

# CHRIS CURLES and ASSOCIATES Inc. INSPECTION SERVICES



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Professional Member Of: GAHI # 93006 ASHI # 211725

Certifications: CABO # 2709 IRC # 5187134-R5



## Inspection Report.

DATE: March 20xx.  
CLIENT: Mr. J. Doe  
SITE: ADDRESS: 1xxx .Address  
CITY/STATE/ZIP: Atlanta, GA.  
EMAIL: NA.  
PHONE: NA.

### CLIENT INFORMATION:

STRUCTURE OCCUPIED? The home is in foreclosure.  
CLIENT PRESENT: The client was present at the time of the inspection.

### AGENT INFORMATION:

NA.

### BUILDING CHARACTERISTICS:

BUILDING AGE: 10 to 12 years of age. NOTE: It is understood that the Basement was recently renovated. Additional work will be needed to complete the renovation. It is unknown if the renovations, plumbing, electrical, HVAC etc. were permitted with the local jurisdiction. Further invention is needed. You should contact the city of Lawrenceville building department for this information as soon as possible.

BUILDING TYPE: Single family.

INSPECTION TYPE: Resale inspection. **About Infrared Thermal Scanning: Inspections Atlanta, Inc. - Chris Curles and Associates, Inc. - Infrared Atlanta, Inc. A Certified Level 1 Thermographer ITC # 21250** does not claim that Infrared Thermal Scanning can literally see through walls. The Infrared Scanning describes the condition of the inspected property at the time and date of the inspection only. It is possible that the current conditions at the time of inspection will not be favorable to identify all thermal anomalies at all times. **Without knowing specifically what we are looking for, timing of the inspection or control of the test conditions may not be favorable to detect all issues.** Under the right or properly controlled conditions, Infrared Thermal Imaging allows a trained operator to make determinations about what is happening behind the wall based on the surface temperature of the wall and the differences in the building materials' thermal properties. This will be a limited Infrared Thermal Scanning Demonstration. There is no charge for the demonstration. This limited Infrared Thermal Scanning Demonstration should not be considered a warranty or insurance of any kind. The demonstration scan will be limited to certain areas of the home or building. Please discuss the limitations with the inspector. Please contact us if you wish to have a full Infrared Scan of your home. Additional charges will apply. To learn more about what Infrared Thermal Scanning can do for you, please visit our website and feel free to call us with any questions you may have about Infrared Thermal Scanning. [www.inspectionsatlanta.com](http://www.inspectionsatlanta.com/) <<http://www.inspectionsatlanta.com/>> & [www.infraredatlanta.com](http://www.infraredatlanta.com/) <<http://www.infraredatlanta.com/>>.

### UTILITIES:

WATER SOURCE: Public water service.

SEWAGE DISPOSAL: Public sewage disposal (city/ county) appears to be connected to the structure as noted in the listing agents MLS information. However, this could not be verified.

**UTILITY STATUS:**

All utilities were on at the time of the inspection. NOTE: The gas service from the gas meter to the house structure should be painted to help prevent rusting. See photo.



**CLIMATIC CONDITIONS :**

**WEATHER:**

Overcast conditions were noted at the time of the inspection. Thunderstorms and heavy rain noted overnight. Standing water and damp soil noted at the time of the inspection. Weather data provided by; NOAA - National Oceanic and Atmospheric Administration. 60+/-

**EXTERIOR TEMP.**

**GROUNDS**

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU.

**DRIVEWAY:**

**TYPE:  
CONDITION:**

Concrete driveway noted on the property from the street to the building. The driveway appears to be in good condition at this time. Cracks noted appear to be normal.

**SIDEWALKS:**

**TYPE:  
CONDITION:**

Brick sidewalk noted to the front entrance. The sidewalk appears to be in good condition at this time. Cracks noted appear to be normal.

**MAIN ENTRANCE:**

**TYPE:  
CONDITION:**

Concrete pad with brick pavers noted at the front entrance.



Some minor settlement was noted in the stairs to the front landing. Displacement crack or gap noted between the stairs and landing. Possible cause for the settlement or displacement would be loose and non compacted soil around and or under the landing. Further investigation will be needed by a qualified contractor to determine what, if any, correction will be needed. Recommend repairing the or filling the gap to prevent water



intrusion. See photo.

The left handrail is loose and should be secured.

### SECONDARY ENTRANCE:

**TYPE:**

Concrete landing pad noted at the basement doors.

**CONDITION:**

Entrance and landing appear to be serviceable at this time.

### LANDSCAPING:

**CONDITION:**

The landscape has been maintained and appears to be in good condition. An attempt will be made to identify dead trees on the property that could affect the building or habitable areas. However, you may want to retain the services of a qualified tree expert or arborist for this service.

### RETAINING WALLS:

**TYPE:**

Wood (landscape timber) retaining wall noted along the back of the property. Brick exterior noted on the retaining wall at the right corner of the home. The interior of the retaining wall is unknown. (i.e. solid cement, block, brick, wood etc)

**CONDITION:**



A guardrail is recommended along the top of the retaining walls for safety. See photo. Unsafe condition observed for small children and some adults. The IRC R-312.1 (International Residential Code) building standards require a guardrail around all platforms and along all open sides of elevated surfaces greater than 30" above the ground below. The height of the guardrail shall be not less than 30". Note: This standard may not have been enforced by the local building official at the time of the construction.

### GRADING:

**DRAINAGE:**



The grade along the back and right side of the home should be corrected/ maintained to drain away from the foundation. Slope should fall away from the foundation at a minimum of 6" in 10' on all sides to help prevent standing water, erosion and/ or intrusion into the structure. Poor drainage is the most common cause for water intrusion into the structure. See photo. See basement inspection. Water intrusion noted.

**DECKS & BALCONIES:**

**TYPE:**  
**CONDITION:**

Wood framed deck noted at the back of the home.

NOTE: The deck at the inspected property was constructed at a time before there were codes that governed the construction and safety of decks. There are now several retrofit products on the market that are designed to improve the safety of your deck. They are provided by:

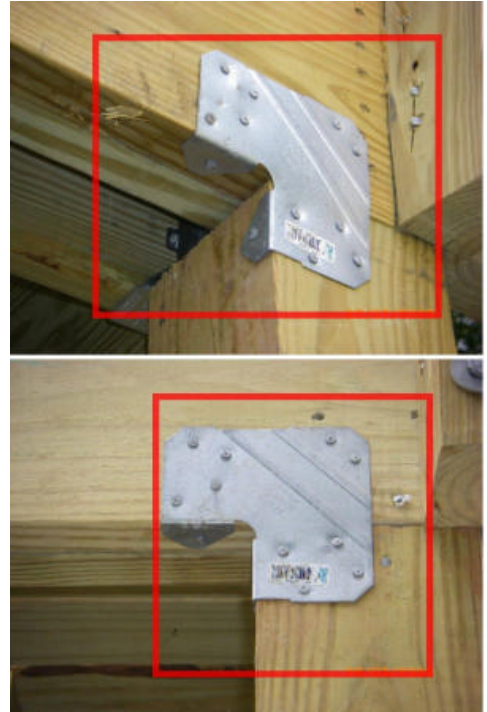
[www.strongtie.com/safedek/index.html](http://www.strongtie.com/safedek/index.html).

Please visit these web sites to learn more on how to improve and maintain the safety of your deck. The guardrails should be secured to withstand 200 lbs of lateral force and pressure. See attached photo of an example of the recommended bracket.



The standards require that the inside of the guardrails and handrails be constructed to withstand 50 lbs of lateral force. Securing each picket with corrosion resistant screws or ring shank nails will help to correct this condition.

The supporting deck post should have a positive connection at the rim joist and at the footing, or foundation, to prevent displacement as stated in the IRC (International Residential Code). See photo. This can be accomplished by adding metal brackets at the connections. See sample photos of rim joist attachment. These brackets are manufactured by Simpson Strong Tie and can be found at local hardware suppliers. Minor correction.



The deck surface has not yet been sealed with a wood preservative. Application of a good quality deck sealant is recommended, when the weather permits, to protect the wood from weather, moisture and the sun's UV damage. One recommended product is Total Wood Preservative - TWP 200 Series. For more information regarding this product go to: [www.woodsealants.com](http://www.woodsealants.com).

## EXTERIOR - FOUNDATION - BASEMENT

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. **NOTE:** Any **engineered** components/ framing or building materials that are used in the construction of the inspected property shall be excluded from this inspection. Every attempt will be made to identify visible deficiencies, however, these materials and construction methods are outside the Scope of Services and Inspection Agreement, the Standard Residential Building Code, the International Residential Code (IRC) and the Council of American Building Official (CABO) and should be addressed by a qualified wood Structural Engineer. (IRC 104.11)

### EXTERIOR:

**EXTERIOR WALL MATERIAL:** Brick noted on the front and sides of the home. The siding on the home appears to be a cement fiber board siding or masonry siding or Hardie Plank siding or a similar siding product. For Hardie Plank Siding products see [www.jameshardie.com](http://www.jameshardie.com) or [www.jameshardie.com/homeowner/siding.shtml](http://www.jameshardie.com/homeowner/siding.shtml) for manufacturer's specifications regarding warranties, installations and maintenance. Click on, Siding Products then click on, Installation. You can copy and download this information from their website.

The cement fiber siding on your home is a product that has been popular since the late 1980s and early 1990s and has performed well if properly installed and maintained. Many manufacturers offer long term warranty coverage for this type of siding (30 to 50 years on some type of HardiPlank siding products). Other benefits include resistance to moisture damage and termites. It is fire resistant and the siding does not need as much maintenance as wood siding.



**CONDITION:**



Displacement was noted between the bricks over the garage door. The displacement appears to be caused from deflection in the brick lintel that supports the bricks above the garage door. This appears to be a common problem with homes that were constructed in this time frame. The brick lintel is usually not sized properly to support the brick without deflecting. Monitor conditions and repair as needed. See photos. Have a qualified contractor or engineer address this condition. See photos.

Gaps noted at the butt joints of the siding in several areas. Follow the manufacturers specifications regarding caulking and maintaining the siding. Painting needed.



**TRIM:**

**MATERIAL:**

Wood trim noted on the home.

**CONDITION:**

Minor water damage was noted in the corner trim behind the upper A/C units. Repairs and painting will be needed. See photos.



**CHIMNEY:**

**CHIMNEY WALL MATERIAL:**  
**CONDITION:**

Hardcoat exterior noted on the chimney. The chimney appears to be in good condition, as viewed from the ground. Could not view the back side of the chimney. The roof is not walked on. Recommend filling the gap along the sides between the chimney and the bricks to prevent water intrusion. See photos.



Repair the vent along the side of the chimney. See photos.



**BASEMENT:**

**ACCESSIBILITY:**

Basement is finished. When interior walls of the basement are finished the foundation and framing can not be viewed for inspection.

NOTE: The basement was finished after the home was completed. It is unknown if the basement renovation was permitted with the local jurisdiction or building department. Further investigation will be needed.

**FOUNDATION TYPE:**

The foundation appears to be poured concrete. However, due to the finished interior walls, this could not be verified.



**CONDITION:**

There is a room in the basement that appears to be considered or classified as a bedroom. This room does not have a window as required by IRC R 310.1 for secondary egress or a door to the exterior. Therefore, this room cannot or should not be classified as a sleeping area, as to the building standards.



Mold and or Fungus noted in the basement on the exposed framing and walls. See photos. A dehumidifier has been placed in the basement by the owner as an attempt to lower the humidity. Further investigation recommended by a qualified air quality control contractor. To learn more about Mold in the home go to:

[www.epa.gov/mold/moldresources.html](http://www.epa.gov/mold/moldresources.html)

**Chris Curles and Associates, Inc. - Inspections Atlanta, Inc.** does not offer or provide a MOLD inspection services. MOLD spores can be found in basements, crawl spaces, attics and other habitable and uninhabitable areas. MOLD can be found on wood framing, sheetrock, insulation, in HVAC ducts and many other fibrous surfaces. These spores may then be inhaled by the occupants. Some MOLDS are not dangerous and only cause allergenic symptoms. However, some MOLDS have been linked to conditions that are more serious. If you are concerned about MOLD in your home, you are advised and encouraged to have a professional address your concerns. For additional information regarding MOLD go to:

<http://www.toxic-black-mold-info.com/moldtypes.htm#Cladosporium>

<http://www.toxic-black-mold-info.com/moldtypes.htm> ,

<http://www.mold-help.org> <http://www.mold-help.org/>. and [www.epa.gov](http://www.epa.gov)

<http://www.epa.gov/>.

**BEAMS, HEADERS &  
GIRDERS:  
FLOOR JOISTS:**

The majority of the framing was concealed with a finished ceiling in the lower living area. Could not properly inspect the lower level framing.



The majority of the framing was concealed with a finished ceiling in the lower living area. Could not properly inspect the lower level framing. Deflection was noted in the floor framing in the bedrooms. Separation cracks were noted in the master bedroom and guest bedroom walls. Without exposure to the framing below, the cause for this condition could not be identified. Monitor conditions and repair the walls as needed. Insulation was not visible for inspection.

**INSULATION:  
COLUMNS/SUPPORTS:  
FLOOR/SLAB:**

Basement area framing is not fully visible for inspection.

Cracks noted in the basement floor/slab appear to be drying cracks and should be monitored. Patch or repair as needed.





The flooring in the finished basement is water damage and should be removed. The water intrusion appears to be caused from poor drainage along the right side of the home. See drainage report for correction. See photo.

## ROOF SYSTEM

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### ROOF:

<b>EST. AGE:</b>	The roofing materials appear to be the original. 12 years of age.
<b>STYLE:</b>	Gable construction.
<b>PITCH:</b>	Steep slope noted to the roof on all sides of the home. The slope is approx 12 in 12.
<b>SHINGLES:</b>	Composition shingles noted on the structure.
<b>ROOF ACCESS:</b>	The roofing materials were viewed from the ground.
<b>ROOF FRAMING:</b>	Rafter construction noted throughout the attic area.
<b>FRAMING STATUS</b>	Roof framing appears to be serviceable at this time with no deficiencies noted.





**ROOF STATUS:**

Water damage was noted in the roof decking in several areas. The damage is caused from previous and or active roof leaks. Correction will be needed. See photo. A licensed contractor should be called to make further evaluation and repairs as needed. Roofing appears to be serviceable at this time. A licensed roofing contractor should be called to make further evaluation and repairs as needed. See attic report/ roof leaks.

**FLASHINGS:**

**CONDITION:**



Active leaking noted at the time of the inspection at the plumbing vent flashings. See digital and Infrared photo. These types of plumbing vent flashings will deteriorate over time and will need replacing. A licensed or certified roofing contractor should be called to make further evaluation and repairs as needed.

Evidence of previous leaking was noted at the combustible products vent in the attic. See photo. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



**GUTTERS:**

**CONDITION:**



Downspouts should be diverted away from the foundation 10 to 20 feet to help prevent water intrusion into the structure.

**ATTIC:**

**ACCESSIBILITY:**

Attic accessed by a pull down ladder or pull down stairs.

**ROOF LEAKS:**



Evidence of active roof leaks noted in several areas of the attic. See photos. A licensed roofing contractor should be called to make further evaluation and repairs as needed. Budget for possible replacement of the roof.

**VENTILATION:**

**INSULATION TYPE**

Attic ventilation appears to be adequate. Ventilation is provided by roof vents.

Blown in insulation noted throughout the attic.



## INSULATION:



Attic insulation is in poor condition. Budget for additional insulation. When the tops of the ceiling joist can be seen in the attic the R- Value of the insulation is reduced. R-30 is recommended throughout. [WHAT IS R-VALUE?](#) A materials R-value is the measure of its resistance to heat flow. It is important to know the R-value because many states or regions require that a roof system have a minimum amount of thermal resistance. The way it works is simple: the higher the R-value, the more the material insulates.

Evidence of prior rodent activity was noted. You may wish to have treatment carried out by a licensed exterminator.

## INTERIOR

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## DOORS:

**MAIN ENTRY DOOR:**

Budget for repairs to the weatherstripping at the front entrance door. The goal of weatherstripping is to prevent rain and water from entering dwelling. A secondary goal of weatherstripping is to keep interior air in, thus saving energy with heating and air conditioning.



As a standard security measure, it is recommended that you consider installing new door locks or re-key the present locks on all exterior doors after move-in to insure that no one else has a copy of the house key.

Key lock dead bolts are not recommended on exterior egress doors in the event that an emergency egress is needed.

**EXTERIOR DOORS:**



Standard rear door to the deck. Water damage was noted in the trim and threshold. Repairs are needed. Also, water intrusion was noted along the inside of the threshold. See photo.

Budget for the repair to the weatherstripping. The goal of weatherstripping is to prevent rain and water from entering dwelling. A secondary goal of weatherstripping is to keep interior air in, thus saving energy with heating and air conditioning. The basement doors are not properly secured. Correction needed. Budget for the repair to the weatherstripping. The goal of weatherstripping is to prevent rain and water from entering dwelling. A secondary goal of weatherstripping is to keep interior air in, thus saving energy with heating and air conditioning.

**INTERIOR DOORS:**

Interior doors appear serviceable and in good condition at this time.

**WINDOWS:**

**CONDITION:**



Water damage was noted in the dining room window trim. See photos. Repairs are needed.



Master bedroom fixed side windows are defective. See photo. Monitor conditions. Replace as needed.

**INTERIOR WALLS:**

**MATERIAL & CONDITION:**

Drywall noted throughout. Overall conditions are good. Budget for repairs as needed. NOTE: It is beyond the scope of serviced to determine the content of the sheetrock/ wallboard. We do not test for the presence of Chinese drywall or sheetrock that may have been manufactured in China or synthetic drywall/ wall board of any kind. We are currently not aware of any definitive test to determine if a home has problem drywall. The Consumer Product Safety Commission (CPSC) investigated every 2009 import with a possible connection to imported Chinese drywall and confirmed that no new gypsum drywall was imported from the beginning of 2009. To learn more regarding Chinese drywall please visit; [www.drywallresponse.gov](http://www.drywallresponse.gov).

**CEILINGS:**

**TYPE & CONDITION:**

Drywall noted throughout. Overall conditions are good. Budget for repairs as needed.

**FLOORING:**



**TYPE & CONDITION:**



Wood, tile and carpet flooring noted in the home. Overall conditions are poor. Budget for the replacement of the carpet. Conditions are unsanitary. See photos.

**STAIRS:**

**CONDITION:**

Interior stairs appear to be serviceable and in good condition at this time.

**FIREPLACES:**

**LOCATION:**

Appears to be serviceable and in good condition at this time. Recommend cleaning and inspection before using. Annual or semiannual cleaning and inspections is recommended for safety.

**SMOKE DETECTORS:**

**COMMENTS:**

The smoke alarms are missing in several areas of the home. Smoke alarms should be interconnected as to CABO/IRC 316.1. If one is set off by smoke, all will be set off. Safety concern.

The International Residential Code, now requires smoke alarms to be installed inside all sleeping areas and on all floors. Also, garages and basements are required to be protected. In some jurisdictions smoke alarms may even be required in the kitchen areas. While this standard is required for newly constructed homes permitted after January 1, 2007 this is a safety recommendation for all homes. Recommend installing carbon monoxide detectors on all floors.

**Recommend Installing Carbon Monoxide Detectors on all floors.**

In closed environments, the concentration of carbon monoxide can easily rise to lethal levels. On average, about 170 people in the United States die every year from CO produced by non-automotive consumer products. These products include malfunctioning fuel-burning appliances such as furnaces, ranges, water heaters and room heaters; engine-powered equipment such as portable generators; fireplaces; and charcoal that is burned in homes and other enclosed areas. In 2005 alone, CPSC staff is aware of at least 94 generator-related CO poisoning deaths. Forty-seven of these deaths were known to have occurred during power outages due to severe weather, including Hurricane Katrina. Still others die from CO produced by non-consumer products, such as cars left running in attached garages. The Centers for Disease Control and Prevention estimates that several thousand people go to hospital emergency rooms every year to be treated for CO poisoning.

Recommend replacing the batteries in all smoke alarms in the spring and fall.

# GARAGE - CARPORT

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## TYPE:

**LOCATION:** Two car attached garage noted.

## INTERIOR:

**CONDITION:** Slab appears to be serviceable at this time. Cracks noted in the slab appear to be typical for the age.

## GARAGE DOOR(S):

**CONDITION:** The garage doors were functioning as intended at the time of the inspection.

# PLUMBING

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU.

## WATER SERVICE:

**MATERIALS:** Unknown. Could not identify water service material. Further investigation will be needed.

**WATER TURN OFF LOCATION:** Unknown. Could not identify water service material. Further investigation will be needed.



## SUPPLY LINES:

**MATERIAL:** Copper and plastic water pipes were noted in the exposed areas of the utility room.  
**CONDITION:** Interior water supply lines appear serviceable at this time.

### WASTE LINES:

**MATERIAL:**  
**CONDITION:**

Plastic waste lines noted in the exposed areas of the structure.

**NOTE:** No primer noted on the drains as required by the plumbing standards. Primer should be purple in color as to P605.21.2 (PVC glue primer). See photograph. No deficiencies/ leaking noted in the drainage systems at the time of the inspection. **NOTE:** **This code standard may not have been enforced by local officials at the time of the plumbing installation.**



### HOSE BIBBS:

**OPERATION:**

Appear to be functional at the time of the inspection.

### WATER HEATER:

**TYPE:**  
**NUMBER OF W/H**  
**SIZE:**  
**APPROX AGE:**  
**LOCATION:**

Gas water heater observed in the home.

1

50 gallons.

12 years of age.

The water heater is located in the utility room.



**CONDITION:**

The pilot/ gas was off to the water heater at the time of the inspection. The water heater was not tested. **NOTE:** Pilots are not lit by the inspector.

The water heater appears to be serviceable at this time. No leaking noted. **NOTE:** The water heater is 12 +/- years of age. Monitor conditions and budget for near term replacement. You may want to obtain a homeowners warranty.

### FIXTURE:

**KITCHEN:**

Kitchen plumbing fixtures (faucet, sink, plumbing) appear to be serviceable at this time. No leaking or damage noted at the time of the inspection.



**BATH ROOMS:**



Budget for improving the caulking and grouting in the master bath shower stall around the drain and sides to prevent leaking into the ceiling or framing below.



The jetted tub is leaking near the motor. See photo. Repairs needed by a qualified plumber.



The basement bath has not been completed. Not tested.

## APPLIANCES - LAUNDRY

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### KITCHEN:

#### COUNTERS:

The counters and cabinets are in fair condition. Budget for repairs or possible replacement as needed.



The island cabinet is not wired for a receptacle as required by the NEC. Correction needed.

### STOVE TOP & OVEN:

#### CONDITION:

Cooking appliances appear to be functioning as intended at this time.

### KITCHEN VENTILATION:

**CONDITION:**

External ventilation vent noted at the surface unit. Budget for repairs to the tape on the vent. See photo.



**DISHWASHER:**

**CONDITION:**

The dishwasher was serviceable at the time of the inspection. No leaking noted at the time of the inspection. Budget for cleaning the insides. See photo.



**DISPOSAL:**

**CONDITION:**

Unit makes unusual noises. Budget for replacement. Also, the disposal is backing up into the left sink. Have a plumber address this condition.



**LAUNDRY:**

**LOCATION:**

The laundry area is located on the main floor.

**CONDITION:**

The 240v dryer outlet is a three prong outlet. Newer dryers require a four prong outlet. Have your electrician address this correction as needed. Dryer vent provided. However, the vent was not inspected for stoppages. Dryer vent should be inspected on a regular basis for stoppages.



# HEATING and AIR CONDITIONING

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU.

## HEATING DESCRIPTION:

**HEATING UNIT (1):**

The heating unit for the main living area is located in the basement utility room.



**THERMOSTAT LOCATION**

The thermostat for the main floor is located in the hall.

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced Air.

**FUEL TYPE:**

Natural Gas.

**CAPACITY OF UNIT:**

50,000 BTUS.



**APPROXIMATE AGE:**

Original, Approx. 12 years of age.

**HEATING UNIT (2):**

The heating unit for the lower living area is located in the basement utility room.



**THERMOSTAT LOCATION**  
**FILTER TYPE**  
**SYSTEM TYPE:**  
**FUEL TYPE:**  
**APPROXIMATE AGE:**  
**HEATING UNIT (3):**

The thermostat for the lower living area is located in the storage/ utility area.  
Standard paper bound fiber filter noted.  
Forced air heat pump.  
Electric.  
Installed when the basement was renovated.  
The heating unit for the upper living area is located in the attic.



**THERMOSTAT LOCATION**  
**FILTER TYPE**  
**SYSTEM TYPE:**  
**FUEL TYPE:**  
**MANUFACTURER:**  
**CAPACITY OF UNIT:**  
**APPROXIMATE AGE:**

The thermostat is located in the bedroom.  
Standard paper bound fiber filter noted.  
Forced Air.  
Natural Gas.  
Comfortmaker.  
75,000 BTUS.  
Original.

### **HEATING CONDITION:**

**HEATING UNIT (1):**

Heating unit should be serviced. Blower, motor and cooling coils should be cleaned. The heating chambers should be cleaned and tested for cracks and carbon monoxide leaks by a licensed and qualified HVAC contractor. Unit appears to be at or near the end of its normal life expectancy. Budget for near term replacement. Recommend purchasing an extended warranty.

**AIR FILTERS:**

Filter should be replaced. When choosing air filters for your heating and air conditioning units, it is important to buy the most efficient filter that your system will allow. Finding the most efficient filter possible is easy, thanks to the Minimum Efficiency Reporting Values, or MERV rating. The MERV rating is an industry-standard system for rating the minimum efficiency of air filters. The MERV rating is a scale from 1 to 16, with one being the least efficient designation and 16 the highest. For example, a simple fiberglass panel would have a MERV rating of 5, and only traps the largest of airborne particles. A more efficient filter with a MERV rating of 14 will trap even the most miniscule particles.

**COMBUSTION AIR:**

The combustion air appears to be inadequate for the appliances. An exterior vent should have been added to the room before the basement was renovated. Have a qualified HVAC contractor address this condition.

**CO VENTING:**

Venting appears to be serviceable at this time.

**THERMOSTAT:**

The thermostat for the lower living area is located in the storage/ utility area. This control should be moved to a location in the main living area. Have a qualified HVAC contractor address this condition.



**HEATING UNIT (2):**

Unit appears to be functioning as intended at this time. Minor servicing will be needed.

**AIR FILTERS:**

Filter should be replaced.

**THERMOSTAT:**

Appear serviceable at this time.

**HEATING UNIT (3):**

Heating unit should be serviced. Blower, motor and cooling coils should be serviced.

**AIR FILTERS:**

Filter should be cleaned or replaced.

**COMBUSTION AIR:**

Filter should be replaced.

**CO VENTING:**

Appears serviceable.

**THERMOSTAT:**

Venting appears to be serviceable at this time.

The thermostat for the upper floor was not functional.



**PRIMARY A/C:**

**TYPE:**

Central - main floor. **NOTE: 410A Mandate:** Effective January 1, 2010, the Environmental Protection Agency, under Title VI of the Clean Air Act, will no longer allow air conditioning equipment that uses the refrigerant R-22 (commonly known by the brand name Freon®) to be manufactured. This new mandate is designed to protect the environment from ozone depleting hydrochlorofluorocarbons (HCFCs) that can be released through leaks and improper disposal. A new refrigerant, 410A, (commonly known by the brand name Puron®) is available and is less harmful to the ozone or environment if it leaks from an air conditioning system. Your HVAC contractor can provide further information regarding Freon/Puron products.

**POWER SOURCE:**

240 Volt.

**MANUFACTURER:**

Comfortmaker.

**CONDITION:**

The A/C for the main floor is not functioning. The unit should be investigated by a qualified HVAC contractor. Due to the age of this unit it is recommended that you budget for near term replacement and obtain an extended warranty.

**APPROXIMATE AGE:**

Original, Approx. 12 years of age.



**CAPACITY:** 3 Tons.



**CONDENSATE LINE:** Not tested.

**A/C UNIT (2):**

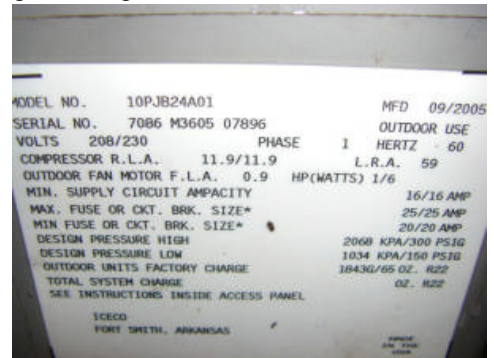
**TYPE:** Heat Pump - lower living area.



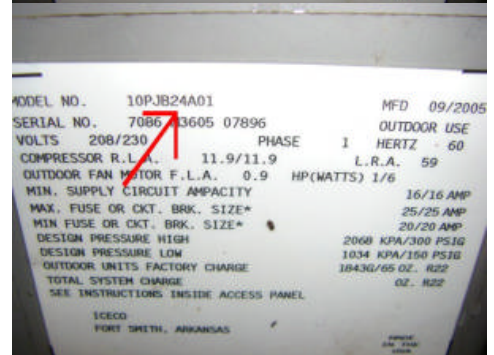
**POWER SOURCE:** 240 Volt.

**CONDITION:** Recommend servicing A/C system and checking for refrigerant leaks.

**APPROXIMATE AGE:** Approx. 6 to 8 years of age.



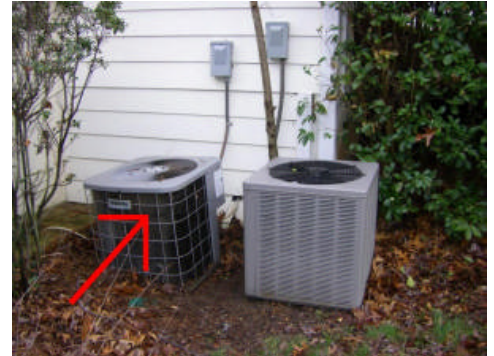
**CAPACITY:** 2 Tons.



**CONDENSATE LINE:** Not tested.

**A/C UNIT (3):**

**TYPE:** Central - upper floor.



**POWER SOURCE:** 240 Volt.

**MANUFACTURER:** Comfortmaker.

**CONDITION:** Recommend servicing A/C system and checking for refrigerant leaks. Unit should be leveled. Due to the age of this unit it is recommended that you budget for near term replacement and obtain a extended warranty.

**APPROXIMATE AGE:** Original.

**CAPACITY:** 2 1/2 Tons.



**CONDENSATE LINE:** Not tested.

**AIR DUCTS:**

**TYPE:** Flexible round insulated air ducts noted in the exposed areas.

**CONDITION:** You should have your air ducts pressure tested for air leakages and cleaned. Air leakage in the summer can cause a higher concentration of humidity in the surrounding areas that can cause damage and or mold. Air leakages can also cost you money. Please contact your HVAC contractor for more information on how to stop air leakages in your HVAC system.

The return for the lower level is poorly located in the storage/ utility area. Have a qualified HVAC contractor relocate the return to the main living areas.



## ELECTRICAL SYSTEM

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU.

### ELECTRICAL SERVICE:

#### ENTRANCE CABLES:

Underground service noted to the house.

### ELECTRICAL CONDUCTORS:

#### ENTRANCE CABLES:

The service entrance cable is aluminum. NOTE: Aluminum may be used for service entrance cables.

#### ELECTRICAL CONDITION:

Grounding rod has been installed above final grade approx 6". The rod should be flush with the ground to help prevent injury to the occupants.



### ELECTRICAL PANEL(S):



**PANEL LOCATION:**

Main disconnect panel is located in the basement.



**PANEL ACCESS:  
TYPE DISCONNECTS  
MAIN DISCONNECT  
LOCATION**

The panel was accessible and the panel cover was removed.  
The electrical disconnects are breakers.  
Main disconnect is located at the meter on the exterior.

**PANEL SIZE:  
BRANCH WIRING:  
ELECTRICAL CONDITIONS**

The size of the main electrical disconnect panel is 200 amps.  
Appears serviceable where exposed for inspection.



Could not determine if the grounding wire was connected to the grounding rod. See Photo. Have a licensed electrician make further evaluation and corrections as needed.

**SWITCHES-RECEPTACLES-OUTLETS:**

**CONDITION:**

The GFCI receptacles on the exterior of the home are defective and will not trip. Replacement needed.



NOTE: The basement wiring has not been complete or inspected. Have a qualified electrician address this condition.

**RADON:**

The client has decided to test the structure for Radon. Testing equipment was placed in the structure and will be retrieved at a later date. To learn more about Radon Gas go to: [www.epa.gov/radon/index.html](http://www.epa.gov/radon/index.html) and [www.epa.gov/radon/zonemap.html](http://www.epa.gov/radon/zonemap.html).



## **MOLD:**

**A MOLD like substance was noted on in the basement during the home inspection. The client has decided not to address the condition at this time. The client has been made aware that; Chris Curles and Associates, Inc. - Inspections Atlanta, Inc. does not offer or provide a MOLD inspection service or a referral for a MOLD inspection service. If you are concerned about MOLD or the presents of MOLD in your home, you are encouraged to have a professional inspect your home. To learn more about MOLD in the home go to:**  
[www.epa.gov/mold/moldresources.html](http://www.epa.gov/mold/moldresources.html)

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CHRIS CURLES and ASSOCIATES Inc.**  
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The American Society of Home Inspectors, A.S.H.I. # 211725  
The International Code Council, I.C.C

**Certifications:**  
The Council of American Building Officials C.A.B.O. # 2792  
The International Residential Code IRC # 5137134-R5

**For a copy of the standards of practice for the GAHI and ASHI go the following links:**

**ASHI:** <http://www.ashigeorgia.com/standards/standards.pdf>  
**GAHI:** <http://www.gahi.com/sop.html>

## **INSPECTION AGREEMENT**

**The attached Inspection Agreement and Scope of Services were emailed to you prior to the inspection for your review and signature.**

### **INSPECTION AGREEMENT**

The inspector agrees to perform a visual inspection of the building and to provide an inspection report to the client. The inspection includes items and systems expressly and specifically identified in the Scope of Services and as follows: heating and air conditioning, plumbing, electrical, structural, roofing, attic, gutters, grounds, drainage,

basement and crawl spaces or as stated in the inspection report provided. Systems and the condition of these systems that are not within the scope of this report include but are not limited to: environmental or toxic hazards (e.g., lead paint, mold, fungus, formaldehyde, toxic or flammable materials, asbestos, radon); stucco of any type including EIFS and hardboard; insect or rodent infestation; termites or wood boring organisms of any type; portable appliances, security systems; fire systems, yard sprinkler systems; swimming pools, spas or jetted tubs; recreational areas or equipment; solar heating systems; intercoms; timers or audio equipment; below ground drainage or septic systems; water wells; any system that is shut down or otherwise secured; zoning ordinances; building code conformity; chinese sheetrock/ wall board or items that are cosmetic in nature; unless otherwise requested by the client, in writing, and agreed to by the inspector for an additional fee.

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the report; equipment, items, structure and systems will not be dismantled. The report is not a compliance inspection to past or present governmental codes or regulations. The inspection and report contains no warranty, expressed or implied, regarding the adequacy, performance or conditions of any inspected structure, items or system. No liability is assumed for cost or repairs, elective or required, made as a result of this or any other inspection or opinion rendered. Any liability with respect to this report shall be limited to the amount of our compensation for preparation of this report. Should a problem arise, the inspector reserves the right to re-inspect.

The inspection and the report are performed and prepared for the sole, confidential and exclusive use and possession of the client. The inspector accepts no responsibility for use or misinterpretation by third parties. The inspection will be performed with the express agreement that the client understands the conditions and limitations stated in the Inspection Agreement and Scope of Services that the inspector has provided to you prior to the inspection. The client has or will have accompanied the inspector during the inspection or has or will have otherwise satisfied him or herself that the inspection was conducted in a non-negligent, careful manner, consistent with industry standards in the area as set forth by the Georgia Association of Home Inspectors (GAHI) and the American Society of Home Inspectors (ASHI). A copy of these standards are available upon request.

Any dispute concerning an amount of loss or damage allegedly sustained by any party or any beneficiary to this agreement shall be submitted for arbitration to the American Arbitration Association. Submission of such matters to arbitration shall be a condition precedent to the filing of a cause of action upon this agreement by any party or beneficiary hereto. 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 that may constitute evidence relating to the complaint, except in the case of an emergency.

## **SCOPE of SERVICES**

### **SCOPE of SERVICES**

**EXTERIOR/ BASEMENTS/ FOUNDATIONS:** Areas of the exterior walls hidden from view by shrubbery, plants, trees or stored items or the basement interior walls by finished walls, rooms, stored items etc. can not be viewed and are not a part of this inspection. Minor cracks are typical in many foundations, interior and exterior, and most do not represent a structural problem. All concrete floor, slabs, patios, walkways, driveways experience some degree of cracking due to shrinkage in the drying process. If major cracks are present, we recommend further evaluations be made routinely by a

qualified structural engineer, and that inquiries be made with the seller about knowledge of any prior foundation or structural repairs.

**INTERIOR:** A concentrated effort will be made to evaluate the condition of insulated glass windows. However, determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**GARAGE/ CARPORTS:** Flammable materials should not be stored within closed garage areas. Purchaser should consult owners manuals or other safety information provided by the manufacturer before using the garage door openers. Never leave children unattended in a garage area.

**ROOF:** The roof report is an observation of the general condition of the roofing materials noted at the time of the inspection. This inspection will be made from the ground using binoculars. If the roof is accessible by reasonable means, a ladder will be used to gain access to the fascia or overhang area only. Otherwise, the roof will not be walked on or dismantled and debris is not removed by the inspector. Active roof leaks are only determined by the date of last measurable rain fall.

**ATTIC/ INSULATION/ VENTILATION/ FRAMING:** This section of the report will contain information from insulation and ventilation quality to the general structural condition of the roof framing. It will also address conditions such as evidence of previous leaking. NOTE: The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during prolonged rainfall. Many times, this situation is not present during the inspection. Please observe the weather conditions at the time of the inspection and as noted in the report.

**PLUMBING:** Water quality or hazardous materials testing is available from local testing labs and is not a part of this report. Underground water and waste supply pipes are excluded from this inspection because: leakage or corrosion cannot be detected by a visual inspection. Shower stalls and shower pans will be tested by an approved method and a visual inspection will be made of accessible areas. It should be understood that simple testing at the time of the inspection may not disclose hidden problems. It is important to maintain the caulking and grouting in tub and shower areas.

**KITCHEN APPLIANCES/ LAUNDRY:** Inspection of stand-alone freezers, refrigerators and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation other than the present of leaks. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not a part of this inspection. Portable dishwashers are not inspected. Laundry appliances are not tested during the inspection. Kitchen or laundry appliances are not moved to inspect the condition of the walls or floors hidden by them. Drain lines and water supply valves serving washing machines are not operated.

**ELECTRICAL:** A representative number of readily accessible receptacles will be tested for continuity and polarity. Operation of time clock, timers, motors, Low voltage circuits, wiring for exterior lighting, sizing of electrical services to receptacles, appliances, fixtures and throughout the structure is not a part of this inspection report and would require further investigation by a licensed and qualified electrician. Any reference to electrical problems or repairs should be investigated further by a licensed and qualified electrician only. Inoperative light fixtures often lack bulbs. Light bulbs are not changed during the inspection, due to time constraints.



**GROUNDING:** Any reference to grade is limited to the exposed areas of the foundation of exterior walls. All exterior drainage and grades should flow away from the structure. Local standards and codes recommend a fall away from the structure of 6" in 10" to help prevent water intrusion into the lower living areas, basements and crawl spaces. Gutters should be cleaned and maintained. Downspouts should be diverted from the foundation to help prevent intrusion, erosion or standing water at the foundation.

**HEATING AND AIR CONDITIONING:** The heating and cooling units will be run and inspected on a seasonal basis only. (Heating in the winter months and cooling in the summer months). System will not be dismantled. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. The inspector cannot inspect systems that are shut down. Safety devices, gas valves and gas regulators are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection alone. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have those systems evaluated by a qualified individual. If the exterior temperature is below 65 the A/C (air conditioning) will not be turned on or inspected. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system(s) capacity relevant to the size or square footage of the building is not a part of this inspection. A heat loss/gain report can be provided by a licensed and qualified Heating and Conditioning contractor. Normal service and maintenance is recommended on a seasonal basis.

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**The American Society of Home Inspectors, A.S.H.I. # 211725**  
**The International Code Council, I.C.C**

**Certifications:**  
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**The International Residential Code IRC # 5137134-R5**

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**GAHI:** <http://www.gahi.com/sop.html>