

# CHRIS CURLES and ASSOCIATES Inc. INSPECTION SERVICES



**Chris Curles, President**

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Certifications: CABO # 2709 IRC # 5187134-R5



## First ABC Corp.

DATE: August 28, 20xx  
CLIENT: First ABCCorpxxxx address  
Suite 123  
Duluth, GA 30096.  
SITE: ADDRESS: 2First ABCCorpxxxx address  
Suite 123..  
CITY/STATE/ZIP: Duluth, GA 30096.  
EMAIL: [fABC@hotmail.com](mailto:fABC@hotmail.com).  
PHONE: \_\_\_\_\_

### CLIENT INFORMATION:

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

### AGENT INFORMATION:

SalDoe- [saldoe99@gmail.com](mailto:saldoe99@gmail.com).

### 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. 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 note that the inspection can be limited due to the distressed nature of the property, incomplete utility connections, missing fixtures, and significant amounts of deferred maintenance. A state of disrepair is common for buildings that have been neglected for extended periods of time. Please see your Inspection Agreement and Scope of Services that was emailed to you prior to the inspection.

BUILDING AGE: The age of the property is unknown. Recommend contacting the seller or selling agent for this information.  
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 Demonstration. There is no charge for the demonstration. ~~This limited Infrared Thermal Scanning Demonstration~~ should not be considered a warranty or insurance of any kind. The demonstration scan will be limited to certain areas of the home or building. Please discuss the limitations with the inspector. Please contact us if you wish to have a full Infrared Scan of your home. Additional charges will apply. To learn more about what Infrared Thermal Scanning can do for you, please visit our website and feel free to call us with any questions you may have about Infrared Thermal Scanning.

[www.inspectionsatlanta.com](http://www.inspectionsatlanta.com) <<http://www.inspectionsatlanta.com/>> &  
[www.infraredatlanta.com](http://www.infraredatlanta.com) <<http://www.infraredatlanta.com/>>.

### **UTILITIES:**

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

### **CLIMATIC CONDITIONS :**

**WEATHER:** Clear weather conditions were noted at the time of the inspection. Dry soil noted at the time of the inspection. Due to the dry weather condition and lack of rain over the past several days, it will be difficult to determine if any active water intrusion problems exist, even using Infrared Thermal Scanning. Every attempt will be made to identify previous water intrusion in the accessible areas of the home or building. Weather data provided by; NOAA - National Oceanic and Atmospheric Administration.  
**EXTERIOR TEMP.** 90+/-

## **GROUNDS**

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

### **DRIVEWAY:**

**TYPE:** Asphalt driveway noted on the property from the street to the building.

**CONDITION:**



The driveway appears to be in good condition at this time. Cracks noted appear to be normal.

**SIDEWALKS:**

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

Concrete sidewalk noted to the front entrance.



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

**MAIN ENTRANCE:**

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

Concrete pad or landing noted at the front entrance.  
Front entrance landing appears to be serviceable at this time with no major deficiencies.

**LANDSCAPING:**



**CONDITION:** The landscape has been maintained and appears to be in good condition.

**RETAINING WALLS:**

**TYPE:** Masonry block retaining wall noted along the back of the property.

**CONDITION:** Have the POA provide you with any information regarding any planned or needed repairs.

**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 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 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 the front and right side of the building. Hardcoat stucco noted on the back.

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



The gap above the front entrance awning should be filled to prevent insects from entering the wall or building. See photos.

**SLAB:**

**CONDITION:** The slab was not visible due to floor covering. No readily visible problems were noted at the time of the inspection.

# 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:**  
**STYLE:**

The roofing materials appear to be the original. However, this could not be verified.  
Flat/ low slope construction.



**PITCH:**  
**SHINGLES:**

Flat or minor slope noted to the roof.  
Rubber or EPDM roofing materials noted on the structure. Gravel covers the roofing materials.



**ROOF ACCESS:**



The roof was accessible by a the interior ladder and walked on.  
Open web truss and girders.

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

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



The gravel is missing in several places. Also, a low area was noted in the roof, back center. See photos. Have the POA provide you with any information regarding pending assessments for repairs to the roof. A licensed and qualified roofing contractor should be called to make further evaluation and repairs as needed.



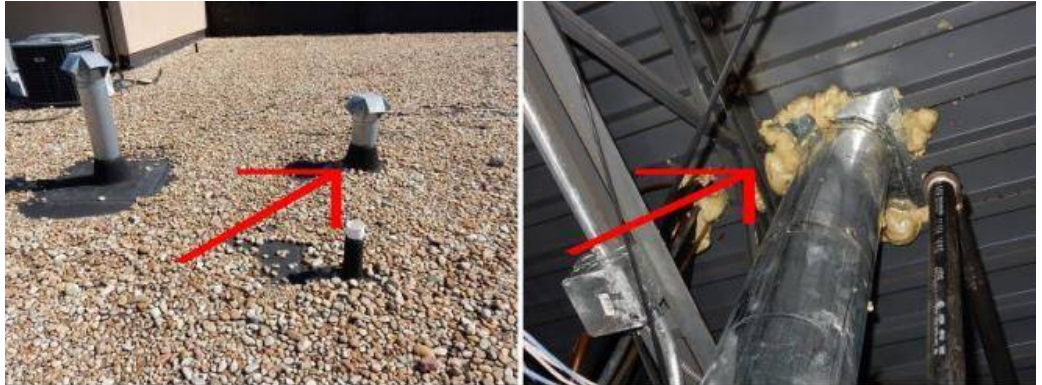






**FLASHINGS:**

**CONDITION:**



Evidence of previous leaking noted at the vent flashing as noted in the photos. An attempt has been made to repair this problem from the inside with expandable foam. The repair should have been made from the outside by a qualified roofer. Have the POA or seller address this. See photos.

**GUTTERS:**

**CONDITION:**

Gutters appear to be serviceable at this time. No leaking noted at the time of the inspection.

# 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:

Appears serviceable and functional at this time. 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:

Standard rear doors to the back of the building appear to be functional at this time. Minor adjustments needed. Budget for the repairs to the weatherstripping at the back of B1300. The goal of weatherstripping is to prevent rain and water from entering dwelling. A secondary goal of weatherstripping is to keep interior air in, thus saving energy with heating and air conditioning.



### INTERIOR DOORS:

The hall door at the back of unit 1300 is missing. See photos. Have the seller address this. This should be a self closing door.



Door closure not connected to the door in the back of unit 1200. Second floor.



### 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 unaware of any definitive test to determine if a building has problem drywall. The Consumer Product Safety Commission (CPSC) investigated every 2009 import with a possible connection to imported Chinese drywall and confirmed that no new gypsum drywall was imported from the beginning of 2009. To learn more regarding Chinese drywall please visit; [www.drywallresponse.gov](http://www.drywallresponse.gov).

### CEILINGS:

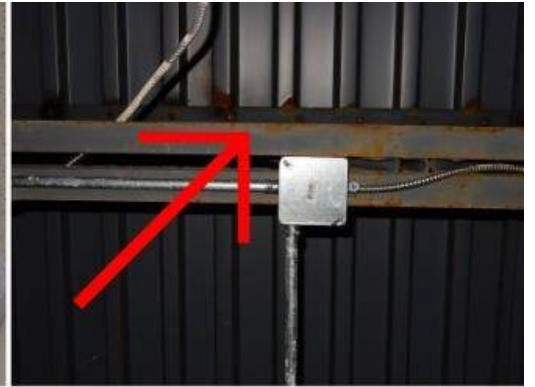
#### TYPE & CONDITION:

Drywall noted in the front lobby. Ceiling tiles noted throughout the offices on both floors.





Water damage ceiling tiles noted in several offices and bathrooms on both floors. The cause for the majority of the water damage appears to be roof leaks. Unable to determine if active leakage exists. See photos. Have the owner address this. You should have a qualified roofer address this.







## FLOORING:

### TYPE & CONDITION:



Wood and carpet flooring noted in the building on both floors. Loose wood flooring noted throughout the lower floor. The wood flooring is laminated. It appears the flooring was not properly glued to the cement slab. You should have a qualified contractor investigate this to determine what correction will be needed. See photo.



Separation or displacement crack noted in the utility room floor, second floor unit 1300. Could not determine the cause. You should have a qualified structural engineer and or the owner provide you with further investigation regarding this. See photos.

## STAIRS:

### CONDITION:

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

# PLUMBING

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

## WATER SERVICE:

**MATERIALS:**

Could not locate where the water service enters to building. Further investigation will be needed. Have the owner assist you with this.

**WATER TURN OFF LOCATION:**

Could not locate where the water service enters to building or the main water turnoff and pressure reducing valve. Both should be located and remain accessible. Further investigation will be needed. Have the owner assist you with this.

## 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.

## WATER HEATER:

**TYPE:**

Electric water heaters observed in the building.

**NUMBER OF W/H**

2

**SIZE:**

40 gallons.

**APPROX AGE:**

The water heater appear to be the original.

**LOCATION:**



**CONDITION:**

The water heaters are located in the utility rooms.

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:**

The spray hose is not properly connected in the front left kitchen area. See photo.



**BATH ROOMS:**



Flush valve will not turnoff in the woman's restroom, main floor.

## 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):**

Unit 1 is located in the utility room on the main floor of unit 1300.



**THERMOSTAT LOCATION**

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

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced Air - Heat pump.

**FUEL TYPE:**

Electric.

**MANUFACTURER:**

Heil.

**APPROXIMATE AGE:**

Original.

**HEATING UNIT (2):**

Located in the utility room at the back of the building.



**THERMOSTAT LOCATION**

Hall area.

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced air - Heat pump.

**FUEL TYPE:**

Electric.

**MANUFACTURER:**

Heil.

**APPROXIMATE AGE:**

Original.

**HEATING UNIT (3):**

Unit 3 located in the second floor utility room.



**THERMOSTAT LOCATION**

The thermostat is located in the main living area.

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced Air - Heat pump.

**FUEL TYPE:**

Electric.

**MANUFACTURER:**

Heil.

**APPROXIMATE AGE:**

Original.

**HEATING UNIT (4):**

Unit 4 is located in the utility room on the second floor.



**THERMOSTAT LOCATION**

Hall area.

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced Air - Heat pump.

**FUEL TYPE:**

Electric.

**MANUFACTURER:**

Heil.

**APPROXIMATE AGE:**

Original.

**HEATING UNIT (5):**

Unit 5 is located in the utility room on the main floor. Unit 1200.



**THERMOSTAT LOCATION**

Hall area.

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced Air - Heat pump.

**FUEL TYPE:**

Electric.

**MANUFACTURER:**

Heil.

**APPROXIMATE AGE:**

Original.

**HEATING UNIT (6):**

Unit 6 is located in the utility room at the back of the building.



**THERMOSTAT LOCATION**

Hall area.

**FILTER TYPE**

Standard paper bound fiber filter noted.

**SYSTEM TYPE:**

Forced Air.

**FUEL TYPE:**

Electric.

**MANUFACTURER:**

Heil.

**APPROXIMATE AGE:**

Original.



**HEATING UNIT (7):**



Unit 7 & 8 are located in the utility rooms on the second floor.  
Hall area.

**THERMOSTAT LOCATION**

**FILTER TYPE**

**SYSTEM TYPE:**

**FUEL TYPE:**

**MANUFACTURER:**

**APPROXIMATE AGE:**

Standard paper bound fiber filter noted.

Forced Air - Heat pump.

Electric.

Heil.

Original.

**HEATING CONDITION:**

**HEATING UNIT (1):**

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

**AIR FILTERS:**

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

**THERMOSTAT:**

Appear serviceable at this time.

**HEATING UNIT (2):**

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

**AIR FILTERS:**

Filter should be replaced with a good quality filter and properly sized to cover the return opening.

**THERMOSTAT:**

Appear serviceable at this time.

**HEATING UNIT (3):**

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

**AIR FILTERS:**

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

**THERMOSTAT:**

Appear serviceable at this time.

**HEATING UNIT (4):**

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

**AIR FILTERS:**

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

**THERMOSTAT:**

Appear serviceable at this time.

**HEATING UNIT (5):**

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

**AIR FILTERS:**

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

**THERMOSTAT:**

Appear serviceable at this time.

**HEATING UNIT (6):**

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

**AIR FILTERS:**  
**THERMOSTAT:**  
**HEATING UNIT (7):**

Filter should be replaced and properly sized to cover the return opening.  
Appear serviceable at this time.  
Heating units 7 & 8 were not tested at this time. A/C was on and cooling the building. Turning on the heat at this time may damage the heating system. Recommend having the heating evaluated by a qualified HVAC contractor.

**AIR FILTERS:**  
**THERMOSTAT:**

Filter should be replaced and properly sized to cover the return opening.  
Appear serviceable at this time.

**PRIMARY A/C:**

**TYPE:**

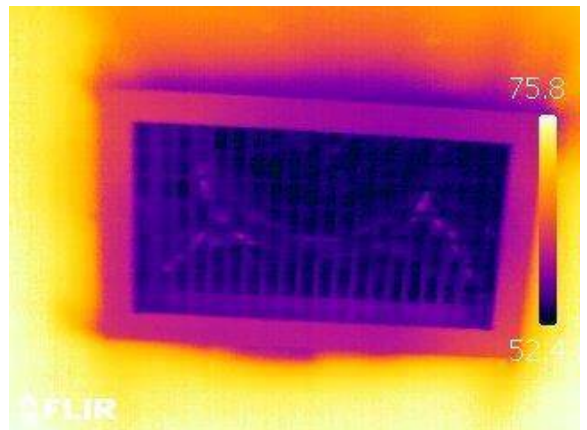
Central - Main floor unit 1300. **NOTE:**  
**410A Mandate:** Effective January 1, 2010, the Environmental Protection Agency, under Title VI of the Clean Air Act, will no longer allow air conditioning equipment that uses the refrigerant R-22 (commonly known by the brand name Freon®) to be manufactured. 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.



240 Volt.

**POWER SOURCE:**  
**MANUFACTURER:**  
**CONDITION:**

Unknown. Appears to be Heil.  
A/C unit appears functioning as intended at this time.



**APPROXIMATE AGE:**

Appears to be the original. However, the inspection plate was not legible. See photo.



**CAPACITY:**

Unknown. The inspection plate was not legible.



**CONDENSATE LINE:**

Appears to be serviceable at this time.

**TYPE:**

**A/C UNIT (2):**  
Central - main floor.



**POWER SOURCE:**

240 Volt.

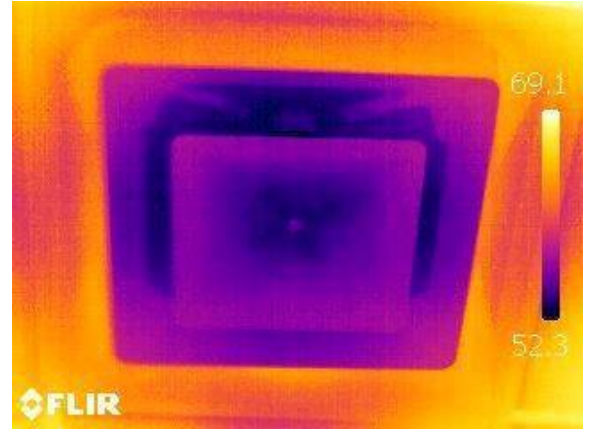
**MANUFACTURER:**

Unknown. The inspection plate was not legible.



**CONDITION:**

A/C unit appears functioning as intended at this time.



**APPROXIMATE AGE:  
CAPACITY:  
CONDENSATE LINE:**

Unknown. The inspection plate was not legible.  
Unknown. The inspection plate was not legible.  
Appears to be serviceable at this time.

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

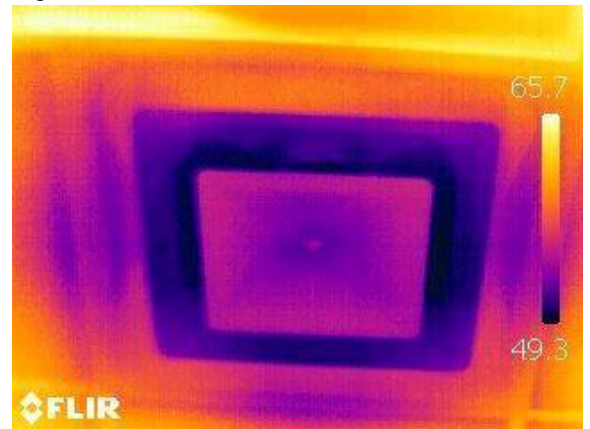
**TYPE:**

Second floor - unit 1300.



**POWER SOURCE:  
MANUFACTURER:  
CONDITION:**

240 Volt.  
Unknown. The inspection plate was not legible.  
A/C unit appears functioning as intended at this time.



The cover that covers the wiring and controls was off. It appears there has been a repair. Have the owner address this. See photo.



**APPROXIMATE AGE:**  
**CAPACITY:**  
**CONDENSATE LINE:**

Unknown. The inspection plate was not legible.  
Unknown. The inspection plate was not legible.  
Appears to be serviceable at this time.

**A/C UNIT (4):**

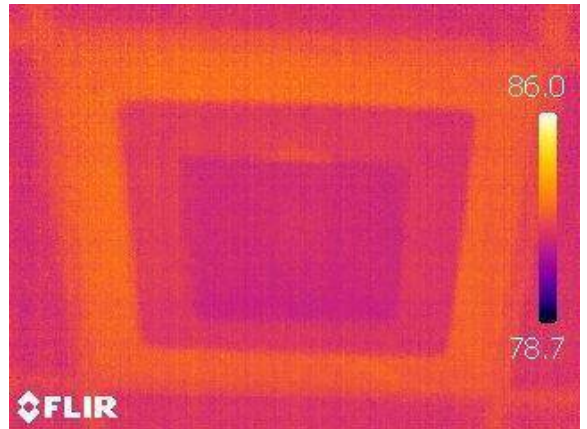
**TYPE:**

Central - second floor unit 1300.



**POWER SOURCE:**  
**MANUFACTURER:**  
**CONDITION:**

240 Volt.  
Unknown.  
The A/C unit for the upstairs back rooms was not functioning at the time of the inspection. Further investigation needed. Have the owner address this.



**APPROXIMATE AGE:**  
**CAPACITY:**

Unknown. The inspection plate was not legible.  
Unknown. The inspection plate was not legible.

**CONDENSATE LINE:**

Not tested.

**A/C UNIT (5):**

**TYPE:**

Central - lower floor unit 1200.



**POWER SOURCE:**

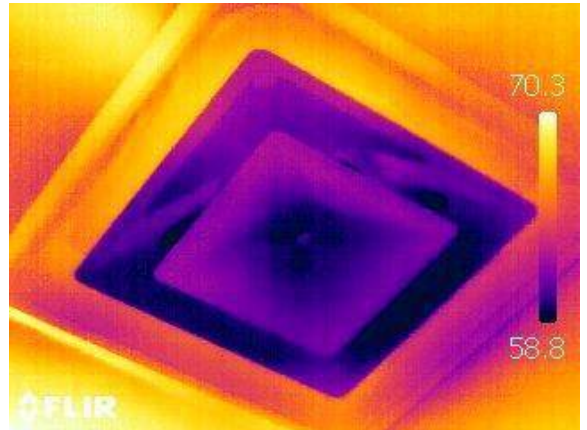
240 Volt.

**MANUFACTURER:**

Unknown.

**CONDITION:**

A/C unit appears functioning as intended at this time.



**APPROXIMATE AGE:**

Unknown. The inspection plate was not legible.

**CAPACITY:**

Unknown. The inspection plate was not legible.

**CONDENSATE LINE:**

Appears to be serviceable at this time.

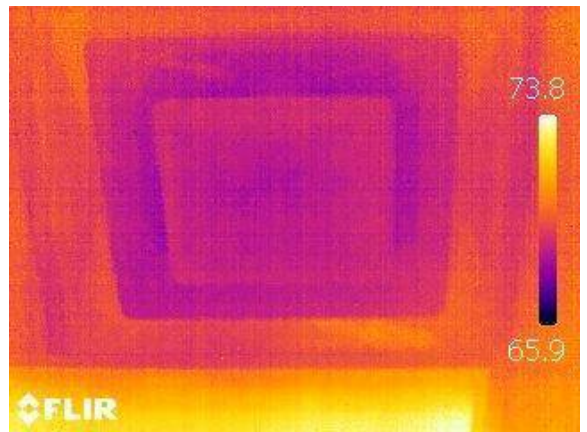
**A/C UNIT (6):**



**TYPE:** Central - main floor back rooms 1200.



**POWER SOURCE:** 240 Volt.  
**MANUFACTURER:** Unknown.  
**CONDITION:** A/C unit is not cooling properly. Refrigerant appears low. Recommend servicing A/C system and checking for refrigerant leaks.



**APPROXIMATE AGE:** Unknown. The inspection plate was not legible.  
**CAPACITY:** Unknown. The inspection plate was not legible.  
**CONDENSATE LINE:** Not tested.

### A/C UNIT (7):

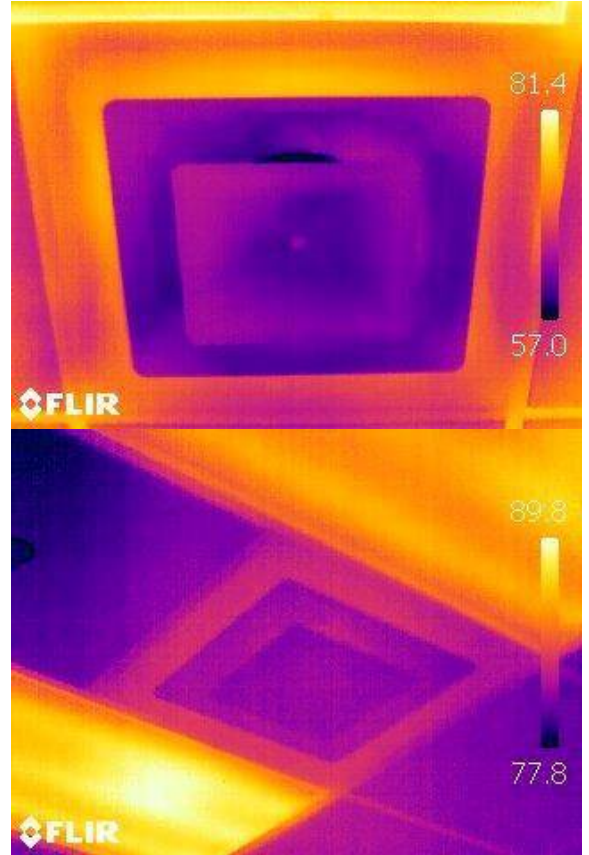
**TYPE:**



**POWER SOURCE:** Central 7 & 8.  
**MANUFACTURER:** 240 Volt.  
Unknown.

**CONDITION:**

Unit # 7 A/C unit appears functioning as intended at this time.



The A/C unit # 8 for the upper back are of unit 1200 was not functioning at the time of the inspection. Have a qualified HVAC address this.

**APPROXIMATE AGE:**  
**CAPACITY:**  
**CONDENSATE LINE:**

Unknown. The inspection plate was not legible.  
Unknown. The inspection plate was not legible.  
Not tested.

**AIR DUCTS:**

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

Insulated sheet metal and flex air ducts noted in the exposed areas. 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.

**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 building.

## 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.



The large electrical panes in the utility rooms, the two large transformers and the electrical disconnects in the electrical room were beyond the Scope of Serviced and were not inspected. See photo. Have a Licensed and qualified electrician address this. The utility rooms are in the back of 1200 and 1300.



## ELECTRICAL PANEL:



**PANEL LOCATION:**



Main disconnect panels are located in the utility rooms.

**PANEL ACCESS:**



The panel was accessible and the panel cover was removed.  
The electrical disconnects are breakers.

**TYPE DISCONNECTS  
MAIN DISCONNECT  
LOCATION**



The main disconnect is located at the master panel.  
The size of the main electrical disconnect panels are 200 amps each.  
Appears serviceable where exposed for inspection.  
Wiring appear to be serviceable at this time where exposed for inspection.

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



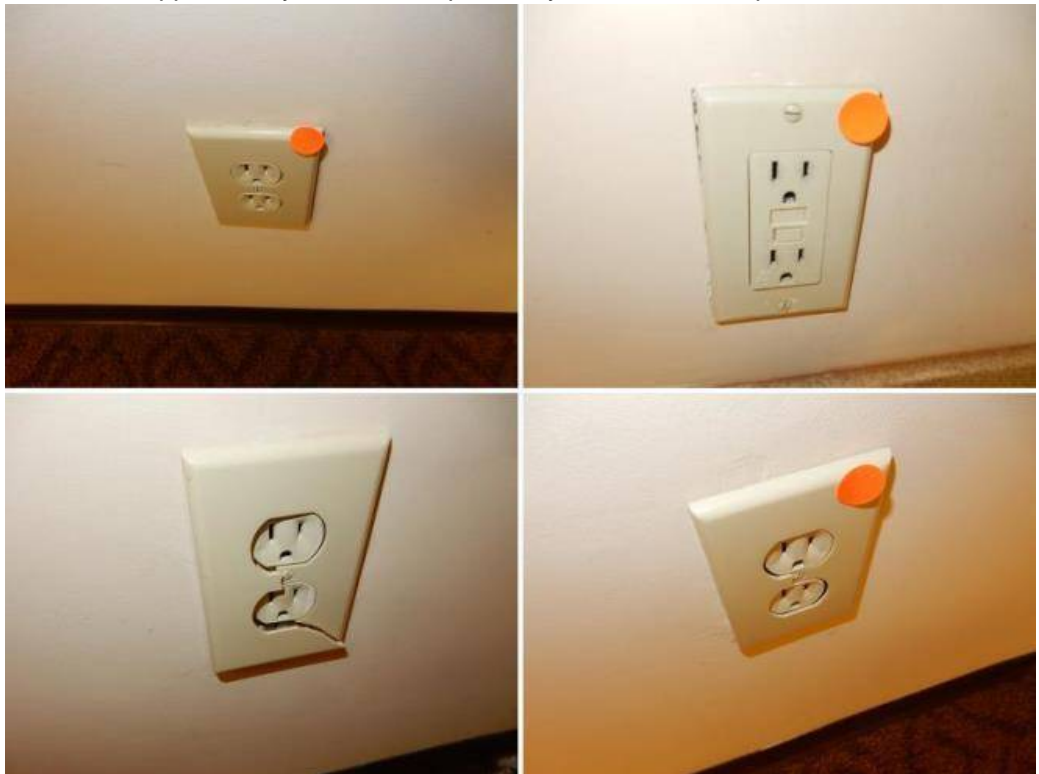
Panel is without the benefit of complete labeling. All circuits should be labeled for the benefit of the occupants.

### SWITCHES-RECEPTACLES:

#### CONDITION:

A representative sampling of switches and receptacle were tested. 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.

NOTE: GFCI outlets should be tested regularly by pressing the test button on the front of the outlet. These type of outlets can become inactive and fail to trip when needed. When this happens, they should be replaced by a licensed and qualified electrician.



Loose wall receptacles noted in several areas of 1200 and 1300. Loose receptacles, outlets and wall switches can be hazardous. Movement can damage the wires and/ or receptacle, resulting in arcing. Have a licensed and qualified electrician make further evaluation and corrections as 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](http://www.epa.gov/radon/index.html) or <http://www.ashireporter.org/Homelnspection/Articles/Radon-Is-Real-And-It-Causes-Cancer/5623> and [www.epa.gov/radon/zonemap.html](http://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](http://www.epa.gov)  
<blocked::http://www.epa.gov/>.

## ADDITIONAL PICTURES AND COMMENTS:



It is unclear what purpose the structure serves on the roof over unit 1200. See photo.



Additional photos of the building.

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**Professional Member Of:**

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**The American Society of Home Inspectors, A.S.H.I. # 211725**

**The International Code Council, I.C.C**

**Certifications:**

**The Council of American Building Officials C.A.B.O. # 2792**

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

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

**ASHI:** <http://www.ashigeorgia.com/standards/standards.pdf>

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

## **INSPECTION AGREEMENT**

**The attached Inspection Agreement and Scope of Services were emailed to you, 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 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.

**FOUNDATIONS:** 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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