

CHRIS CURLES and ASSOCIATES Inc. INSPECTION SERVICES

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Certifications: CABO # 2709 IRC # 5187134-R5



XXXX Smith Lane Atlanta GA XXXXX

The Smith Family Inspection Report.

DATE: June XXXXX.
CLIENT: The Smith Family.
SITE: ADDRESS: XXXX Smith Lane.
CITY/STATE/ZIP: Atlanta, GA. XXXXXX.

CLIMATIC :

WEATHER: Clear weather conditions were noted at the time of the inspection.
EXTERIOR TEMP. 80+/-

BUILDING CHARACTERISTICS:

BUILDING AGE: 15 to 20 years of age.
BUILDING TYPE: Single family.

UTILITIES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public sewage disposal (city/ county) was connected to the structure at the time of the inspection.
UTILITIES STATUS: All utilities were on at the time of the inspection.

CLIENT INFO:

STRUCTURE

OCCUPIED?

The structure was occupied at the time of the inspection.

CLIENT PRESENT:

The client was present at the time of the inspection.

GROUNDS

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

DRIVEWAY:

TYPE:

Concrete.

CONDITION:

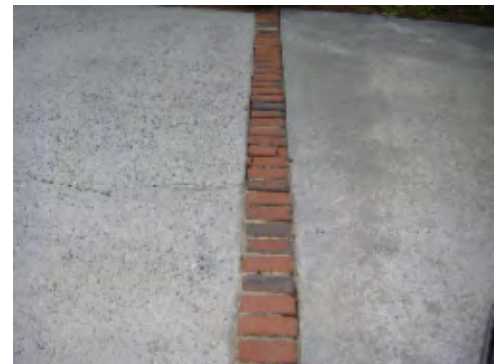
Driveway appears to be serviceable at this time. Cracks noted appear to be typical for the age. Repair as needed.



NOTE: The excavation or repair in the driveway near the garage is the result of a drainage system (french drain) that was installed along the front of the home.



The bricks in the driveway should be pointed with cement to help prevent deterioration. Minor maintenance and repair.



SIDEWALKS:

TYPE:

Brick.

CONDITION:

Loose mortar and bricks noted in the walkway to the front entrance. Correction recommended to help prevent additional deterioration.



Water damage was noted in the cross tie walkway to the lower yard. Some areas of the walkway are hazardous. Budget for replacement.



Settlement was noted in the sidewalk along the left side of the driveway. The settlement has caused a trip hazard. Access with caution and budget for repairs.



MAIN ENTRANCE:

TYPE:

Concrete pad with brick pavers noted at the front entrance.



CONDITION:

Front entrance landing appears to be serviceable at this time with no major deficiencies. Minor pointing with cement will be needed between the bricks to help prevent additional deterioration.

SECONDARY ENTRANCE:

TYPE:

Concrete with brick pavers noted in the landing at the side entrance near the garage.

CONDITION:

Settlement was noted in the brick pavers in front of the side entrance near the garage. Monitor conditions and repair as needed.



LANDSCAPING:

CONDITION:

Maintained.

RETAINING WALLS:

TYPE:

Brick exterior noted on the retaining wall along the driveway. The interior of the retaining wall is unknown. (i.e. solid cement, block, brick, wood etc) Cross tie retaining wall noted along the left side of the driveway.

CONDITION:

Water damage was noted in the cross ties along the left side of the driveway. Replace as needed.

Lateral displacement was noted in the retaining walls on either side of the driveway. The displacement appears to be caused by a build up of water and hydrostatic pressure along the back side of the wall. No drainage or weep holes were noted in the wall to help relieve the pressure. Possible failure noted in the left retaining wall, as viewed from the front of the home. Conditions should be monitored in both walls. Budget for repairs. See photographs.





Displacement in the left retaining wall



Right retaining wall. Displacement



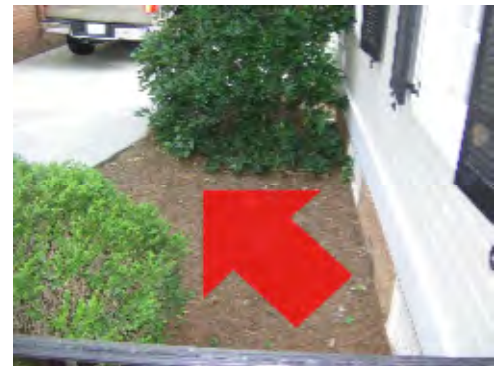
Displacement in the right retaining wall.

DRAINAGE:

GRADING:

Ground or surface drainage should be improved and maintained to drain away from the foundation along the front, left side and right side of the home. 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. NOTE: It is understood that a french drain has been installed to address this condition. However, maintaining a positive drainage is important.



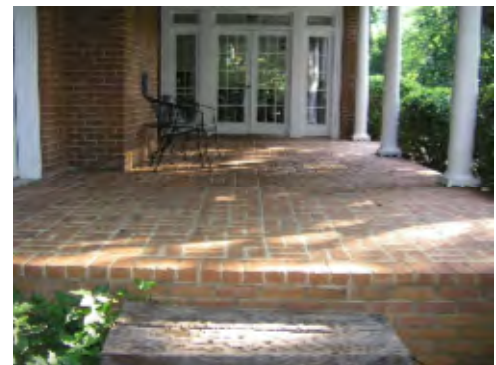


Drainage along the right side of the home.

PATIO:

TYPE:

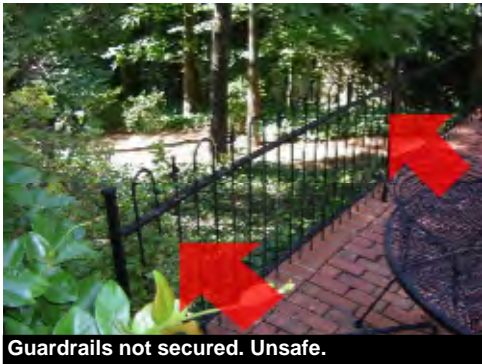
Brick pavers noted in the patio along the back of the home under the deck and at the foot of the deck stairs.



CONDITION:

Settlement and displacement was noted in the brick patio at the foot of the deck stairs. The displacement has caused trip hazards in several areas. Also, the guardrails are not secured and are unsafe. Budget for correction to the patio and rails.





Minor settlement and displacement was noted in the foundation supporting the lower patio. Monitor conditions.



A guardrail is recommended along the corner of the patio under the deck for safety. The drop off is greater than 30". **Safety concern.**



DECKS & BALCONIES:

TYPE:

Wood framed deck noted at the back of the home.



CONDITION:

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.deck-lok.com, and www.strongtie.com/safedeck/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.



This is an example of the support.

The openings in the guardrails are greater than 4" as recommended for safety. The ladder style of rail may pose a safety hazard to children. Recommend additional pickets or lattice or redesign. **Safety concern.**



Minor lateral movement was noted in the deck stairs. Adding a kick plate to each stair will help to stabilize. Repair as needed.



EXTERIOR - FOUNDATION - BASEMENT

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EXTERIOR:

EXTERIOR WALL

MATERIAL:

Hardboard siding noted on all sides of the home. Manufacturer of the siding unknown.

CONDITION:

Appears serviceable at this time. Minor painting touch up is recommended to the edge of the siding where the siding was trimmed back when the roof was replaced. These areas were noted where the siding was in contact with the roof shingles over the garage and sunroom. Minor repair needed.



TRIM:

MATERIAL:

Wood.

CONDITION:

Appears serviceable. Minor repair needed to the fascia board along the right side of the sunroom.



CHIMNEY:

CHIMNEY WALL

MATERIAL:

Brick chimney noted along the right side of the home. Hardboard siding noted on the back chimney. Manufacturer of the siding unknown.

CONDITION:

Appears serviceable.

SLAB:

CONDITION:

The slab is not visible due to floor covering. No readily visible problems were noted at the time of the inspection.

BASEMENT:

ACCESSIBILITY:

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

FOUNDATION TYPE:

Poured concrete foundation noted in the utility room.

CONDITION:

Appears serviceable where visible.

NOTE: The windows in the basement bedroom are not accessible as to building and safety standards. The window sill should not be greater than 44" from the floor. Use caution in this room.

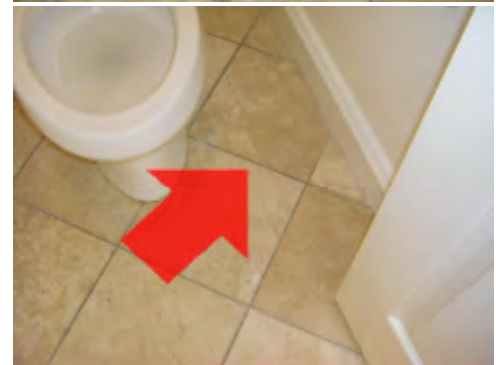


BEAMS, HEADERS & GIRDERS:

FLOOR JOISTS:

Appears serviceable where visible.

Deflection was noted in the flooring in the master bathroom area. Several cracked floor tiles were noted. Loose sub flooring was noted in the children's bedroom. The floor joist could not be viewed to determine the grade, span or size. Replace the cracked tiles as needed. See photos.





INSULATION: Not visible.
COLUMNS/SUPPORTS: Not visible.
FLOOR/SLAB: Not visible.

ROOF SYSTEM

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ROOF:

EST. AGE: Recently replaced. Consult with owner regarding terms of replacement i.e. warranty, age, cause for replacement, etc.
STYLE: Hip.
PITCH: Steep. Visibility was limited.
SHINGLES: Composition shingles noted on the structure.
ROOF ACCESS: The roofing materials were viewed from the ground and from windows. A ladder was used to access the roof along the back of the home and over the sunroom.



ROOF FRAMING: Rafter construction noted throughout the attic area.
FRAMING STATUS Roof framing appears to be serviceable at this time with no deficiencies noted.
ROOF STATUS: Roofing appears to be serviceable at this time.

FLASHINGS:

CONDITION: Flashings appear to be serviceable at this time.

GUTTERS:

CONDITION:

Gutters appear to be serviceable at this time.

ATTIC:

ACCESSIBILITY:

Built In stairs to the attic.

ROOF LEAKS:

No evidence of roof leaks noted at the time of the inspection. Evidence of previous leaking noted in several areas of the attic. Roof recently replaced.



VENTILATION:

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

INSULATION TYPE

Blown in insulation noted throughout the attic.

INSULATION:

Appears to be serviceable at this time.

INTERIOR

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DOORS:

MAIN ENTRY DOOR:

Appears serviceable at this time. *DID YOU KNOW* : 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:

French door to the deck and patio area appears to be functional at this time. Key lock dead bolts are not recommended on exterior egress doors in the event that an emergency egress is needed.

Water stains noted in the carpet in the lower family room at the french doors. Cause for the stain unknown.



INTERIOR DOORS:

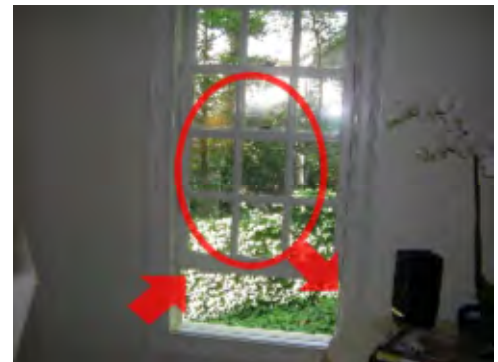
Interior doors appear serviceable at this time.

WINDOWS:

CONDITION:

A representative number of windows were investigated and operational at the time of the inspection. As a whole, the windows appear to be functioning as intended. All sleeping area windows should be operational for emergency egress. NOTE: It is understood that all of the windows were replaced. It is unclear why there are two type of windows in the home.

The front right living room window will not stay up. The sash spring may need to be adjusted. Also, the weather strip and sash guide is damaged. Repair needed.



The insulated glass has lost its vacuum in the front right master bedroom window.



Water damage was noted in the window sills of the children's bedroom, master bedroom and in the lower family room. See photos. Repair needed.



Children's bedroom. Back.



Master bedroom window sill.

Minor water damage was noted in the trim under the front center second floor window. Repair as needed.



Lower family room window sill.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall noted throughout. General condition appears serviceable.

CEILINGS:

TYPE & CONDITION:

Drywall noted throughout. General condition appears serviceable.

FLOORING:

TYPE & CONDITION:

Wood and carpet flooring noted throughout. Overall conditions are good. The master bath floor tiles are cracked and will need to be replaced after determining the cause.

STAIRS:

CONDITION:

Interior stairs appear to be serviceable at this time. The handrail to the second floor is loose. Repair as needed.

FIREPLACES:

LOCATION:

Masonry fireplace noted in the living room, upper and lower family rooms and master bedroom. Gas log lighter noted. Recommend cleaning and inspection before using. Annual or semiannual cleaning and inspections is recommended for safety.

Pointing will be needed in the back of the upper family room fireplace. Minor repair.



SMOKE DETECTORS:

COMMENTS:

The smoke alarms noted in the house appear to be the type that are programmed into a alarm system therefore, the smoke alarms were not tested. The assistance of the current home owner in this matter is recommended.

As of January 1, 2007 the IRC, 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.

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: Garage doors appear to be serviceable at this time.

PLUMBING

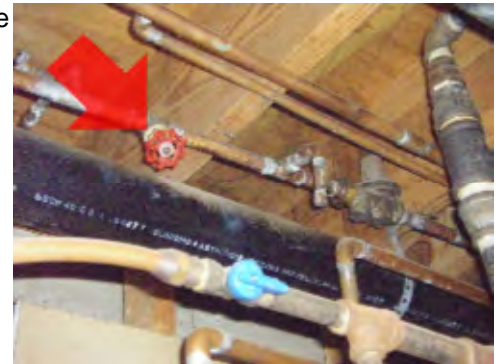
PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU.

WATER SERVICE:

MATERIALS: Copper. (Copper water service noted in the basement through the foundation wall. It is assumed that the water service from the street is copper, however, this could not be verified)

WATER TURN OFF LOCATION:

The main water turn off is located in the basement utility room.



CONDITION: Water service appears to be serviceable at this time.

SUPPLY LINES:

MATERIAL: Copper.

CONDITION: Interior water supply lines appear serviceable at this time.

WASTE LINES:

MATERIAL: Plastic.

CONDITION: Waste lines appear serviceable at this time.

HOSE BIBBS:

OPERATION: **DID YOU KNOW :** By disconnecting your water hose from your outside faucets in cold weather and locating the inside water turnoff it will help to prevent freezing and possible damage. There are several other ways to protect your outside faucets from freezing.

WATER HEATER:

TYPE: Gas.

NUMBER OF W/H 2.

SIZE: 40 Gallons each.

APPROX AGE: 5 to 7 years of age.

LOCATION:

The water heater is located in the basement.



CONDITION:

Appears serviceable. Pressure relief valve noted but not tested.

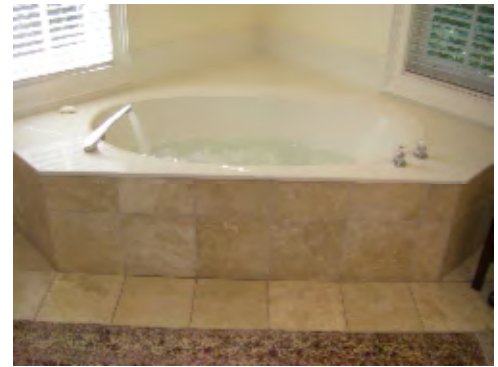
FIXTURE:

KITCHEN:

Kitchen plumbing fixtures (faucet, sink, plumbing) appear to be serviceable at this time.

BATH ROOMS:

No access noted to the master bath jetted tub motor. An access panel is required. Correction needed.



The commode in the blue bath is hard to flush. Repair needed.



The cold water is off to the bar sink. Cause unknown.



APPLIANCES - LAUNDRY

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KITCHEN:

COUNTERS: Appear serviceable.

STOVE TOP & OVEN:

CONDITION: The front right burner of the surface unit is hard to light. Adjustment needed.



KITCHEN VENTILATION:

CONDITION: External ventilation noted at the surface unit.

DISHWASHER:

CONDITION: Appears serviceable.

DISPOSAL:

CONDITION: Appears serviceable.

LAUNDRY:

LOCATION: The laundry area is located in on the second floor.

CONDITION: 120 volt receptacle for the washing machine and the 240 volt service for a dryer appear to be operational. The receptacles could not be accessed or tested for polarity, continuity or grounding. Appliances are not moved.

NOTE: Washers and dryers are not turned on or tested. 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.

HEATING - AIR CONDITIONING

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HEATING DESCRIPTION:

HEATING UNIT (1):

Basement utility room.



THERMOSTAT

LOCATION

Main living area.

FILTER TYPE

Standard paper bound fiber noted.

SYSTEM TYPE:

Forced Air.

FUEL TYPE:

Natural Gas.

MANUFACTURER:

Carrier.

CAPACITY OF UNIT:

80,000 BTUS (+)

APPROXIMATE AGE:

Recently replaced. Actual age unknown.

HEATING UNIT (2):

Basement.



THERMOSTAT

LOCATION

Main living area.

FILTER TYPE

Standard paper bound fiber noted.

SYSTEM TYPE:

Forced Air.

FUEL TYPE:

Natural Gas.

MANUFACTURER:

Carrier.

CAPACITY OF UNIT:

70,000 BTUS (+)

APPROXIMATE AGE:

Original.

HEATING UNIT (3):

Attic.



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

Bedroom.
 Standard paper bound fiber noted.
 Forced Air.
 Natural Gas.
 Carrier.
 70,000 BTUS (+)
 Original.

HEATING CONDITION:

HEATING UNIT (1):

Heating was not tested at this time. A/C was on and cooling the house. Turning on the heat at this time may damage the heating system. Recommend having the the heating evaluated by a qualified HVAC contractor.

AIR FILTERS:

The electronic air filter is not functioning as intended. Possible replacement needed. Have a qualified HVAC contractor investigate and make the necessary repairs.



- COMBUSTION AIR:**
- CO VENTING:**
- THERMOSTAT:**
- HEATING UNIT (2):**

Appears serviceable.
 Venting appears to be serviceable at this time.
 Appear serviceable at this time.
 Heating was not tested at this time. A/C was on and cooling the house. Turning on the heat at this time may damage the heating chambers. Recommend having the the heating evaluated by a qualified HVAC contractor.

- AIR FILTERS:**
- COMBUSTION AIR:**
- CO VENTING:**
- THERMOSTAT:**
- HEATING UNIT (3):**

Appear serviceable.
 Appears serviceable.
 Venting appears to be serviceable at this time.
 Appear serviceable at this time.
 Heating was not tested at this time. A/C was on and cooling the house. Turning on the heat at this time may damage the heating chambers. Recommend having the the heating evaluated by a qualified HVAC contractor.

AIR FILTERS:

Appear serviceable.

COMBUSTION AIR:
CO VENTING:
THERMOSTAT:

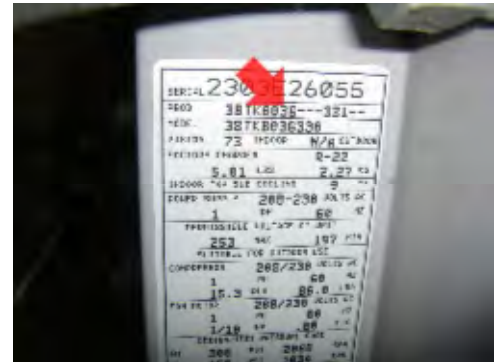
Appears serviceable.
Venting appears to be serviceable at this time.
Appear serviceable at this time.

PRIMARY A/C:

TYPE: Central.



POWER SOURCE: 240 Volt.
MANUFACTURER: Carrier.
CONDITION: A/C unit appears functioning as intended at this time.
APPROXIMATE AGE: Replaced.
CAPACITY: 3 Tons.



CONDENSATE LINE: Appears to be serviceable at this time.

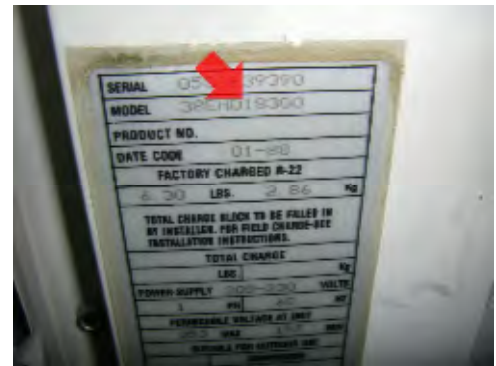
A/C UNIT (2):

TYPE: Central.



POWER SOURCE: 240 Volt.
MANUFACTURER: Carrier.
CONDITION: A/C unit appears functioning as intended at this time.

APPROXIMATE AGE: Original.



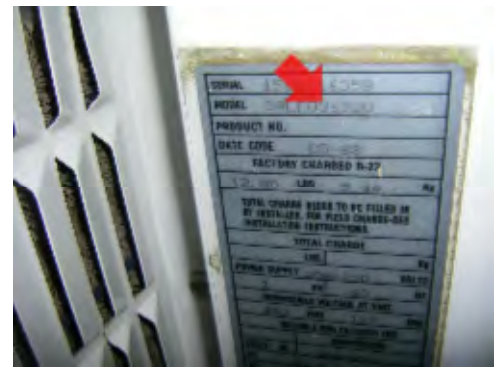
CAPACITY: 1 1/2 Tons.
CONDENSATE LINE: Appears to be serviceable at this time.

A/C UNIT (3):

TYPE: Central.



POWER SOURCE: 240 Volt.
MANUFACTURER: Carrier.
CONDITION: A/C unit appears functioning as intended at this time.
APPROXIMATE AGE: Original.
CAPACITY: 3 Tons.



CONDENSATE LINE: Appears to be serviceable at this time.

AIR DUCTS:

TYPE: Flexible round.
CONDITION: Appears serviceable.

ELECTRICAL SYSTEM

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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:**

Service entrance cable appears to be serviceable at this time.

ELECTRICAL PANEL(S):

PANEL LOCATION:

Main disconnect panels located in the basement utility room and in the storage area off the garage.

PANEL ACCESS:

The panel was accessible and the panel cover was removed.



**TYPE DISCONNECTS
MAIN DISCONNECT
LOCATION**

The electrical disconnects are breakers.

Main disconnect is located at the meter on the exterior.

PANEL SIZE:

200 amp each.



**BRANCH WIRING:
ELECTRICAL
CONDITIONS**

The 110/120v branch wiring circuits are copper where visible.

Visible circuit and wiring appear to be serviceable at this time. Grounding system is present at the meter.

SWITCHES & OUTLETS:

CONDITION:

The two exterior outlets at the deck french doors are not GFCI protected. Correction needed.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets for safety. However, this standard may not have been enforced by the local officials at the time of the construction.

The half bath wall switch is defective and should be replaced.



No ground fault protection found at the side entrance door. Also, the outlet cover should be replaced with a weather and water proof cover. Have a qualified electrician make the necessary repairs.



RADON:

The client has decided to test the structure for Radon. Testing equipment was placed in the structure prior to the inspection. The results were emailed 06-16-2008. To learn more about Radon Gas go to: www.epa.gov/radon/index.html and www.epa.gov/radon/zonemap.html.



MOLD:

A mold like substance was found in the utility room near the electrical panel. Two samples was taken. The results of the samples will be provided at a later date. To learn more about Mold in the home go to: www.epa.gov/mold/moldresources.html.



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Professional Member Of:

The Georgia Association of Home Inspectors, G.A.H.I. # 93006
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>