

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 xx, 20xx.
CLIENT: Mr. Biz Owner, LP.
SITE: ADDRESS: 400 Industrial Drive.
CITY/STATE/ZIP: Alpharetta, GA 30004.
EMAIL: hcccc@comcast.net.
PHONE: 800.xxx.xxxx.

CLIENT INFORMATION:

STRUCTURE OCCUPIED? The structure was occupied at the time of the inspection.
CLIENT PRESENT: The client was not present at the inspection.

AGENT INFORMATION:

Spencer Dakins

BUILDING CHARACTERISTICS:

INTRODUCTION:

ADDITIONAL LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this inspection is any system, structure, or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the Inspector, or which Client has agreed is not to be inspected. Unless specifically agreed upon otherwise between the Inspector and Client, the following are excluded from the inspection: *A. Building code or zoning ordinance violations. B. Geological stability or soils conditions or structural stability or engineering analysis. C. All wood-destroying organism. D. Interior partition walls; tenant improvements and non-building equipment. E. Americans With Disabilities Act inspections. F. Water testing for roof, wall or window leaks. Concealed roofing membrane integrity. G. Concealed floor cracks and all underground components. H. Product recalls or other such notices. Specific components noted in the inspection report as being beyond the scope of the inspection. J. Thermostatic, motion and time clock controls. K. Permits or public records research. L. Fire and life safety systems. M. Elevators or lifts. N. Building security and security systems. O. Installation guidelines and manufacturers specifications. P. Examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold, and mildew or the damage caused thereby. Q. Personal property. R. Removing equipment or component covers, panels or plates.* Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item.

BUILDING AGE: 5 to 7 years of age with renovations.

BUILDING TYPE: Commercial.

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. This Infrared Thermal Scanning should not be considered a warranty or insurance of any kind. The scan will be limited to certain areas of the building. Please discuss the limitations with the inspector. 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:
UTILITY STATUS:

Public water service.
Public sewage disposal (city/ county) appears to be connected to the structure as noted in the listing agents MLS/ FMLS listing information. However, this could not be verified. All utilities were on at the time of the inspection.

CLIMATIC CONDITIONS :

WEATHER:

Clear weather conditions were noted at the time of the inspection. Damp/ wet soil conditions noted at the time of the inspection due to recent rains. Weather data provided by; NOAA - National Oceanic and Atmospheric Administration. Due to the dry weather condition at the time of the inspection it will be difficult to determine if any active water intrusion problems exist. Every attempt will be made to identify previous water intrusion in the accessible areas of the building including attic spaces and occupied areas or finished areas.

EXTERIOR TEMP.

50+/-

GROUNDS

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

DRIVEWAY:

TYPE:

Concrete with brick inlay noted in the driveway along the right side of the building.



CONDITION:



Settlement and brick displacement was noted in several places in the driveway along the right side of the building. The displacement in the bricks is excessive and is causing a trip hazard. (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. The cause for the settlement and displacement is unknown. However, the common cause is non compacted soil under the affected areas. Also, it could be caused by an underground plumbing leak from the water service or sewer drain. Further investigation will be needed by qualified contractors. The bricks will need to be excavated to expose the soil and water service.

SIDEWALKS:

**TYPE:
CONDITION:**

Brick sidewalk noted to the front entrance.



Settlement noted in the sidewalk to the front of the building. The settlement has caused a trip hazard near the front entrance. Correction recommended for safe access. See photo. NOTE: A trip hazard is defined as a change in elevation from one level to the next of more than 3/4". It is unknown if the sidewalk is the responsibility of the building owner or the city. Further investigation will be needed.

SECONDARY ENTRANCE:

TYPE:
CONDITION:

Concrete landing pad noted at the back entrances.
Entrance and landing appear to be serviceable at this time.

ADDITIONAL ENTRANCE:

TYPE:
CONDITION:

Metal and cement structure noted at the south entrance to the building.



Excessive rust and stains noted under the stairs to the south entrance to the building. This is caused from water seepage from the stairs into the steel framing. The seepage should be stopped before additional rusting or damage is caused. Have a qualified contractor address this. See photos. Damage appears to be minor at this time.

LANDSCAPING:

CONDITION:

Trees are touching or overhanging the roof at the back left corner of the building. Damage may be possible. Removal or pruning is needed. See photo.



RETAINING WALLS:

TYPE: Brick exterior noted on the retaining wall along the back of the building. The interior of the retaining wall is unknown. (i.e. solid cement, block, brick, wood etc)

CONDITION: The retaining wall appears to be in good condition at this time. Weep holes were not visible along the bottom of the retaining wall. Not visible does not necessarily mean weep holes have not been installed behind the brick. Properly installed weep holes will allow the buildup of water behind the wall to pass through and not damage the wall. Monitor conditions and correct as needed.

GRADING:

DRAINAGE: The grade at the foundation appears to be in good condition at this time. Ground or surface drainage should be maintained to drain away from the foundation. Slope should fall away from the foundation on all sides of the building to help prevent standing water, erosion and/ or intrusion into the structure. Poor drainage is the most common cause for water damage and intrusion into the structure.

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 all sides of the building.

CONDITION: Appears to be in good condition at this time. No deficiencies noted.

SLAB:

CONDITION:



Slab appears serviceable on both floors. Minor settlement/drying cracks noted primarily on the second floor over the parking area under the building. Structure appears to be sound at this time. See photos.

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 roofing materials appear to be the original. 5 to 7 years of age.

STYLE:

Flat construction. Built-up tar, roll roofing materials with gravel noted.

PITCH:

Flat with minor slope to the south end of the building.

ROOF ACCESS:

The roof was accessed through the roof hatch for the inspection.

ROOF FRAMING:



The corrugated metal roofing is support by open web metal rafters supported by steel girders.

FRAMING STATUS

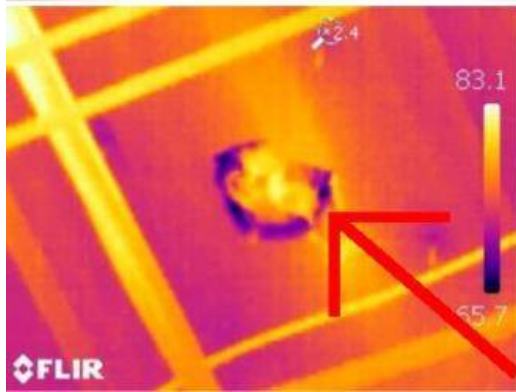
Roof framing appears to be serviceable at this time with no deficiencies noted.



Several repair were observed at the time of the inspection. See photo. Evidence of previous leaking noted in the interior second floor restrooms and in the ceiling tiles in the front office. Other water stains were noted in the first floor ceiling tiles over the restrooms, mechanical room where the server is located and in the lower back offices. The stains were dry at the time of the inspection of 3/12/2014 and at the inspection of 3/13/2014 after rain fall of 3/11/2014. This was determined using Infrared Scanning and a moisture meter.



I have attached several photos of the areas in question. Repairs will be needed to the water damaged areas. I suggest you retain the services of a qualified contractor to address the cost of repairs. The photos may not represent all areas of needed repair.





FLASHINGS:

CONDITION:

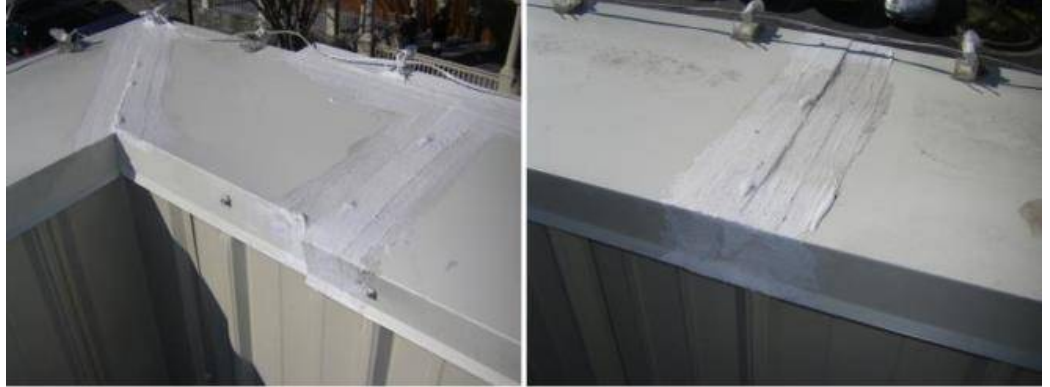


Metal or lead flashing noted on the plumbing vent stacks. Standard metal flashings noted on the combustable vents. Repairs noted at several flashings. It is recommended

that you have the owner provide you with any information regarding any roofing repairs. Flashings appear to be serviceable at this time.



The flashing along the four walls appears to need minor repairs to the vertical seams. See photos. See your roofing report.



The flashing along the top of the four walls has been repaired in several places. Have the owner address this. See photos. The roofing material on the south roof over the front office appears to be concave and is holding water. Have your roofer address any need to have this area sloped to facilitate the movement of rain water off the roof. See photos.



GUTTERS:

CONDITION:



Scupper drains noted along the south wall. The drain boxes are not properly secured to the wall. The openings in the wall should be sealed and maintained to help prevent water intrusion into the wall cavity. NOTE: The two openings in the wall approx 5" off the roof surface, to the right and left of the primary drains are for overflow in the event the main drains stop up. See photos.

INTERIOR

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DOORS:

MAIN ENTRY DOOR:



The main entrance door on the south side of the building is in poor condition. Budget for repairs or possible replacement. The panels are cracked. The weatherstripping is in poor condition. Air gap noted under the door. See photo.

EXTERIOR DOORS:



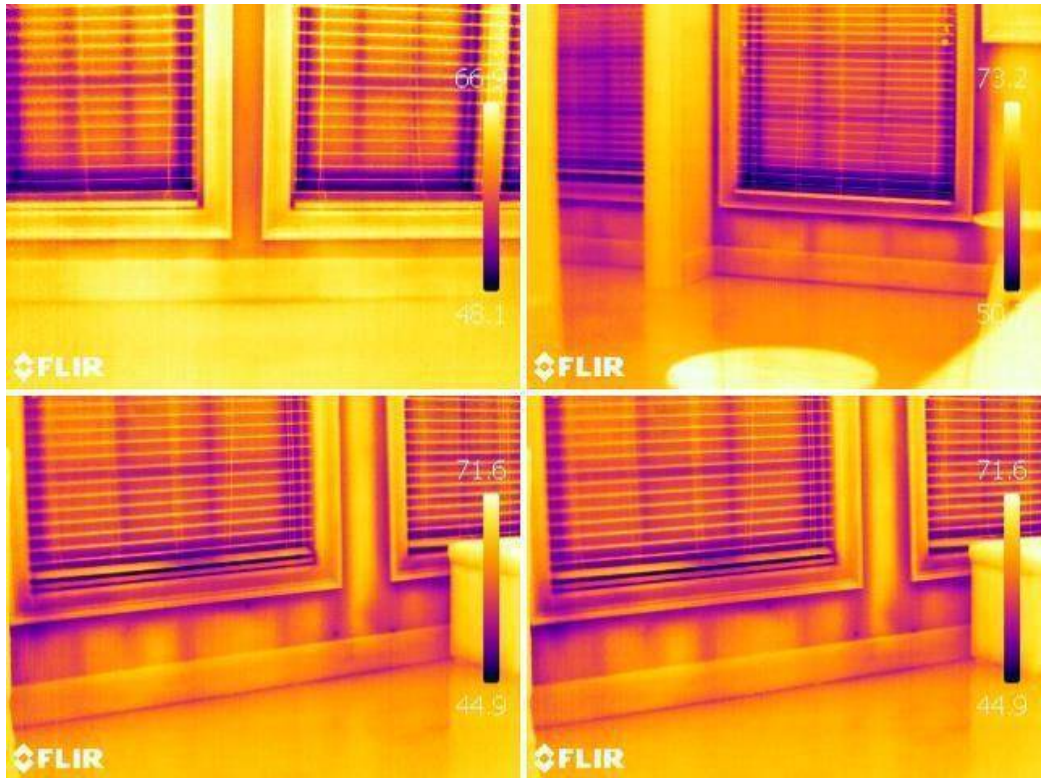
Budget for the minor repair to the weatherstripping at the north entrance main door. The goal of weatherstripping is to prevent rain and water from entering dwelling. A secondary goal of weatherstripping is to keep interior air in, thus saving energy with heating and air conditioning. See Infrared photo.

INTERIOR DOORS:

Interior doors appear serviceable and in good condition 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.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall noted throughout. Overall conditions are good. 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.



Exterior walls appears to be well insulated for the most part. Insulation is missing in the front right corner office. See Infrared photo. This will be difficult to correct without removing the sheetrock.

CEILINGS:

TYPE & CONDITION:

Ceiling tiles noted in the finished areas.

FLOORING:

TYPE & CONDITION:

Exposed cement flooring noted on both floors. Some of the floor was obstructed by occupants floor coverings and belongings. Overall condition is good.

STAIRS:

CONDITION:

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

SMOKE DETECTORS:

COMMENTS:

The smoke alarms, carbon monoxide detectors, fire safety systems and emergency exit systems were not part of this inspection as noted in your Inspection Agreement. Further investigation will be needed by a qualified contractor and or the fire safety department for the City of Alpharetta/ Roswell.



GARAGE - CARPORT

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TYPE:

LOCATION: Open air drive under parking area noted at the back of the building.



GARAGE INTERIOR:

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

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 utility room 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 utility room at the back of the building.



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

SUPPLY LINES:

MATERIAL: Copper water pipes were noted in the exposed areas of the home.

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

WASTE LINES:

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

CONDITION: Waste lines appear to be serviceable at this time. No leaking or damage noted at the time of the inspection.

WATER HEATER:

TYPE: Electric water heater observed in the utility room on the top floor.



NUMBER OF W/H One water heater located. It can be assumed but not verified that there is a second water heater on the main floor. However, it could not be located.

SIZE: 12 gallons.



APPROX AGE: 5 to 7 years of age.

LOCATION: Utility room - second floor.

CONDITION: 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:

BATH ROOMS:

The wall hung lavatories in the several of the restrooms were loose on the wall and should be secured. Minor repair.



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):

Four HVAC units noted on the roof.



THERMOSTAT LOCATION

The four thermostats are located throughout the top floor.

FILTER TYPE

Metal washable filter noted. Standard paper bound fiber filter noted.

SYSTEM TYPE:

Forced Air.

FUEL TYPE:

Natural Gas.

MANUFACTURER:

American Standard.

CAPACITY OF UNIT:

120,000 + BTUS.

APPROXIMATE AGE:

Approx. 5 to 6 years of age.

HEATING UNIT (2):



Two Heat Pumps located in the open air drive under garage area serving the first or lower floor. Two air handlers located in the ceilings on the first floor offices and storage areas. One heat pump in the covered garage serving the mechanical room. The air handler is on the wall.

THERMOSTAT LOCATION

The thermostats are located in the main office area, in the storage room and in the utility room.

FILTER TYPE

Standard paper bound fiber filter noted.

SYSTEM TYPE:

Forced air - Heat pump.

FUEL TYPE:

Electric.

MANUFACTURER:

York and .

CAPACITY OF UNIT:

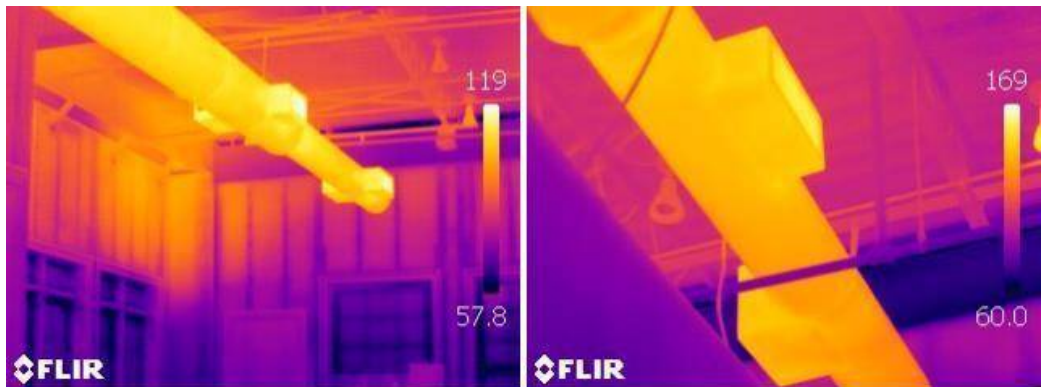
York 2-1/2 tons each. Mitsubishi 1 ton.

APPROXIMATE AGE:

Approx. 5 to 6 years of age.

HEATING CONDITION:

HEATING UNIT (1):



Three of the four HVAC unit on the roof for the top floor appear to be functioning as intended at this time. Minor servicing will be needed. See carbon monoxide alarm recommendations in the report.



The unit for the top floor south east corner of the building is not functioning as intended at this time. This unit should be serviced by a qualified HVAC contractor. See photo.



The condensation drains are not connected to the roof top units. Correction is needed by a HVAC contractor. See photo.

AIR FILTERS:

Appear serviceable - 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. Appears serviceable.

COMBUSTION AIR:

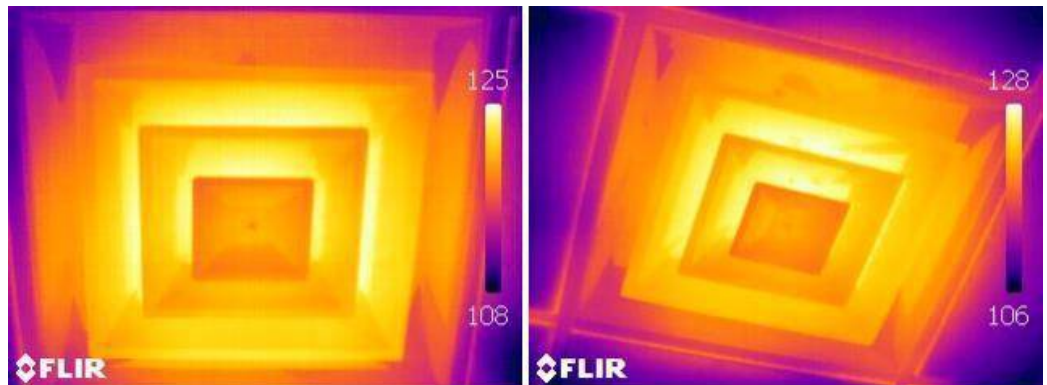
Venting appears to be serviceable at this time.

CO VENTING:

THERMOSTAT:

Appear serviceable at this time.

HEATING UNIT (2):



The heat pump condensing units appear to be functioning as intended as noted by the Infrared photos. Mitsubishi wall unit was functioning as intended.

AIR FILTERS: Appear serviceable.
THERMOSTAT: Appear serviceable at this time.

PRIMARY A/C:

TYPE: **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. NOTE: The Mitsubishi condensing unit is 410 A.

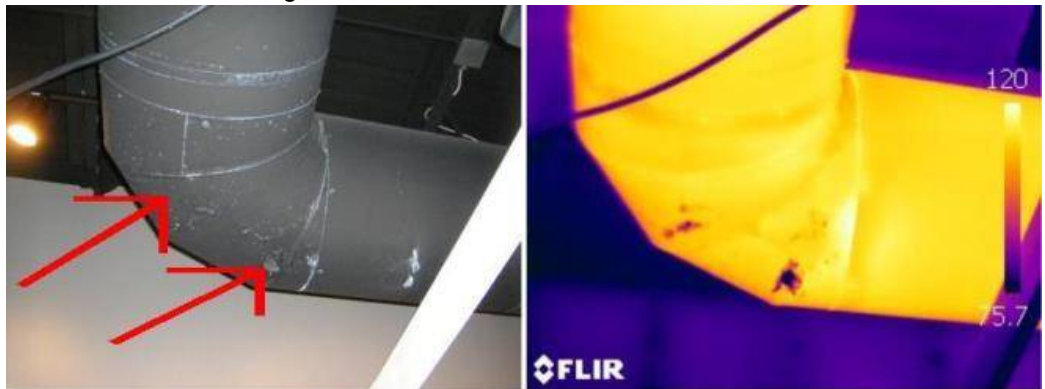
POWER SOURCE: 240 Volt.
CONDITION: A/C was not tested. Could not properly inspect for cooling capabilities. Heating unit was on at the time of the inspection. Exterior temperature should be 65' or greater for a twenty four hour period of time before the A/C can be properly tested. System should be serviced and inspected by a qualified HVAC contractor before taking ownership. NOTE: The office manager acknowledged the HVAC systems were serviced in December by Shumate HVAC. This is a large local company that has been servicing the Atlanta area for 20 + years. I recommend you have the owner provide you with receipts for this servicing.

APPROXIMATE AGE: Approx. 5 to 6 years of age.

AIR DUCTS:

TYPE: Insulated sheet metal air ducts noted in the exposed areas. Flexible round insulated air ducts noted in the ceilings of the first floor.

CONDITION:



Infrared Scan of an air duct along the north wall on the top floor. The deterioration appears to be caused for condensation inside the duct. Have a qualified HVAC contractor address this.

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/ copper. 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 panels are located in the utility areas.

PANEL ACCESS:



The panel covers were not removed. The potential for arc flash appears high with three of the panels. Excessive rust caused by moisture was noted on the lower floor panel in the utility room and on the conduit above the panel. It is recommended that you have a qualified electrician address this.

**TYPE DISCONNECTS
MAIN DISCONNECT
LOCATION**

The electrical disconnects are breakers.
Main disconnect is located at the meter on the exterior.



**PANEL SIZE:
ELECTRICAL CONDITIONS**

The size of the main electrical disconnect panels are 200 amps each.
Unused openings in the panel are missing covers. **NEC 312.5** -
Openings through which conductors enter the panel shall be adequately closed.



Grounding system is present at the meter.

NEC 110.12(B) Damage or Contamination- Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. You may want to have your electrician inspect the panel to determine what corrections are needed.



Light are required in the utility closets where electrical panel are located for safe access. The top floor utility closet and the first floor storage/ utility room are without light fixtures. Have a qualified electrician address this.

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.

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

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:

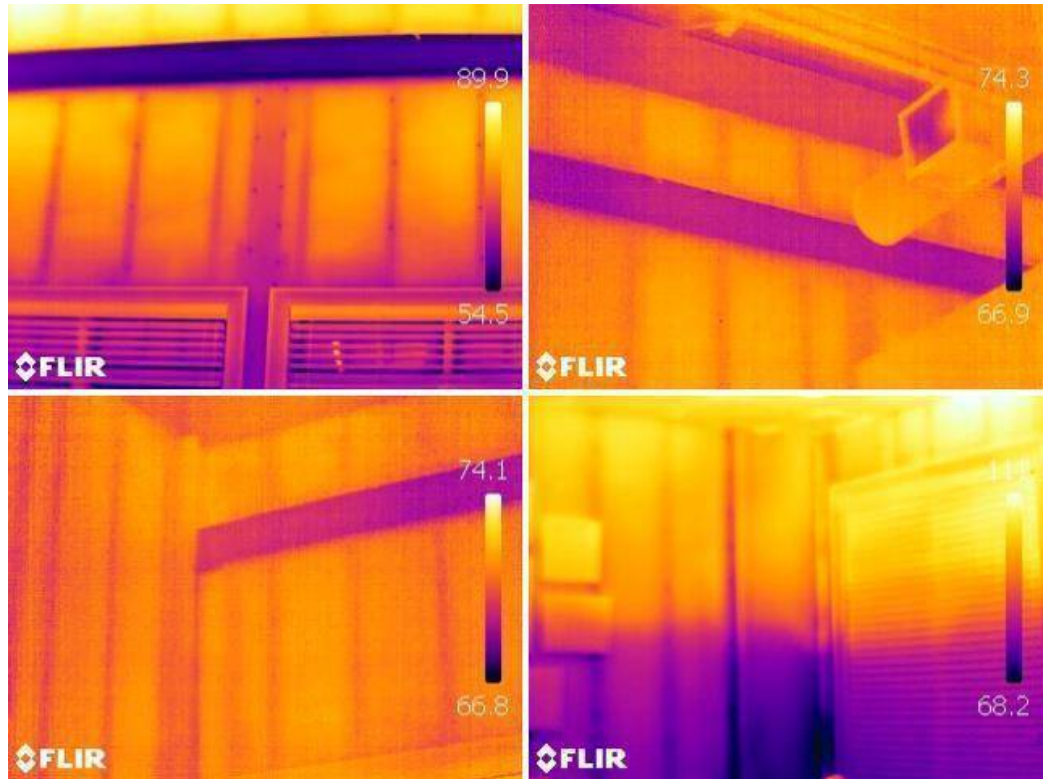
Chris Curles and Associates, Inc. - Inspections Atlanta, Inc. does not offer or provide a MOLD inspection services. MOLD spores can be found in basements, crawl spaces, attics and other habitable and uninhabitable areas. MOLD can be found on wood framing, sheetrock, insulation, in HVAC ducts and many 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:

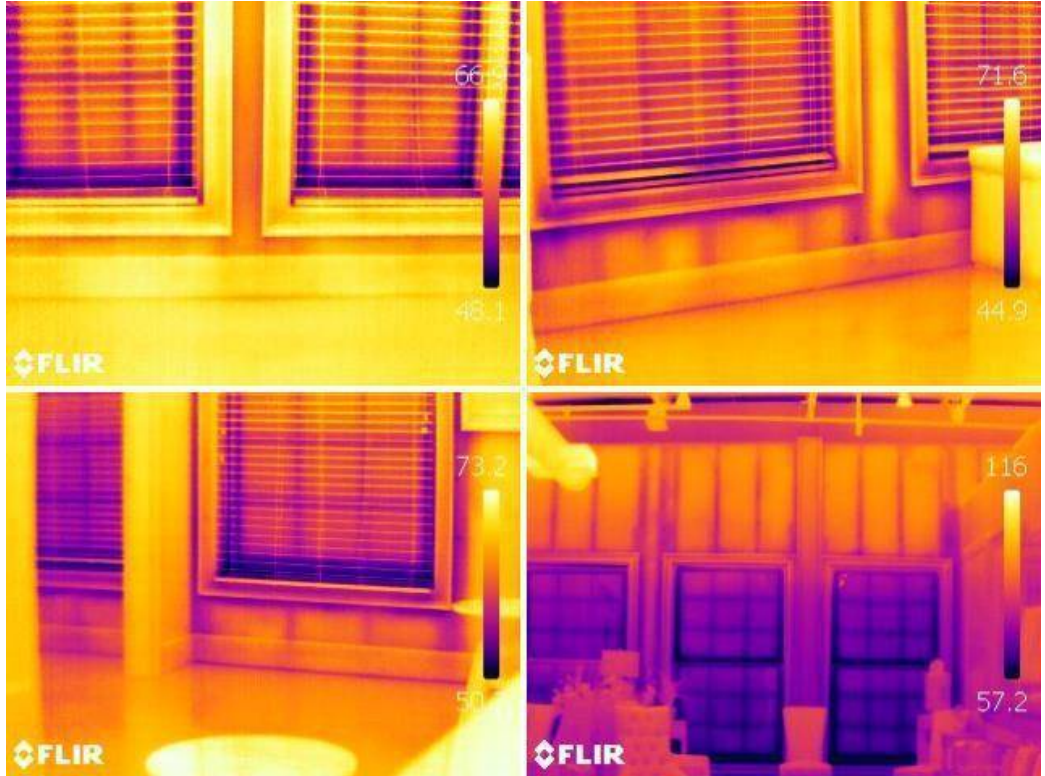
<http://www.toxic-black-mold-info.com/moldtypes.htm#Cladosporium>
<blocked::http://www.toxic-black-mold-info.com/moldtypes.htm> ,
<http://www.mold-help.org> <blocked::http://www.mold-help.org/>. and www.epa.gov
<blocked::http://www.epa.gov/>.

ADDITIONAL PICTURES AND COMMENTS:

The elevator was being serviced today by Otis.



Infrared Thermal Scanning of exterior walls.



Infrared Thermal Scanning of windows.



Infrared Scanning of air ducts and roof decking for leaks.

INSPECTIONS ATLANTA, Inc.
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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>

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

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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 presence 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.

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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>

DRIP EDGE

ROOF STATUS:

ROOF:

The roof was inspection 12/17/2013 by Core Roofing System Inc. Please review roofing report you provided to me for recommended repairs and cost.