

CHRIS CURLES and ASSOCIATES Inc. INSPECTION SERVICES



Chris Curles, President
www.homeinspectionsatlanta.com

chriscurl@comcast.net

Office: 770-493-0227

Professional Member Of: GAHI # 93006 ASHI # 211725

Certifications: CABO # 2709 IRC # 5187134-R5



Inspection Report.

DATE: January.
CLIENT: The Grand Family.
SITE: ADDRESS: 12345 Address.
CITY/STATE/ZIP: Marietta, GA .
EMAIL: XXXXXXXXXXXX.com.
PHONE: 770-xxx-xxxx.

CLIENT INFORMATION:

STRUCTURE OCCUPIED? The structure was occupied at the time of the inspection.
CLIENT PRESENT: The client was present at the time of the inspection.

AGENT INFORMATION:

Client was not represented by a realtor.

BUILDING CHARACTERISTICS:

INTRODUCTION: Thank you for your business and the opportunity to serve you. We hope you will find the Inspection process informative. This report is intended to educate you so you are able to make an informed decision regarding the structure detailed throughout this report. The building was occupied at the time of the inspection. Owners belongings, furnishings and stored items obstruct viewing walls and flooring in most rooms and areas, finished or unfinished. Every attempt will be made to perform a thorough inspection without moving or disturbing owners belongings. This report is not technically exhaustive, will not identify concealed conditions or latent defects, nor will it contain every potential problem with this building. Our goal is to identify defects within the building, with our focus on major items, or is a condition which represents a significant risk of injury or damage to persons or property. Cosmetic damage is not included in this report. Please see your Inspection Agreement and Scope of Services that was emailed to you prior to the inspection.

BUILDING AGE: 30 years of age.
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/>> & www.infraredatlanta.com <<http://www.infraredatlanta.com/>>.

UTILITIES:

WATER SOURCE:
SEWAGE DISPOSAL:

Public water service.

Septic tank sewage disposal noted in the listing information. Note: The septic system is beyond our scope of services. For information regarding the functions of the septic system, you will need to retain the services of a qualified plumber or septic company. Please have your agent assist you with this.

UTILITY STATUS:

All utilities were on at the time of the inspection.

CLIMATIC CONDITIONS :

WEATHER:

Damp/ wet soil conditions noted at the time of the inspection due to recent heavy rains and storms. Rain noted at the time of the inspection. Weather data provided by; NOAA - National Oceanic and Atmospheric Administration.

EXTERIOR TEMP.

40+/-

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.



Some settlement was noted in the driveway. Monitor conditions for displacement and possible trip hazards and make repairs as needed. NOTE: A trip hazard is defined as a change in elevation from one level to the next of more than 3/4". This can be a safety concern when accessing these areas. See photo.

SIDEWALKS:

TYPE:

Concrete sidewalk noted to the front entrance.

CONDITION:

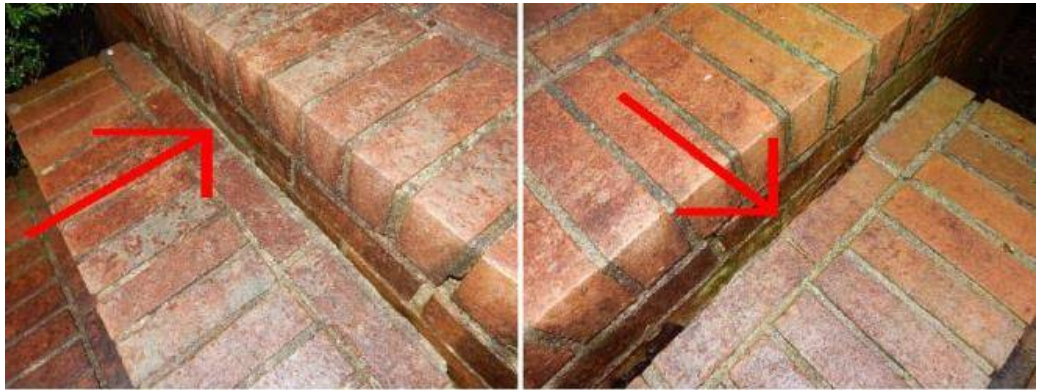
Some settlement was noted in the sidewalk. The sidewalk extends under the front stairs and landing. See front entrance report. Correction will be needed.



MAIN ENTRANCE:

**TYPE:
CONDITION:**

Concrete pad with brick pavers noted at the front entrance.



Settlement noted in the stairs to the front landing. Displacement cracks or gaps 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. Also, the sidewalk extends under the sidewalk and front entrance. Further investigation will be needed by a qualified contractor to determine what, if any, correction will be needed.



Settlement noted in the front landing. Displacement cracks or gaps noted between the landing and the structure of the building. 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.

Handrails are recommended at the front entrance for safe access. See C.A.B.O./I.R.C. R 315.1 HANDRAILS: Handrail having minimum and maximum heights of 34 and 38 inches, respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stair with two or more rises from a point directly above the lowest riser of a flight.

Guardrails are recommended at the front entrance for safer access. C.A.B.O./I.R.C. GUARDRAILS: Porches, balconies or raised floor surfaces located more than 30" above the floor or grade shall have guards not less than 36" in height. Open side of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height.

Pointing needing between the bricks in the front landing. See photo.



LANDSCAPING:

CONDITION:

The landscape has not been maintained. Maintenance is needed. The irrigation system was not inspected and is not within our Scope Of Service as noted in the Inspection Agreement. Have the owner assist you with the functions of the system or have a qualified irrigation company inspect and service the system.



Trees are touching or overhanging the roof. Damage may be possible. Removal or pruning is needed. See photo.

RETAINING WALLS:

TYPE:



Crosstie retaining wall noted at the driveway. Wood (landscape timber) retaining wall noted pool.

CONDITION:



Water damage was noted in the crosstie retaining wall. It should be mentioned that most cross ties used for retaining walls and landscape timbers are 30 to 50 years of age. The decay noted in the cross ties should be monitored. Replacement will be needed. See photo

The retaining wall at the pool have failed and should be investigated by a qualified contractor. See photos. Replacement needed.



GRADING:

DRAINAGE:

The grade along the front 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.



PATIO:

TYPE:
CONDITION:

Concrete patio noted at the back of the home. Patio appears to be in good condition at this time. No displacement noted at the time of the inspection.

DECKS & BALCONIES:

TYPE:
CONDITION:

Wood framed deck noted at the back of the home.



The deck, stairs and supporting post are in poor condition and should be replaced. Unsafe condition noted. See photos. No deck bolts noted in the rim joist of the deck at the time of the inspection. Properly installed deck bolts will help secure the deck to the structure and prevent displacement. Deck bolts should be installed on 12" to 24" centers as recommended by local standards. The placement of the deck bolts in the deck ledger should be staggered as outlined in the IRC R502.2.2.1. If the bolts are aligned in a straight line across the ledger there is a high probability that the ledger board may split and fail.

PORCH ENCLOSURE:

TYPE:
CONDITION:

Screened in porch noted along the back of the house.

The screen below the guardrail should be protected and secured with guardrail type framing to help prevent children from passing through. Latticework or lattice-like structure or 2x2 pickets 4" on center or similar framing is recommended.



The screen is damaged and should be replaced.



No deck bolts noted in the rim joist of the screen porch at the time of the inspection. Properly installed deck bolts will help secure the deck to the structure and prevent displacement. Deck bolts should be installed on 12" to 24" centers as recommended by local standards. The placement of the deck bolts in the deck ledger should be staggered as outlined in the IRC R502.2.2.1. If the bolts are aligned in a straight line across the ledger there is a high probability that the ledger board may split and fail.





The base of the steel columns are rotting. Unsafe condition noted. Budget for replacement ASAP. See photo.

FENCES/GATES

TYPE:
CONDITION:

Wood fence noted on the property. Recommend installing a lockable gate to prevent children and some adults from entering the pool area. Unsafe condition noted. Budget for repairing or replacing the wood fence. Water damage noted in several places. See photo.



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 Officials (CABO) and should be addressed by a qualified wood Structural Engineer. (IRC 104.11)

EXTERIOR:

EXTERIOR WALL MATERIAL: Brick noted on all sides of the home. Vinyl siding noted on the sides and back.
CONDITION: Appears to be in good condition at this time. No deficiencies noted.

TRIM:

MATERIAL: Vinyl/ aluminum.

CONDITION: Trim appears to be in good to fair condition.

CHIMNEY:

CHIMNEY WALL MATERIAL: Vinyl siding noted on the chimney.

CONDITION: The chimney appears to be in good condition, as viewed from the ground. Could not view the back side of the chimney. The roof was not walked on.

BASEMENT:

ACCESSIBILITY:



Basement is finished. When interior walls of the basement are finished the foundation and framing can not be viewed for inspection. Basement is only partially accessible due to owners belongings and furnishings.

FOUNDATION TYPE:

Poured concrete foundation noted in the unfinished areas where visible.

CONDITION:



The foundation was not visible for inspection. NOTE: It is understood the basement flooded. The cause for the flooding was not determined. Have the owner address this. Appears serviceable and in good condition where visible. The ceiling tiles were not removed to inspect the framing.

BEAMS, HEADERS & GIRDERS:

FLOOR JOISTS:

Appears serviceable and in good condition where visible. The ceiling tiles were not removed to inspect the framing.



The framing in the finished areas of the basement was concealed with a drop ceiling. Evidence of excessive rodent activity in the drop ceiling. Unsanitary condition noted. Health hazard noted. This condition should be addressed by a qualified pest control contractor. The ceiling tiles should be properly disposed of. See photos.

INSULATION:
COLUMNS/SUPPORTS:
FLOOR/SLAB:

No insulation noted in the floor/wall framing.
 Appear serviceable where visible.
 Appears serviceable where visible.

ROOF SYSTEM

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU. **Any engineered components, framing or materials, that are used or required in the construction of the inspected property shall be excluded from this inspection report.**

ROOF:

EST. AGE:



The age of the roofing materials are unknown. May be the original. Have the owner or a qualified roofer address this.

STYLE:
PITCH:
SHINGLES:

Gable construction.
 Steep slope noted to the roof on all sides of the home. The slope is approx 12 in 12.
 Composition shingles noted on the structure.

**ROOF ACCESS:
ROOF FRAMING:
FRAMING STATUS**

The roofing materials were viewed from the ground.
Rafter construction noted throughout the attic area.
Roof framing appears to be serviceable at this time with no deficiencies noted.
Open utility chase (s) noted in the attic. See photo. Recommend having a qualified contractor or handyman seal or close open chase (s) to help prevent possible fire transfer into the attic and or unwanted drafts. This is a safety recommendation. NOTE: This standard may not have been enforced by local building officials when this building was constructed.

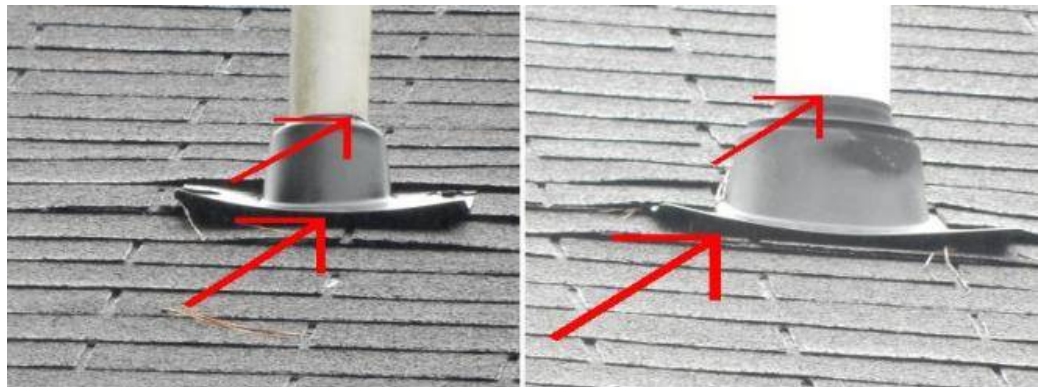


ROOF STATUS:

Budget for locating and closing any opening between the fascia and roof decking that will possible allow insects or rodents to enter the attic. See photo.
The roof was not walked on. A licensed roofing contractor should be called to make further evaluation as needed. See attic report.

FLASHINGS:

CONDITION:



The plumbing vent flashings are damaged and should be replaced. See photos.



Active leaking noted at the master bath skylight flashing. See Infrared photo. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

GUTTERS:

CONDITION:



Gutters are at the end of their normal life expectancy. Deterioration noted in several places. Budget for replacement. Downspouts should be diverted away from the foundation 10 to 20 feet to help prevent water intrusion into the structure.

ATTIC:

ACCESSIBILITY:

It is very important to maintain the safety integrity of pull down attic stairs. Monitor and inspect regularly for loose or damaged stair treads, missing nuts, screws and hardware that secure the stairs, damaged or missing springs and hinges, missing handrails, missing or unsecured landing pads in the attic. Budget for the replacement of any unsafe pull down attic stairs. DO NOT REPAIR. All accessible attics used for storage should have a guardrail around the attic opening for safety. Always comply to the weight restrictions and safety instructions suggested by the manufacturer.



Pull-down stairs are installed for the attic access. No weather stripping installed around the hatch perimeter. To reduce air leakage, recommend installing weather stripping and an insulated hatch cover. There are several insulating products that are designed to help prevent heat loss into the attic in the winter and heat transfer from the attic to the

ROOF LEAKS:

ATTIC VENTILATION:

INSULATION TYPE

ATTIC INSULATION:

living space in the summer. For additional information go to: www.essnrg.com, www.industrialadder.com, and at: www.batticdoor.com/atticstairinsulator.html.

Evidence of active and previous leaking noted in the overhangs and soffits. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

Ventilation is provided by roof vents.

Blown in insulation noted throughout the attic.

Attic insulation is in fair to 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. Recommend having a qualified contractor close all openings in the soffits and fascias or any openings into the attic that will or could allow rodents to enter the attic space. NOTE: Inspecting for rodents and insects is beyond the scope of services of our company.



INTERIOR

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU. **Any engineered components, framing or materials, that are used or required in the construction of the inspected property shall be excluded from this inspection report.**

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.

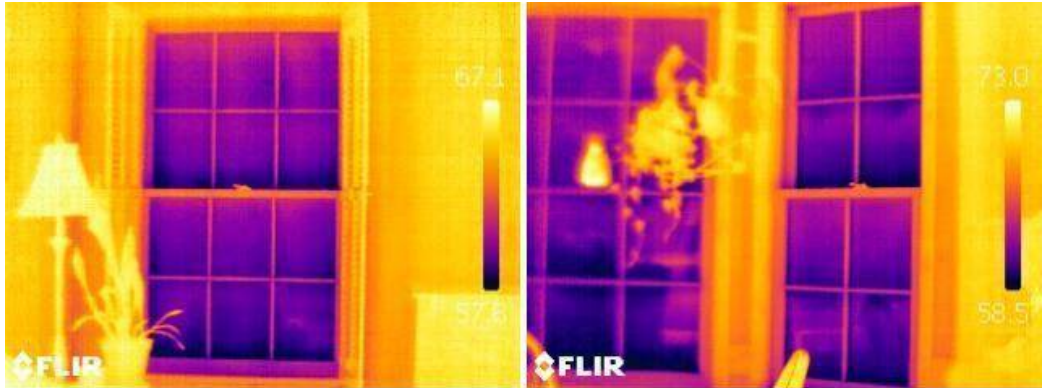
As a standard security measure, it is recommended that you consider installing new door locks or re-key the present locks on all exterior doors after move-in to insure that no one else has a copy of the house key.

EXTERIOR DOORS:
INTERIOR DOORS:

Could not access the back door from the breakfast room to the small deck.
Interior doors appear serviceable and in good condition at this time.

WINDOWS:

CONDITION:



Single pane glass noted in the windows throughout the home. Recommend installing storm windows or replacing the single pane glass windows with Insulated Thermal Pane windows to help save energy. See InfraRED Photo. The blue indicates heat or energy loss from the window areas.



Caulking/glazing deteriorated in most windows. Budget for correction.



Water damage was noted in several window sills along the front, back and sides of the home. See photos. Budget for repairs and or replacement. Have a qualified contractor address this.



The sash springs are not connected in several window units. Repair needed.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall noted throughout. 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.



Displacement crack noted in the drywall in the master bath. See photo. Could not determine the cause. Further investigation needed.

CEILINGS:

TYPE & CONDITION:

Water stains and repairs noted in the family room and breakfast room ceilings under the master and hall baths. Have the owner address this.



Water damage was noted in the master bath ceiling at the skylight and recessed light. Repair are needed. Also, a mold like substance was noted and should be addressed by a qualified mold contractor. See photo.

FLOORING:

TYPE & CONDITION:

Wood, tile and carpet flooring noted in the home. Overall conditions are fair. Loose sub flooring noted in most rooms. This will need to be addressed when the floor covering is removed.

STAIRS:

CONDITION:

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

FIREPLACES:

LOCATION:

The National Fire Protection Association Code, NFPA 211, recommends the inspection and servicing of a chimney once a year. It is also recommended that a cleaning be performed when there is a creosote build-up of 1/8" or more. Recommend having the flue cleaned and inspection before taking ownership. Annual or semiannual cleaning and inspections is recommended for safety.



The opening in the side wall at the gas service should be filled with an approved sealant that is recommended for fireplaces and high temperatures.

SMOKE DETECTORS:

COMMENTS:

On November 18, 2014, the Consumer Products Safety Commission (CPSC) for the first time publicly acknowledged that current smoke alarms only have a 45-49% overall alarm success rate and supported significant changes to the UL 217 alarm testing standards. Ionization-type smoke alarms have a small amount of radioactive material between two electrically charged plates, which ionizes the air and causes current to flow between the plates. When smoke enters the chamber, it disrupts the flow of ions, and reduces the flow of current then activating the alarm. Photoelectric-type alarms aim a light source into a sensing chamber at an angle away from the sensor. Smoke enters the chamber, reflecting light onto the light sensor; triggering the alarm. In the last few years many states have passed legislation either banning ionization smoke alarms or requiring both types to be installed in residential homes and businesses. Georgia has not taken a stand regarding this. Although either is currently acceptable under some Code, I personally and professionally endorse a dual-type fire alarm system which combines both photoelectric and ionization sensors. You should address this when you take ownership.

Smoke alarms were not fully tested. Testing with a smoke test can void the warranty with some manufactures and may reduce the battery life. Recommend replacing your alarms when you take ownership ASAP. NOTE: A smoke alarm only works when it is properly installed and maintained. Depending on how the smoke alarm is powered (9 - volt, lithium or hardwired) you'll have to maintain it according to manufacturer's instructions. In addition, the USFA recommends replacing all smoke alarms every 8 - 10 years (or sooner, according to the manufacturer's instructions). Replacement units should have a UL (Underwriters Laboratory) label.

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. NOTE: Combination Smoke and Carbon Monoxide alarms are not recommended.

GARAGE - CARPORT

PLEASE REVIEW THE SCOPE OF SERVICES AND INSPECTION AGREEMENT PROVIDED TO YOU REGARDING THIS SECTION OF YOUR REPORT. THANK YOU. **Any engineered components, framing or materials, that are used or required in the construction of the inspected property shall be excluded from this inspection report.**

TYPE:

LOCATION:

Two car drive under garage noted.

GARAGE INTERIOR:

CONDITION:



Some areas of the garage interior were not visible for inspection due to owner's stored belongings. The slab appears to be serviceably where visible. See photos.



The interior of the garage is unfinished. The framing is exposed. It is recommended that you have a qualified plumber install a fire extinguishing sprinkler system overhead for safety.

Safety Standards and Operation Manual's were not present or observed. If the owner cannot provide these for you, you may be able to retain copies on the web. Recommended.



The tension springs on the garage doors are damaged and should be replaced. See photo.

The International Residential Code, Fire Protection Associations and Residential Safety Standards now recommend Smoke Alarms and Carbon Monoxide alarms be installed inside all garages. 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.

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. NOTE: Combination Smoke and Carbon Monoxide alarms are not recommended.

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:

Copper. (Copper water service noted in the garage through the 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 garage.



CONDITION:

Water service appears to be serviceable at this time.

SUPPLY LINES:

**MATERIAL:
CONDITION:**

Copper water pipes were noted in the exposed areas of the home. Interior water supply lines appear serviceable at this time.

WASTE LINES:

**MATERIAL:
CONDITION:**

Plastic waste lines noted in the exposed areas of the structure. Waste lines appear to be serviceable at this time. No leaking or damage noted at the time of the inspection.



HOSE BIBBS:

OPERATION:

Appear to be functional at the time of the inspection.

WATER HEATER:

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

Gas water heater observed in the home.
1
50 gallons.
Replaced.
The water heater is located in the basement/ garage.
The water heater appears to be functioning as intended at this time. Recommend maintaining hot water temperature at or around 115 degrees for safety. For gas water heaters you should set your water heater control in the normal range. Electric water heaters are preset and do not have an adjustment.

FIXTURE:

KITCHEN:

Leak noted under the kitchen sink.
See photo.



BATH ROOMS:

Bath rooms appear to be serviceable at this time. No leaking or damage noted at the time of the inspection.



Budget for improving and maintaining the caulking and grouting in the master bath shower stall around the drain and sides to prevent leaking into the ceiling or framing below. NOTE: Water tightness of the shower pan is impossible to determine since normal usage could not be simulated.



Master bath jetted tub appears to be functioning as intended. Budget for servicing. Could not remove the access panel to the jetted tub motor for inspection. See photo. Removing may damaged the caulking.

APPLIANCES - LAUNDRY

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

KITCHEN:

COUNTERS:

The countertops and cabinets appear to be in good condition at this time.

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.

DISHWASHER:

CONDITION:

The dishwasher was serviceable at the time of the inspection. No leaking noted at the time of the inspection.

DISPOSAL:

CONDITION:

The electrical service to the garbage disposal should be properly secured at the bottom of the disposal. See photo.



LAUNDRY:

**LOCATION:
CONDITION:**

The laundry area is located on the main floor. 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.

The 240v dryer outlet is a three prong outlet. Newer dryers require a four prong outlet. Have your electrician address this correction as needed.

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
FILTER TYPE
SYSTEM TYPE:**

The thermostat is located in the main living area. Standard paper bound fiber filter noted. Forced Air.

FUEL TYPE: Natural Gas.
MANUFACTURER: Bryant.
CAPACITY OF UNIT: 50,000 BTUS.
APPROXIMATE AGE: Original, 30+/- years of age.
HEATING UNIT (2): The heating unit for the upper living area is located in the attic.
THERMOSTAT LOCATION Hall area.
FILTER TYPE Standard paper bound fiber filter noted.
SYSTEM TYPE: Forced air.
FUEL TYPE: Natural Gas.
CAPACITY OF UNIT: 44,000 BTUS.
APPROXIMATE AGE: Approx. 9 To 12 Years of age.

HEATING CONDITION:

HEATING UNIT (1):



Excessive scale/corrosion/rust flake noted in the heating chamber and around the burners. Burn marks noted on the front of the heat exchanger. Heating chambers should be cleaned. Rust debris removed. The heating chambers should be cleaned and tested for cracks and carbon monoxide leaks by a licensed and qualified HVAC contractor. Budget for replacement. See carbon monoxide alarm recommendations in the report.

AIR FILTERS:

Filter should be replaced and properly sized to cover the return opening. 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:

Appears serviceable.

CO VENTING:

Venting appears to be serviceable at this time.

THERMOSTAT:

Appear serviceable at this time.

HEATING UNIT (2):

Unit appears to be functioning as intended at this time. Minor servicing will be needed. See carbon monoxide alarm recommendations in the report.



AIR FILTERS:

Appear serviceable.

COMBUSTION AIR:

Appears serviceable.

CO VENTING:

Venting appears to be serviceable at this time.

THERMOSTAT:

Appear serviceable at this time.

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.

CONDITION:

The main floor A/C is not functional. Replacement needed.

APPROXIMATE AGE:

Unknown, Approx. 15 to 20 years of age.

CAPACITY:

2 tons.

CONDENSATE LINE:

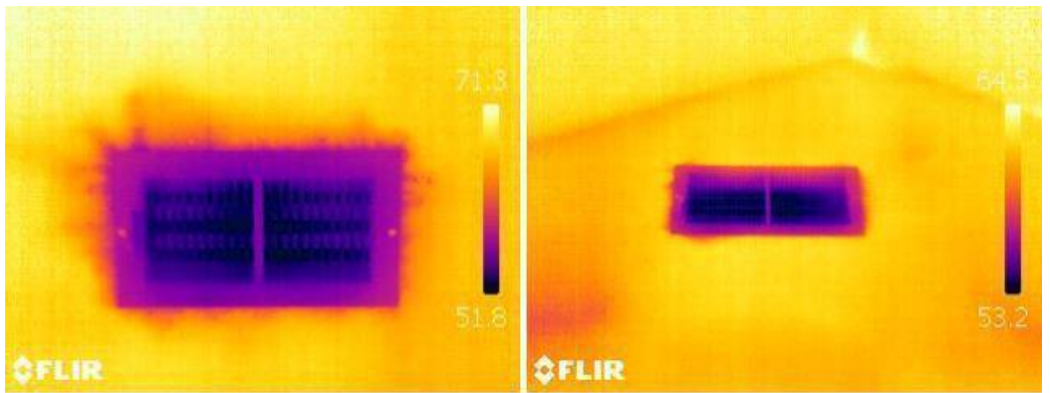
Not tested. Recommend servicing the condensation drain and checking for stoppages.

A/C UNIT (2):

TYPE: Central - upper floor.



POWER SOURCE: 240 Volt.
MANUFACTURER: Payne.
CONDITION:



A/C was not fully tested. The A/C was turned on only to see if the system was functional. Unit appeared to be functional. However, the system should be serviced and inspected by a qualified HVAC contractor before taking ownership. Due to the age of this unit it is recommended that you budget for near term replacement and obtain an extended warranty.

APPROXIMATE AGE: Unknown.
CAPACITY: 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.

AUXILIARY EQUIPMENT:

WHOLE HOUSE FAN: Appears satisfactory.

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: Service entrance cable appears to be serviceable at this time.

ELECTRICAL PANEL:

PANEL LOCATION:



Main disconnect panel is located in the basement.

PANEL ACCESS:



The panel was accessible and the panel cover was removed. The electrical disconnects are breakers. The main disconnect is located at the master panel.

**TYPE DISCONNECTS
MAIN DISCONNECT
LOCATION**



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

The size of the main electrical disconnect panel is 150 amps. Appears serviceable where exposed for inspection. Wiring appear to be serviceable at this time where exposed for inspection. Grounding system is present at the meter. The grounding busbar and neutral busbar are double tapped. Grounds and neutrals are combined. This was common when the home was constructed. However, the electrical standards now require a single wire under a single set screw and the grounds and neutrals on separate busbars. See Photo. However, you may want to have your electrician inspect the panel to determine if any correction is needed. You are not required to update your electrical if, or when, the code changes. Code changes apply to new construction.



SWITCHES-RECEPTACLES:

CONDITION:

A representative sampling of switches and receptacle were tested. (Only exposed and accessible receptacle/ outlets will be tested if the structure is occupied. Furnishings will not be moved to test wall receptacle/ outlets.) As a whole, accessible receptacle/ outlets, fixtures and switches were in serviceable condition. NOTE: The recommended bulb wattage for these and all light fixtures should be maintained. See manufacturer's specifications listed in the light fixtures for correct bulb wattage size.

The newer child proof/ tamper proof receptacles are now recommended in all areas of the home. These new receptacles are designed to help prevent injury to children. If your home was constructed before 2008 and you are interested in this safety feature, please have your electrician provide you with an estimate for this update.

(GFCI) Ground Fault Circuit Interrupter receptacles are recommended for installation at exterior, garage, bath rooms & all kitchen receptacles for safety. It is recommended for safety and should be addressed by a qualified electrician only. In the U.S., the National Electrical Code, NEC, requires GFCIs in bathrooms (since 1975), kitchen receptacles (since 1987) (near the sink, and specifically not including the refrigerator outlet, which is usually on a dedicated circuit), garages, outdoor areas (since 1973), crawl spaces (since 1990) and in unfinished basements (since 1990). **NOTE:** This standard may not have been enforced by the local officials at the time of the construction.

AFCI protection is recommended in all sleeping areas for safety.

What is an AFCI? (Arc Fault Circuit Interrupter)

An arc fault interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnect power before the arc starts a fire. The AFCI should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur, for instance, in a lamp cord that has a broken conductor in the cord from overuse. Arc faults in a home are one of the leading causes for household fires. AFCIs resemble a GFCI/RCD (Ground-Fault Circuit Interrupt/Residual-Current Device) in that they both have a test button, though it is important to distinguish between the two. GFCIs are designed to protect against electrical shock, while AFCIs are primarily designed to protect against fire. Beginning January 2008, only "combination type" AFCIs will meet the NEC requirement for NEW CONSTRUCTION. The 2008 NEC requires installation of combination-type AFCIs in all 15 and 20 amp residential circuits with the exception of laundries, kitchens, bathrooms, and garage, and unfinished basements. **NOTE:** This standard may not have been enforced by the local officials at the time of the construction. It is recommended for safety and should be addressed by a qualified electrician only.

RADON:

The client was made aware that radon testing could be provided at the time of the inspection. Client has decided not to test the structure at this time. To learn more about Radon Gas go to: www.epa.gov/radon/index.html or <http://www.ashireporter.org/HomeInspection/Articles/Radon-Is-Real-And-It-Causes-Cancer/5623> and www.epa.gov/radon/zonemap.html.

MOLD:

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>>.

INSPECTIONS ATLANTA, Inc.

CHRIS CURLES and ASSOCIATES Inc.
www.inspectionatlanta.com
www.infraREDatlanta.com
www.homeinspectionsatlanta.com

chriscurl@comcast.com
(O) 770-493-0227

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>

INSPECTION AGREEMENT

The attached Inspection Agreement and Scope of Services were emailed to you, or presented to you prior to the inspection for your review and signature's.

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.

GROUNDS: 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.

**INSPECTIONS ATLANTA, Inc.
CHRIS CURLES and ASSOCIATES Inc.**

www.inspectionsatlanta.com

www.infraREDatlanta.com

www.homeinspectionsatlanta.com

chriscurl@comcast.com

(O) 770-493-0227

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>