

# HOME & STUCCO INSPECTIONS OF GEORGIA

4255 Old Danielsville Rd . Athens, GA 30601 (706) 248-3596  
www.HomeandStuccoInspectionsofGA.com

## CONFIDENTIAL PROPERTY INSPECTION REPORT

**For the Property Located At:**

123 Our Street  
ThisTown, USA 12345

**Report Prepared For:**

Mr. & Mrs. Client



**This report is the exclusive property of Home & Stucco Inspections of Georgia and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

# HOME & STUCCO INSPECTIONS OF GEORGIA

4255 Old Danielsville Rd. Athens, GA 30601 (706) 248-3596  
www.HomeandStuccoInspectionsofGeorgia.com

## Invoice

Date: 01-01-2014

Client: Mr. and Mrs. Client

Property Address: \_

Date of Inspection: \_

Fee/Type Inspection: \_

Referral Source: \_

Subtotal: \$

Adjustments: \$

Total Due: \$ \_

Paid at time of inspection: \$

**Balance Due upon Receipt: \$**

We accept cash or check, or you may pay with *Pay Pal* using any major credit/debit card.  
Just go to [www.homeandstuccoinspectionsofga.com](http://www.homeandstuccoinspectionsofga.com) and click on the *Pay Pal* button.

*Thank you for allowing Home & Stucco Inspections of Georgia to be your Inspection Specialist!*

# HOME & STUCCO INSPECTIONS OF GEORGIA

4255 Old Danielsville Rd. Athens, GA 30601

Office: (706) 248-3596 Mobile: (229) 269-0946

## INSPECTION AGREEMENT

This is a Legal and Binding Contract, Please Read Carefully

Client's Name: \_\_ Date of Inspection: \_\_ Property Address: \_\_

Type of Inspection: \_\_

Total Amount Due at Time of Inspection: \$ \_\_

### Third Party Exclusion

Client requests a limited visual inspection of the structure identified at the above address by an inspector representing Home & Stucco Inspections of Georgia, thereafter referred to as the "Company". The Client warrants that all approvals have been secured for Company's entrance onto the property. Client warrants (a) they have read the following Agreement carefully (b) they understand they are bound by all the terms of this agreement, and (c) they will read the entire inspection report when received and promptly call the inspector with any questions they may have. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential, and exclusive use, and are not transferable to, or for the benefit of a third party under any circumstances, except the following: (a) one copy may be provided to the seller or buyer of the property, but only upon the express condition that the seller or buyer covenant to use the inspection report only in connection with the Client's transaction, (b) one copy may be provided to the real estate agent representing Client and/or bank or other lender to use in Client's transaction. Client agrees to indemnify and hold harmless Company from a third party claims relating to this inspection or inspection report.

### Inspection Description

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied. The Client also understands that an older component may be at or nearing the end of its statistical and/or useful life and could fail at any time after the inspection. Although proper care has been taken in performing this inspection, this inspection and report cannot be fully exhaustive, nor does it imply that every component was inspected or that every possible defect was discovered, i.e., when the property contains a number of similar items such as but not limited to electrical receptacles, switches, hardware, locking mechanisms, roof coverings, siding, mortar pointing, lighting fixtures, windows, etc. However, a representative of each shall be inspected. In conducting the inspection, the Company's agents do not disassemble equipment, move furniture, storage, carpeting, or open wall coverings. The purpose of this confidential report and analysis is to detect major visible problems and unsafe conditions; it is not intended for cosmetic or aesthetic evaluation. No invasive or destructive testing is performed. The inspector has the right to submit an addendum to the original report within seventy two (72) hours of the completion of the inspection. The Client is encouraged to attend the inspection, and is AT HIS OR HER OWN RISK DURING THE INSPECTION. However, Client understands that the downside of accompanying the inspector during the inspection is that items may be overlooked, due to distracting conversation and/or potential disruptions in the systematic flow of the inspection. If any person makes a declaration to the Client or the Company, concerning the age of an item, condition, repairs, service, contracts, or warranties, that declaration should be put in writing and conveyed to the Client. No compliance with an applicable building code is considered, evaluated, or intended by the inspector and/or report, unless specifically stated in the inspection agreement and/or report. It is the Client's responsibility to monitor and repair the causes and effects of any signs of settlement, cracks, deformity, or deficiencies that the Inspector points out. It is also the Client's responsibility to review the entire report. If the Client requires clarification they should contact the Inspector. The Client agrees to all terms with this agreement and to hold the Company's agents harmless from any claim, cause of action or demand made by the Client or any third party relating to the sale, purchase, or repair of the property, or components inspected, or relating to accidents arising from the inspection. **If the Client is not present during the inspection and pays for the inspection, the Client agrees to accept all of the terms and conditions of this agreement. The Client understands this inspection is to assist the Client in making a more informed purchasing or selling decision, and is not to find all defects.** The remaining functional life of particular units, systems, or components are estimates, and no warranties are expressed or implied. The findings of this inspection are valid for the date of the actual inspection only. The Company shall not be held responsible for items or problems concealed, hidden, or inaccessible during the inspection. Buildings that are occupied, inspected after dark or during poor weather conditions may create conditions which could impede the inspection. It is the Client's responsibility to have an additional inspection conducted if needed.

**Severity Clause:** If any provisions of this agreement is violative of law or equity, it is agreed and understood that the remaining provisions of this contract are in full force and effect.

### Limitation of Liability

Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the inspection of the property, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to reinspect the claimed discrepancy. Client understands and agrees that any failure to notify Company as stated above shall constitute a waiver of any and all claims Client may have against the Company. Any dispute, controversy, interpretation or claim including claims for, but not limited to breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or relating to this contract, inspection, or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction. It is understood and agreed by between the parties hereto the Company's and its officer's, agents, or employee's LIMITATION OF LIABILITY for errors or omissions in the inspection report, as well as any claim made by the Client for personal injury or property damage caused by any negligence of the Company or its agent is limited and fixed to a refund or the fee paid for the inspection.

## REPORT LIMITATIONS

**This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.**

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are considered concealed, camouflaged, or difficult to inspect are excluded from the report.

**The client is advised to obtain a separate wood destroying insect inspection from a reputable pest control firm. The separate termite inspection should result in the issuance of a report of non-infestation or of infestation, plus a report of any damaged areas.**

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: lead paint, formaldehyde, asbestos, toxic or flammable materials, molds, fungi and other environmental hazards, including any odors and pet damage, pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured, water wells (water quality and quantity), zoning ordinances, intercoms, security systems, heat sensors, cosmetics or building code conformity. Any general comments about these systems and components are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any government or no governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance or the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. The Client is advised and understands they should have any repairs, further evaluations, or costs estimates carried out prior to purchase to ensure they are making the most complete and thorough purchasing decision possible.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in case of an emergency. -

## DISCLOSURES

### Important Information About Your Inspection! Please Read Carefully!

#### **EXTERIOR-FOUNDATION-CRAWLSPACE/BASEMENT**

Structural components concealed behind finished surfaces could not be inspected. Only a representative sample of visible structural and exterior components were inspected. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection. The inspection does not include the assessment of separate buildings, barns, garages, apartments, BBQ pits or sheds, docks, sea or break walls, boat houses, erosion control, and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report. Radon and mold testing are beyond the scope of this inspection, but can be conducted separately, upon request.

#### **GROUNDS**

Grading and site drainage are probably the most significant aspects of a property simply because of the direct and indirect damage that moisture can have on a structure. The ideal property will have soils that slope away from the house, and the interior floors will be at least several (6-8 min) inches higher than the exterior grade. Also, the residence will have gutters and down spouts that discharge water several feet away from the structure. Concrete driveways and sidewalks usually experience some cracking from normal shrinkage and minor settlement, and are to be expected and may be noted in the report as *typical* cracking. Ancillary lighting, garden ponds, pools, irrigation systems, etc. are beyond the scope of a standard home inspection. Inquire with seller regarding the operation of these items.

#### **ROOFING-ATTIC**

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Evidence of prior leaks may be disguised by interior finishes. Estimates of remaining roof life are approximations only and should be viewed as such. Some insurance companies may label a roof as "at end of life" or "uninsurable", and some roofers may describe a roof as "shot" even though the roof for all practical purposes may last for several additional years with minimum maintenance. Roof inspection may be limited by accessibility, height, pitch, vegetation, weather conditions, loose shingles or granules, or other components. Client can assume that any roof that could be mounted from a 24 foot extension ladder was inspected from the ground. Minor shingle tears, nail pops, or lifting are considered normal wear and tear and may not be reported on. Conditions which may impede attic inspection include: insulation, framing, low head space, concealed joists, difficult to access areas, storage, lack of lighting, and equipment.

#### **ELECTRICAL SYSTEMS**

Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and storage may prevent access to some electrical components. Inoperative light fixtures often lack bulbs or have dead bulbs. Light bulbs are not changed during the inspection, due to time constraints. GFCI (Ground Fault Circuit Interrupter) outlets are safety devices which are recommended at exterior, garage, bathrooms, and kitchen outlets. Many older homes will not have these devices installed, but should be considered as a safety upgrade. Remote control devices, alarm systems, low voltage wiring, yard fixtures, and other components which are not part of the primary electrical power distribution system are not inspected. Ancillary wiring, cabling, telephone lines, outdoor lamps, etc. are beyond the scope of a home inspection and area not inspected. Inquire with seller regarding these items, seek a specialist, or contract separately for these inspections.

#### **PLUMBING**

Portions of the plumbing system which are concealed by finishes and/or storage (below sinks, etc.) and/or below the structure, or beneath the ground surface are not inspected. Be aware that older houses (pre-1970s) may have deteriorated plumbing lines running from the house to the street, which are buried and unable to be inspected. Such lines are made of materials including galvanized, cast iron, clay, and/or orange burg (a tar-based/cardboard type material), any of which may need to be replaced in the near future. Water quality and quantity are not tested unless explicitly contracted for and discussed in this or a separate report. Clothes washing machine connections are not inspected. Water conditioning systems, solar, water heaters, fire and lawn sprinkler systems, and private septic systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

## DISCLOSURES

### SEPTIC SYSTEMS

Septic tanks are not inspected as they do not lend themselves to a visual inspection. If you have doubts about the condition of the septic system, call a septic tank service to come out and check the ability of the drain field to percolate and the sludge level in the septic tank. The lid of the tank must be removed for this inspection to take place. Often, an inquiry with the seller as to any past problems or need for pumping is informative. Septic tanks should be pumped every 5-7 years for proper operation. If the home has been enlarged or a disposal installed since original construction, we recommend inquiring with the seller, county inspections department, and/or building to ensure that the sized of the septic system was taken into account prior to improvements being made. If this was not done, the septic system could become undersized, resulting in major problems at some point in the future.

### HEATING-AIR CONDITIONING

The inspector is not equipped to inspect gas furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Some furnaces are designed in such a way that inspection without disassembly is almost impossible. If unusual flame patterns, excessive rust and scale inside the firebox, or obvious lack of maintenance are noted, the inspector may recommend that the system be evaluated further and serviced prior to purchase. Inspector does not light pilot lights. If the gas is off, gas appliances cannot be properly tested. Adequacy, efficiency, or the even distribution of air throughout a building cannot be addressed by a visual inspection. Window mounted air conditioners are tested for operation only, not performance, and are not tested in cold weather to prevent possible damage to components. Electronic air cleaners, humidifiers, and dehumidifiers are beyond the scope of a home inspection and inspector does not conduct pressure tests on coolant systems; therefore, no representation is made regarding coolant charge or line integrity.

If the outside temperature has been below 60 degrees within the past 12 hours, the inspector cannot test the air conditioner, since running the unit in cold temperatures could damage some components. Likewise, if the outside temperatures are above 70 degrees, heat pumps cannot be tested, as running same in warm temperatures could damage some components. A defective system which has been recently charged with freon or coolant may give false readings regarding air temperature differential and/or coolant circulation throughout the system (i.e. a leak may take several months to completely deplete the system of coolant.) A small leak in an evaporator coil, pressure line, or any part of a cooling system will not show up on a limited home inspection. Any recent service to the coolant and/or heating system should be disclosed to the Buyer prior to settlement.

Subjective judgement of system capacity is not part of the inspection, since many factors are taken into account on each individual structure as to the capacity of systems. The average life expectancy of heat pumps is 10-15 years and 12-18 years for gas furnaces. Any system or component older than 10 years is considered to be in fair condition only, due to the increased likelihood of future repairs or replacement.

### INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Furniture, storage, appliances, and wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, wallpaper, paint, and other finish treatments are not inspected. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Inspector may suggest cleaning windows suspected of being hazed due to defects within the window construction, so that a more accurate determination of the condition of the window(s) can be made. If a musty smell is present inside the home, a mold test is recommended to determine whether mold is present. This service can be provided upon request for an additional fee. Smoke detectors are recommended on each level of the home and near all sleeping areas. At least one carbon monoxide detector is recommended if gas appliances are being utilized.

### KITCHEN-APPLIANCES-LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are tested

## DISCLOSURES

for functionality only, not performance. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Any appliance older than ten years may exhibit decreased efficiency and is considered to be in fair condition only, due to the increased likelihood for repairs or replacement in the near future; therefore, budgeting for repair or replacement of these items would be wise. Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Any washing machine located on an upper floor should be placed in an overflow pan with a drain run to the exterior of the property, to prevent damage to interior finishes below, in the event of overflow of the washer.

### BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual prolonged use. Whirlpools should have an access door or panel provided for servicing motor, electric, and plumbing lines.

### MOLD-FUNGI

Every home has mold. Mold exists everywhere, including indoors, and is an integral part of our everyday life. However, when conditions exist which cause mold spores to multiply and/or exist in excessive amounts indoors, it can affect ones health, depending on his or her sensitivity to mold. A home inspection is not a mold inspection, although excessive amounts of suspected visible mold are typically noted in the report as needing further evaluation and/or testing by a mold specialist. It is important to realized that some homes may have excessive mold spores present even though no visible evidence or odor is present. Mold usually exists in small amounts in the following locations: (1) inside air handlers and evaporator(s) (2) inside ducts or on air vents covers (3) crawlspace wood components and insulation (4) in attic (5) underneath cabinets and inside drawers (6) Behind appliances and furniture (7) In exhaust vents (8) On the surface of pipes and ductwork in crawlspace (9) in tubs and showers. Any information regarding small amounts of mold are for informational purposes only. However, moisture intrusion or other conditions which could cause or is currently causing excessive mold will be noted in the report, and further evaluation recommended by a mold specialist or our office to include air or swab testing.

## PROJECT INFORMATION

INSPECTION INFORMATION		AGENT'S INFORMATION	
Date of Inspection	01-01-2015	Buyers Agent	Sue Agent
Property Address	123 Our Street	Company	Best Realty
City, State, ZIP	Any Town, USA 12345	Agent's Phone	706-333-4545
Client's Name	Mr. and Mrs. Client	Agent's Email	
Client's Email	Client@Client.com	Listing Agent	Joe Agent
Client's Phone Number	123-456-7890	Company	Your Realty
Client's Status	Potential Purchaser	Agent's Phone	706-098-7654
Type of Inspection	Prepurchase inspection	Agent's Email	
Inspection Fee	\$350	Present at Inspection	Client, Realtor
Fee Status	Paid at time of inspection		
PROJECT CONDITIONS		UTILITIES INFORMATION	
Weather	Clear	Water Source	Public utilities
Last Rain	No rain for several days	Sewage Disposal	Public utilities
Outside Temperature	80 Degrees	Electric On	Yes
Outside Relative Humidity	35% Relative Humidity	Water On	Yes
Approximate Year of Construction	2000	Gas Present or On	Yes
Approximate Square Footage	5000 square feet		



## REPORT SUMMARY

Client: Mr. and Mrs. Client  
Inspection Address: 123 Our Street, Any Town, USA  
Inspection Date: 01-01-2014  
Inspected By: David J Smith

*This Report Summary reflects the conditions of the above referenced property on the above referenced date. Hidden or concealed defects are not included in this report. Please take time to read limitations contained in the Inspection Agreement, as well as all disclosures and report limitations pages of the report.*

*A Report Summary is intended to quickly convey the items or deficiencies noted as well as to prioritize findings based on the Inspector's opinion, but is not intended to be a substitute for reading the entire inspection report. There may be items or recommendations mentioned in the main body of the report which are not mentioned in the Report Summary. Negotiations for which items are to be repaired and paid for by the seller or purchaser are not part of this inspection and are the responsibility of the seller, purchaser, and/or Realtor to determine. Of course, priority items should be considered first.*

**Significant Priority Items:** Items which are considered potentially significant expenditures (immediate or imminent), immediate health or safety concerns, or other significant items which warrant further evaluation by the appropriate specialist or contractor:

- Exterior GFCI protected outlets are malfunctioning (safety concern). Recommend further evaluation and repairs as needed by electrician.

**Less Significant Priority Items:** Items which need immediate repair, but individually do not constitute a major expense:

- Minor wood rot noted at a few cornice areas.

**Non-Priority Items:** Minor repairs, deferred maintenance, normal wear and tear, or potential concerns which if left undone could grow into bigger problems. These items are primarily FYI (informational only) and are included for your convenience. Every home purchaser should expect at least some minor repairs and/or deferred maintenance to come with the property unless the home is newly constructed. Also see our Helpful Hints Page at the end of the report for home maintenance tips and suggestions:

- Recommend cleaning air handler filters.

*Thank you for selecting our firm to conduct your pre-purchase or pre-listing property inspection. If you have any questions regarding the inspection or report, please contact our office.*

*Thanks again and best regards,*

## REPORT SUMMARY

*David J Smith*  
*Your Inspector*

## REPORT SUMMARY PRIORITY PHOTO REFERENCE



**Photo 1: Sample photo of window sill wood rot. Needs repair**



**Photo 2: Sample photo of window sill rot at front left window. Recommend repair.**

**Photo 3:**

**Photo 4:**

**Photo 5:**

**Photo 6:**

## REPORT SUMMARY NON-PRIORITY PHOTO REFERENCE



**Photo A: Dryer vent is damaged. Recommend repair.**



**Photo B: Gutters need to be cleaned**

**Photo C:**

**Photo D:**

**Photo E:**

**Photo F:**

## EXTERIOR COMPONENTS

<b>EXTERIOR</b>	
<b>Item Description</b>	<b>Component Type &amp; General Condition</b>
Primary/Secondary Cladding	EIFS (Exterior Insulation Finish System). Recommend separate stucco report
Comments	Appears average/functional
Cornice/Soffit & Trim	Wood
Comments	Appears average/functional
Shutters	Wood
Comments	Appears fair with some maintenance needed
Exterior Windows	Wood double hung insulated
Comments	Sample operated. Appear fair with some maintenance needed
Are screens installed on windows?	Screens are missing on some windows. Inquire with seller if screens are stored
Comments	Screens are sometimes removed during construction and stored. Inquiring with Sellers can be helpful
GFCI Outlets present if required?	Outlets are present and functional
Comments	GFCI protected outlets have been required since 1973
Front Exterior Door	Wood
Comments	Appears average/functional
Doorbell present at front door?	Yes
Rear Exterior Door	Steel panel
Comments	Appears average/functional
Other Exterior Doors	
Comments	
<b>ROOF</b>	
<b>Item Description</b>	<b>Component Type &amp; General Condition</b>
Roof Style	Gable-Hip Combination
Primary/Secondary Roof Covering	Composite shingles
Approximate Remaining Roof Life	5-10 years
Comments	Remaining roof life are estimates based on granule condition, remaining thickness, and approximate age
General Roof Condition	Appears functional for age, but with some granule loss and weathering
Comments	
Plumbing Flashings	Appears functional with minor deterioration noted.
Comments	Plastic plumbing flashing replacement is typically recommended every 10 years +/-
Visible Roof Flashings	Appears functional/average for age
Comments	
Roof Ventilation present/adequate?	Roof appears to be adequately ventilated
Comments	
How was roof inspected?	Inspected from roofs edge from ladder
Chimney	Wood frame chase with EIFS cladding
Comments	
Gutters/Downspouts	Appear functional/maintained
Comments	

## GROUNDS

GROUNDS	
Item Description	Component Type & General Condition
Driveway/Sidewalks	Concrete/Concrete
Comments	
Landscaping General Condition	Maintained
Comments	
Grading	Appears functional.
Comments	
Water Management	Appears functional
Comments	
Irrigation System Present?	Yes
Comments	Irrigation systems are not inspected, unless specifically stated in the agreement for a separate fee.
Are there detached structures?	No
Comments	Detached structures are not inspected, unless specifically stated in the agreement for a separate fee.
Retaining Walls(s)	
Comments	
Decks(s)	Appears average/functional
Comments	
Porches	
Comments	

## ELECTRICAL SERVICE & DISTRIBUTION

ELECTRICAL	SERVICE & DISTRIBUTION
Item Description	Component Type & General Condition
Main Service Entrance (SE)	Trees are rubbing against line. Recommend trimming limbs back from line.
Comments	
Main Breaker Shutoff Location	Basement maintenance room
Comments	
Main Distribution Panel Location	Basement maintenance room
Comments	
Main Distribution Panel Labeled?	Yes
Comments	
Breakers (modern) or Fuses (older)?	Breakers
Comments	
Primary Panel Amperage	2- 200 amp panels
Comments	
Distribution Wiring Modern or Older?	Modern
Comments	
Single Strand Branch Circuits Type	Copper
Comments	
Sub Panel Locations	Air Conditioners. Water heaters
Comments	
Outlets & Switches	Appear serviceable
Comments	
Interior Lighting	Functional/average
Comments	
Comments	Bad bulbs often the cause for non-operational lights, but are not replaced during inspection
Arc Fault Protection Devices Present?	Not required
Comments	AFCI devices have been required in bedrooms since 1999 & in most interior areas since 2014
Ancillary Wiring	Not inspected
Comments	Cabling, low voltage lighting, telephone lines, alarm wiring, etc. are not inspected.
Alarm System Present?	Alarm systems are not inspected. Inquiry with Seller as to monitoring company can be helpful.
Comments	

## PLUMBING SERVICE & DISTRIBUTION

PLUMBING	SERVICE & DISTRIBUTION
Item Description	Component Type & General Condition
Main Supply Line Shutoff Location	Basement maintenance room
Comments	
Water Supply Source	Municipal
Comments	
Waste Water Management	Municipal
Comments	
Distribution Supply Piping	Copper
Comments	
Distribution Waste Piping	Plastic
Comments	
Spigots	Sample tested. Appear functional.
Comments	
Water Heater(s)	2- 50 gallon electric water heaters
Comments	
Water Heater Elements/Thermostat	Appear functional
Comments	
Water Heater Pressure Relief Valve	Appear functional
Comments	



## HEATING-VENTILATION-AIR CONDITIONING

HVAC	HEATING-VENTILATION-AIR CONDITIONING
Item Description	Component Type & General Condition
Could Heat be Tested?	Yes
Comments	Heat pumps cant be tested in heat mode if outside temps are above 70 deg to prevent possible damage
Number/Age of Primary Heating Sources	2
Comments	
Primary Heating Sources	2/2000
Comments	
Air Handler Fan Compartment	Appears functional and clean
Comments	
Mold in air handler typical or excessive?	No
Comments	At least a minimal amount of mold is to be expected in the moist environment inside an air handler
Thermostat (heating/cooling)	Appears functional
Comments	
Filter(s)	Clean
Comments	
Air Flow Distribution	Good
Comments	
Suction/Pressure Line Differential	Good
Comments	
Heat Exchanger (if applicable)	NA
Comments	
Carbon monoxide test conducted?	No
Could Air Conditioning be Tested?	NO
Comments	Heat pumps cant be tested in cool mode if outside temps are below 50 deg to prevent possible damage
Number/Age of Air Conditioning Units	
Comments	
Suction/Pressure Line Differential	
Comments	
Supply-Return Air Temp. Differential	
Comments	15-25 degrees difference between return & supply is desired; anything below 10 degrees is inadequate.
Suction Line Insulation	
Comments	
Evaporator	
Comments	
Condenser	
Comments	
Condensate Drain & Overflow Pan	
Comments	
Air Flow Distribution	
Comments	
Max RLA (Rated Load Amps) Listed	
Actual RLA during operation	
Comments	If a compressor is pulling at or near listed RLA (amps), this can indicate a compressor is nearing end of life
Dryer Ventilation	
Comments	

## ATTIC

ATTIC	
Item Description	Component Type & General Condition
Roof Structure	Conventional
Comments	
Obstructions limiting inspection	Storage
Comments	
Lighting present & functional?	Yes
Comments	Light bulbs are not changed during inspection.
Storage space provided?	Yes
Comments	
Attic Insulation	R30 Fiberglass blown
Comments	
Attic Access Location	Hall access
Comments	
Attic Lighting	
Comments	
Attic Ventilation	Appears adequate
Comments	
Visible Electrical Concerns	None
Comments	
Visible HVAC Concerns	None
Comments	

## FOUNDATION-CRAWLSPACE/BASEMENT

FOUNDATION	CRAWLSPACE/BASEMENT
<b>Foundation</b>	<b>Component Type &amp; General Condition</b>
Foundation Type	Finished Basement
Piers (if applicable)	NA
Comments	
Foundation Walls (if applicable)	Poured concrete
Comments	
Floor System (if applicable)	Silent Floor system
Comments	
<b>Crawlspace-Basement</b>	<b>Component Type &amp; General Condition</b>
Percentage of crawlspace accessed	No crawlspace
Areas of crawlspace not accessed	
Comments	
Crawlspace Ventilation	
Comments	
Floor Insualtion	
Comments	
Vapor Barrier Present?	
Comments	
Vapor Barrier in Tact & Functional?	
Comments	
Comments	
Comments	
High Humidity and/or Visible Mold?	
Comments	
Is Mold Typical, Minor, Moderate, Heavy?	
Comments	
Comments	
Is Crawlspace Drain Present?	
Comments	
Comments	
Efflorescence present & where?	
Comments	
Visible moisture present & where?	
Comments	
Unfinished Basement Concerns/Comme	

## CARPORT-GARAGE

GARAGE/CARPORT	
Item Description	Component Type & General Condition
Type Structure	Attached 3 car
Garage Door(s) Present	Yes
Comments	
Garage Material Type	Wood
Comments	
Cosmetic Condition of Door(s)	Average
Comments	
Weather Stripping Around Door(s)	Average/functional
Comments	
Functional Condition of Door(s)	Door(s) appear functional
Comments	
Auto-Reverse Function of Door	Auto-reverse is installed and appeared functional
Comments	
Walls/Ceilings	Appears average (minor wear may be present)
Comments	
Floor	Appears functional
Comments	
Lighting	Present and functional
Comments	
Garage Door Wood Trim	Trim has moisture damage at bottom on left side. Recommend further evaluation and repair.
Comments	
Storage or Vehicles Present?	Garage/carport was visible for inspection
Comments	
GFCI protection present if required?	Yes
Comments	GFCI outlets have been required since 1978

## INTERIOR

INTERIOR	
Item Description	Component Type & General Condition
Main Area Flooring	Wood flooring
Comments	
Bedrooms Flooring	Carpet
Comments	
Secondary Areas Flooring	Wood flooring
Comments	
Laundry Room Flooring	Ceramic tile
Comments	
Kitchen Flooring	Wood flooring
Comments	
Predominant Type Material - Walls	Drywall
Property Vacant or Occupied?	Occupied
Comments	
Furnishings, Blinds, etc. present?	Yes
Comments	
Predominant Type Materials - Ceilings	Drywall
Comments	
Interior Doors	Appear functional/average
Comments	
Garage-to-Kitchen Doors	Appears average/functional
Comments	
Interior Windows	Sample tested. Appears functional overall.
Comments	
Are blinds on windows?	Yes
Comments	
Fireplace(s) present?	Yes
Type of Fireplace	Prefabricated gas log
Is damper operational?	Yes
Comments	
Is Fireplace and/or flue clean?	Yes
Comments	
Was Fireplace Tested?	Yes
Comments	
Are smoke detectors present?	Yes
Comments	
Is carbon monoxide detector present?	No, but recommended
Comments	
Is Alarm system installed?	Yes
Comments	

## KITCHEN

KITCHEN/APPLIANCES	
Item Description	Component Type & General Condition
Countertops	Solid surface
Comments	
Sink/Faucet	Leak noted at faucet handle. Recommend repair.
Comments	
Cabinets	Appears average/functional
Comments	
GFCI protection provided if required?	Yes, but does not appear to be properly functioning. Recommend further evaluation/repair.
Comments	GFCI protected outlets have been required since 1987
Range (stove/oven)	Appears average/functional
Cooktop	
Oven(s)	
Comments	
Hood Vent or Downdraft?	Appears average/functional
Comments	
Dishwasher	Appears average/functional
Comments	Dishwashers are ran, but not completely through a cycle due to time constraints. Inquire with seller.
Disposal	Missing.
Comments	Disposals are discouraged for septic systems. Consider removing if on septic tank.
Refrigerator	Appears average/functional
Comments	Refrigerators may be tested for functionality, but are not moved or tested for performance. Inquire with seller.
Ice maker/Water dispenser	Appears average/functional
Comments	Ice makers may be tested as a courtesy, but are for FYI (informational purposes) only.
Trash Compactor	Appears average/functional
Comments	Trash compactors may be tested, but for functionality only, not performance.
Wine Cooler	NA: none installed
Comments	Wine coolers are not tested. Inquire with seller as to operational performance.
Ice Machine	NA: none installed
Comments	Ice machines are not tested. Inquire with seller as to operational performance.
Over the Range Microwave	Appears average/functional
Comments	Microwave is ran for a few seconds only. Performance is not tested.

## LAUNDRY-BATHROOMS

LAUNDRY	
Item Description	Component Type & General Condition
Washer & Dryer	
Comments	Any opinion as to functionality of washers & dryers are purely informational only and are not part of inspecti
Washer Drain/Supply Connections	
Comments	Recommend replacing washer supply hoses if over 5 years old.
Dryer Vent Transition Duct	
Comments	Dryer vent systems should be inspected and cleaned if not done so in a while, and annually thereafter.
Dryer Vent Outside Hood	
Comments	
Dryer Vent Duct	
Comments	Go to <a href="http://DryerVentSolutionsofAthens.com">DryerVentSolutionsofAthens.com</a> for more information regarding dryer vent safety and maintenance.
Mop Sink	
Comments	
BATHROOMS	
Item Description	Component Type & General Condition
<b>What's inspected on Bathrooms?</b>	Toilets, Sinks/Cabinets, Tub/Showers, Jetted or Garden Tubs, Exhaust Fans
<b>Half Bathroom</b>	
Type Flooring	Ceramic tile
Comments	
Is GFCI protection present if required?	Yes, present
Comments	GFCI protection has been required since 1975
Comments	
<b>Main Floor Bathroom</b>	
Type Flooring	Ceramic tile
Comments	
Is GFCI protection present if required?	Yes, present
Comments	GFCI protection has been required since 1975
Comments	
<b>Master Bathroom</b>	
Type Flooring	Ceramic tile
Comments	
Is GFCI protection present if required?	Yes, present
Comments	GFCI protection has been required since 1975
Comments	
<b>Other Bathrooms</b>	
Location	Upstairs Hall
Type Flooring	Ceramic tile
Comments	
Is GFCI protection present if required?	Yes, present but not functioning properly. Recommend further evaluatiaon/repair.
Comments	GFCI protection has been required since 1975
Comments	
Location	
Type Flooring	
Comments	
Is GFCI protection present if required?	
Comments	GFCI protection has been required since 1975
Comments	

## FRONT ELEVATION



Item	Item Description	Applies to Entire Bldg	Observations / Comment



# RIGHT ELEVATION



Item	Item Description	Applies to Entire Bldg	Observations / Comment

# REAR ELEVATION



Item	Item Description	Applies to Entire Bldg	Observations / Comment

## LEFT ELEVATION



Item	Item Description	Applies to Entire Bldg	Observations / Comment

## QUALIFICATIONS OF DAVID J SMITH

### Home Inspection and Real Estate Education

- J. Y. Monk Real Estate Academy , Real Estate Sales Exam Prep Course, 1996
- NRI, Home Inspection Certification Course, 2000
- Georgia Institute for Home Inspectors, Home Inspection Course, 2001
- CABO Residential Building Code Course, 2001
- Georgia Institute for Home Inspectors Stucco Certification Course, 2001
- Georgia Institute for Home Inspectors Mold Inspection Certification Course, 2001
- Moisture Warranty Stucco Certification Course, 2001
- Pro Lab Mold. Certification Course, 2001
- EDI 3rd Party EIFS Inspector Certification Course, 2005, 2014
- Pro Lab Recertification Course, 2006

### Certifications and Licenses

- Licensed North Carolina Real Estate Agent, 1996-1997
- Georgia Institute for Home Inspector Certification 5529
- ICC 1&2 Family Building Inspector Certification 425S
- ICC 1&2 Family Mechanical Inspector Certification 154S
- ICC 1&2 Family Electrical Inspector Certification 167026-E1
- ICC 1&2 Family Plumbing Inspector Certification 5167026-P1
- Moisture Warranty 3rd party Stucco/EIFS Inspector (since 2001)
- National Institute for Home Inspectors Stucco Certification. 2001
- National Institute for Home Inspectors Mold Certification 2001
- Pro Lab Certified Mold Inspector 2001
- ASHI Standards and Ethics Certification 2001
- National Home Inspector Certification Licensure Exam 2001
- NACHI Ethics and Standards 2005

### Professional Memberships and Affiliations

- National Association of Certified Home Inspectors 2005-present
- International Code Council 2001-2006
- American Society of Home Inspectors 2003-2005
- Court-approved Dryvit Class-Action 3rd Party EIFS Inspector 2004-2007

### Professional Experience

- 25 years in Home Construction and Building Inspection Industries
- Former Hands-on General Contractor, Residential Builder
- Remodeling/Repair Contractor
- Real Estate Panel of Experts Participant
- Published Contributor on subject of Home Inspections
- 3000 Home, Commercial, Stucco, EIFS, Mold, FHA/REO Inspections since 2001
- Veteran, USAF

## HELPFUL ADVICE & HOME MAINTENANCE TIPS

The following tips are based on my own years of home repair experience, as a courtesy to you, in hopes that your home will last for generations to come. Following these simple recommendations should prevent thousands of dollars in repairs over the life of the home. Thank you for placing your trust in us. We wish you health and happiness in your new home.

### EXTERIOR MAINTENANCE

- Ensure that threshold/door jamb miter joints, as well as all door and window trim are properly caulked and painted to prevent moisture from "wicking" into the trim, resulting in eventual rot.
- Keep bottom edges of wood corner boards sealed with caulk and painted, and several inches above grade.
- Ensure that all doors and windows are caulked around their perimeter where trim meets brick or siding to prevent moisture intrusion and heat loss. Use a high-quality caulk and take your time so the job is neat and attractive.
- Regarding caulk guns: we recommend investing in a "dripless" caulk gun, which is easier and cleaner to use than a traditional type caulk gun. These material saving devices can be purchased at Lowes or Home Depot.
- If your windows and doors don't have a piece of metal bent 90 degrees, installed to sit on top of the head casing and run up behind siding, keep a thick bead of caulk maintained above the window/door where trim meets the siding. This will prevent moisture intrusion behind the wall as well as rot to the windows and doors.
- Keep all siding 6-8 inches above grade to prevent rot and insect infestation. Consider replacing any composite wood or masonite siding that is in close proximity to ground with a cement composite which is rot and insect resistant.
- Keep all shrubs and trees pruned at least 18 inches from the house as well as away from the roof.
- If your home has composite wood or hardboard siding, it is important to keep it well-painted and caulked. Be sure to fill any recessed nail heads and paint the bottom edge of the siding where it has a tendency to absorb moisture.
- Use exterior 100% acrylic latex semi-gloss paint which will outlast and shed dirt better than most flat latex paints.
- The typical fiberglass shingle roof will last 15-20 years but the rubber boots on plumbing flashings typically wear out in less time. Therefore, it is a good idea to inspect or replace these components on their 10th year and every year after.
- Check the basement and crawlspace periodically to ensure that water is not infiltrating through the foundation wall, or that the plumbing system has not developed a leak.
- Install a 6 mil plastic vapor barrier on the ground in the crawlspace to prevent moisture vapor from collecting resulting in mold on the floor joists and insulation. A crawlspace drain at the lowest corner is also advised.
- Keep gutters clean and functional to help prevent water from backing up, damaging trim and entering wall cavities.
- Keep area around structure graded so water flows away from, not towards the foundation.
- If you have a septic tank, have it pumped and inspected every 5-7 years to help prolong the life of the septic system.
- Check exterior and interior GFCI (ground fault circuit interrupter) outlets annually to ensure they are operational.

### INTERIOR MAINTENANCE

- Change filters in air handling system at least every 3 months and more often if you have pets. This will prolong the life of your system and will keep it operating at optimal efficiency.
- Replace batteries in smoke detectors annually and test the units periodically. If you have gas appliances, have at least one carbon monoxide detector installed.
- Periodically check all p-traps and supply lines underneath sinks to ensure they are not leaking.
- Keep the tub and shower areas well caulked or grouted to prevent moisture intrusion from occurring.
- Fix squeaky floors by inserting a small wooden shim or wedge between the floor joist and sub-flooring under the squeaking area (2 people, one in the house and one in the crawlspace or basement makes this task easier).
- Clean disposal blades by inserting a few ice cubes with a slice of lemon and running for a few seconds (with water).
- If your disposal hums but does not function, it probably has something stuck in the blades. If it does nothing at all, try pushing the reset button underneath the disposal. BE CAREFUL and do not stick your hand in the disposal blades.
- Keep fan blades and motor housing of ceiling fans dusted often to prolong the life of the fan.
- Make sure your heating and air technician blows the condensate line clear during your annual maintenance checkup.
- Fix door scrubs by replacing the uppermost short hinge screw with a long screw run into the door frame.
- Prevent damage below windows from moisture intrusion by gently popping the window track out at the bottom using a painters tool or scraper, and inserting a thick bead of caulk in the miter joint BEHIND tracks where the jamb and sill meet. Also seal the bare wood a few inches up from the sill using a latex primer/sealer. Then install a good bead of 100% clear silicone in the outside joint of the track from the head casing of the window to the sill.