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) Comments: Inspected

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

Not present

8.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

Fireplace



8.7 Item 1(Picture)

8.8 COOLING AND AIR HANDLER EQUIPMENT Comments: Inspected

(1) Air handlers



8.8 Item 1(Picture)

(2) Coil



8.8 Item 2(Picture)

(3) Shut off



8.8 Item 3(Picture)

8.9 NORMAL OPERATING CONTROLS Comments: Inspected

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Insulation

Styles & Materials

Attic Insulation:

Blown

Dryer Power Source:

220 Electric

Roof Ventilation:

Gable vents

Dryer Vent:

Flexible Vinyl

Exhaust Fans:

Fan with light

Floor System Insulation:

Faced

Items

9.0 INSULATION IN ATTIC

Comments: Inspected Attic insulation



9.0 Item 1(Picture)

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)Comments: Inspected

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

VENTING SYSTEMS (Kitchens, baths and laundry)Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Estimated age of Disposer:

< 5 years

Energy source for Range/Oven:

Gas

Estimated age of built in Microwave:

< 5 years

Estimated age of Dishwasher:

< 5 years

Exhaust/Range hood:

WHIRLPOOL

Estimated age of Range/Oven:

< 5 years

Disposer Brand:

UNKNOWN

Range/Oven:

WHIRLPOOL

Built in Microwave:

WHIRLPOOL

Items

10.0 DISHWASHER

Comments: Inspected Dishwasher



10.0 Item 1(Picture)

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected Stove



10.1 Item 1(Picture)

10.2 RANGE HOOD

Comments: Inspected Range hood



10.2 Item 1(Picture)

10.3 TRASH COMPACTOR

Comments: Inspected, Not Present Not present

10.4 FOOD WASTE DISPOSER

Comments: Inspected

Disposal



10.4 Item 1(Picture)

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Microwave



10.5 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Photo Library



Items

11.0 Exterior view (Front and Back) Comments: Inspection photo view

- (1) Inspection photo view of Exterior.
- (2) Inspection photo view of Exterior.



11.0 Item 1(Picture) Front



11.0 Item 2(Picture) Rear

(3) Side view of home



11.0 Item 3(Picture) Side view of home

(4) Side view of home



11.0 Item 4(Picture) Side view of home

11.1 Living Room view

Comments: Inspection photo view Inspection photo view of Living Room



11.1 Item 1(Picture) Living Room

11.2 Kitchen view

Comments: Inspection photo view Inspection photo view of Kitchen.



11.2 Item 1(Picture) Kitchen

11.3 Dining room view

Comments: Inspection photo view Inspection photo view of Dining room.



11.3 Item 1(Picture) Dining Room

11.4 Master bedroom view

Comments: Inspection photo view Inspection photo view of Master bedroom.



11.4 Item 1(Picture) M Bedroom

11.5 Other rooms view(s) Comments: Inspection photo view

- (1) Inspection photo views of any other rooms Basement
- (2) Inspection Date confirmation
- (3) Condenser shut off



11.5 Item 1(Picture) Basement



11.5 Item 2(Picture) Inspection Date Confirmation



11.5 Item 3(Picture) Condenser shut off

(4) Address



11.5 Item 4(Picture) Address

(5) Rear yard at end of property line



11.5 Item 5(Picture) Rear yard at end of property line

- (6) Guest bedroom
- (7) Foyer floor



11.5 Item 6(Picture) Guest bedroom



11.5 Item 7(Picture) Foyer floor

- (8) Bathroom.



11.5 Item 8(Picture) Bathroom

GENERAL SUMMARY

INTERNACHI CERTIFIED



GA HOME INSPECTION

Ga Home Inspection

Address

3595 Sycamore Bend Decatur GA 30034

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

- 1.1 FLASHINGS Inspected, Repair or Replace
Need chalk on roof above front door where roof meets siding \$25



1.1 Item 1(Picture)

- 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS Inspected, Repair or Replace
(1) Roof vent needs cover on left side of home. \$25



1.2 Item 1(Picture)

(2) 2 rear roof vent covers need to be attached. \$25



1.2 Item 2(Picture)

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Remove nail that is protruding from right side of home.
\$0

2. Exterior



2.0 Item 1(Picture)

- 2.1 DOORS (Exterior) Inspected, Repair or Replace
Need lock on basement door. \$25 -\$50



2.1 Item 1(Picture)

- 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS
Inspected, Repair or Replace
(1) Recommend weather proofing wooden deck with seal or stain.\$100 -\$150



2.3 Item 1(Picture)

- (2) Deck #2 \$0



2.3 Item 2(Picture)

- (3) Deck structure
(4) Deck post



2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) Front are needs to be back filled with dirt and leveled off. Pine straw to be applied afterward to prevent further soil erosion. \$101 -\$250



2.4 Item 1(Picture)

(2) Hole under front pad



2.4 Item 2(Picture)

(3) Hole under front pad 2



2.4 Item 3(Picture)

(4) Apply drain pan for water runoff under drain spout \$20



2.4 Item 4(Picture)

(5) There is a downward grading of front concrete pad that would appear that water may puddle in this area. Would consider testing area and installing drain if water puddles. \$10 -\$150



2.4 Item 5(Picture)

(6) Recommend installing silt fence on left side of yard to end of property line. \$25



2.4 Item 6(Picture)

3. Garage

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Not Present
Opener not present



3.5 Item 1(Picture) Garage Door

4. Interiors

4.1 WALLS Inspected, Repair or Replace

(1) Wall on right side of cabinet over refrigerator needs to be painted. \$20



4.1 Item 1(Picture)

(2) Support cross stud needs to be better supported or re-attached. \$20



4.1 Item 2(Picture)

(3) Recommend spray insulation around condenser lines in basement coming into home. \$25



4.1 Item 3(Picture)

(4) Strap around PVC pipe in basement needs to be tightened. \$20



4.1 Item 4(Picture)

(5) There is a gap in wall along basement stairs in 2 places. \$25



4.1 Item 5(Picture)

(6) There is a gap in wall along basement stairs in 2 places. \$25



4.1 Item 6(Picture)

4.2 FLOORS Inspected, Repair or Replace

(1) Floor under kitchen island needs to be better supported so island does not move when walking past it. \$50-\$75



4.2 Item 1(Picture)

(2) There are 2 spots in basement floor joists where insulation is missing. \$25



4.2 Item 2(Picture)

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS Inspected, Repair or Replace
Bottom of some wrought iron stair pickets need to be lowered and affixed. \$20



4.3 Item 1(Picture)

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS Inspected, Repair or Replace
Need trim or molding between counter and island \$75-\$100



4.4 Item 1(Picture)

5. Structural Components

- 5.2 COLUMNS OR PIERS Not Present
Not present

6. Plumbing System

- 6.7 WELL PUMP AND EQUIPMENT Not Present
Not present
- 6.8 WELL FILTERS AND CONDITIONERS Not Present
Not present
- 6.9 SEPTIC FIELD Not Present
Not present
- 6.11 VISIBLE INSPECTION OF INSIDE SEPTIC TANK Not Present
Not present

7. Electrical System

- 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Inspected, Repair or Replace
(1) Light fixture in M bedroom is loose.\$20



7.3 Item 1(Picture)

- (2) M bed light \$0



7.3 Item 2(Picture)

8. Heating / Central Air Conditioning

- 8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) Not Present
Not present

10. Built-In Kitchen Appliances

- 10.3 TRASH COMPACTOR Inspected, Not Present
Not present

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer (s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.