Confidential Inspection Report

LOCATED AT:
3000 Sample Road
Buford, Georgia 30519

PREPARED EXCLUSIVELY FOR:
Sample Report New Home

INSPECTED ON:
Sunday, August 20, 2017

Inspector: Robert Conley ASHI #257097 NACHI #16052017
Conley Home Inspections, LLC
8189 Willow Tree Way, Alpharetta, GA 30005

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Sunday, August 20, 2017
Sample Report New Home
3000 Sample Road
Buford, Georgia 30519

Dear Sample Report New Home,

Enclosed is your report for the property inspection conducted for you on Sunday, August 20, 2017 at:
3000 Sample Road
Buford, Georgia 30519

The report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully and completely. In the opinion of the inspector, the more significant items that have higher repair priority are shown in RED text and are included in the Summary portion at the end of the report. If there is anything you would like me to explain, or if there is other information you would need, please feel free to call me. I would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

UP = Upgrade recommended, but not required.

MO = Monitor conditions over time and seek expert opinion and make repairs if changes worsen.

MA = Maintenance issues that can be corrected regularly by the owner, handy-man, or qualified contractor.

SA = An unsafe/hazardous condition that should be corrected as soon as possible by a qualified or licensed contractor.

RE = A condition requiring evaluation, advice, service, repair or replacement as soon as possible by a qualified and licensed contractor.

NE = An appliance, unit or material that is near the end of its average useful life expectancy and will likely need replacement in the near future.

Thank you for the opportunity to be of service to you.
Sincerely,

Inspector, Robert Conley ASHI #257097 NACHI #16052017
Conley Home Inspections, LLC
8189 Willow Tree Way, Alpharetta, GA 30005

CONLEY
HOME INSPECTIONS

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General Information

Scope - The purpose of a home inspection is to observe, identify and report to the client significant deficiencies in a clear-cut, unbiased and neutral manner and give a status review of the property's conditions at the time of the inspection. During the inspection, I attempt to identify major problems, although minor items may also be noted. This inspection is a non-invasive examination of readily accessible and visible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or specific state standards. In compliance, the report is subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the ASHI web site. I have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

Limitations - In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. With few exceptions exceptions, no building component in the home is fully visible. For example, inside walls, a heat exchanger inside the furnace, under attic insulation, under flooring materials, and inner working components of appliances, just to name a few. In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present, but were concealed or inaccessible for observation. With additional access and an opportunity for inspection, further reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

The home inspection is generally a visual inspection, but may be supported with advanced instrumentation when needed. For some building components, only a representative sample are observed such as windows and electrical outlets in areas that are accessible. No destructive testing or dismantling of components is performed. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. Inspectors do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. Inspectors do not test for environmental hazards or the presence of any potentially harmful substance unless separately agreed and purchased.

Inspectors do not review plans, permits, recall lists, and/or government or local municipality documents. These items may be present but are not reviewed. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website under advanced search or wemakeitsafer.com using the model and serial numbers provided herein.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair, safety and upgrade recommendations are important and need attention. This report is a "snapshot" of the conditions of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow. I cannot determine if or when an item will experience failure. Therefore, I cannot be held responsible for future failure.

Current Priority Conditions - Recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list some items that have higher priority in RED text that are included in the Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report to understand all deficiencies. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Use of Reports - If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. I do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. The contractual relationship is only to the person(s) purchasing our report/service. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Inspection Agreement - By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard pre-inspection agreement which was provided to you via email and with this report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which I may be liable, you must notify me and give me a reasonable opportunity to re-inspect the property prior to repairing the defect.

Time is of the Essence - Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. I understand the serious nature of real estate transactions and attempt to make reasonable recommendations that will provide value and protect my clients. A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. I am not responsible for the lack of further required investigations not completed prior to the end of the contingency period.

Repairs - Where defects are noted, you may decide to engage a handyman however, I recommend you engage licensed professionals with experience and expertise in that specific trade. In addition to licensing, I also suggest that you research each contractor thoroughly and use available contractor reference services. After further investigation by a qualified contractor, identified defects may be more serious than previously thought at the time of the inspection. The client is advised to obtain quotes for repairs from contractors they have personally selected, and repairs should be made prior to the sale of the home so any increase in scope will be known prior to closing. I can perform a repair verification to ensure repairs were made properly, but I strongly advise you to obtain proper documentation (with warranty language clearly outlined) from each contractor performing the work as I can not guarantee the workmanship of any contractor that you select.

Risk - A home inspection is designed to offer the home buyer additional information that help will reduce, but not eliminate risk and assist in making the buying decision. Not all improvements or issues will be identified during this inspection, and unexpected repairs should still be anticipated. A common rule of thumb is to budget approximately 1% of the home's value each year beginning at the time of possession for maintenance and unexpected repairs. This inspection is not technically exhaustive and should not be considered a warranty, insurance policy, or guarantee of any kind.

Property Information

HOME INFORMATION
1: - The home is located within Gwinnett County and Whispering Creeks Subdivision
2: - Home Usage: Single-family residence
3: - According to components in the home, the house was built in 2017
4: - The size of the home was approximately 4,000 square feet as stated by the Buyer
5: - The Home includes 5 bedrooms and 4 bathrooms
6: - Architectural Style: Traditional
7: - Foundation type: Raised concrete foundation forming a basement with slab on grade floor and garage
8: - Number of Stories: 2 plus basement
9: - The front of the home approximately faces East
10: - The homesite was located at an elevation of approximately 1,148 feet above sea level
11: - Throughout the Report the Inspector will describe the specific locations of the home from front, left, right or rear sides as though viewing the home from the front door which is the primary access and faces the street

AT THE TIME OF INSPECTION
12: - The Inspection observation started approximately at 9:20AM and ended 2:00PM
13: - The home was unoccupied and was empty of furniture at the time of the inspection
14: - The buyer's agent attended the latter portion of the inspection
15: - The buyer's agent did not attend the inspection
16: - The seller and seller's agent did not attend the inspection

WEATHER CONDITIONS
17: - Over the course of this inspection the temperature was estimated to be between 80 and 90°F
18: - The weather was sunny, but party cloudy at the time of the inspection

GROUND/SURFACE SOIL CONDITION
19: - At the inspection, the ground was dry

UTILITIES
20: - All utilities were on at the time of the inspection

EXCLUSIONS/LIMITATIONS/DISCLAIMERS
21: - The inspector makes no representations as to the extent or presence of code violations, nor warrant the legal use of this building. This information may be obtained from the local building and/or zoning department
22: - There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. The inspector recommends the client or their representative review all appropriate public records.

Site & Grounds

Site and grounds include items such as topography, yards, grading, drainage, vegetation, public works, driveway, walkways, retaining walls, fencing, irrigation systems and outbuildings. The inspector notes function

and conditions of these items. The ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches in the first 10 feet from the foundation to prevent destructive water conditions into the home. Recommend asking the seller about any water problems or conditions from rain water run off or gutter downspout problems. Recommend closely monitoring and inspecting the exterior during a heavy rain storm to observe the way surface water is managed and repair/clean/add subsurface underground drains as needed.

BASIC IDENTIFYING INFORMATION
23: - General lot topography: Moderately sloped
24: - Site grading: Generally sloped away from structure

GRADING
25: - Excluding any listed items, the overall grading of the lot appeard to properly and adequately drain excess surface water and roof runoff water away from the structure.

DRIVEWAY
26: - The concrete driveway appears to be properly installed and is generally in new condition.

PEST CONTROL
27: - A Pest Control System delivery system was observed on the left side of home.

Foundation & Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. The inspector makes no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

Basement & Framing

BASIC IDENTIFYING INFORMATION

28: - Foundation type: Raise perimeter foundation walls creating a basement area with poured concrete slab on grade basement and garage

29: - Foundation material: Poured concrete

30: - Mudsill: Strapped to foundation top of wall and shot/bolted to floor slab.

31: - Wall system: Wood stud walls

32: - Floor system: Engineered Truss joists (TJI) support by walls

ACCESS

33: - The basement is a 'walk-out' and is accessible from both an interior stair and the exterior door.

WALLS

34: - Exposed reinforcing steel was observed at the left side basement foundation wall corner. Recommend the corner be filled and patched to protect the interior reinforcing steel from exposure and subsequent rust damage.

FLOOR

MO **35: -** There were dry water stains found on the basement left side floor and sill plate from a past water event. Floor insulation was missing above this area where plumbing pipes were located and that may have had a leak. However, no leaking was observed at the time of the inspection, recommend monitoring.

MUDSILL

RE **36: -** Two sill plate anchor straps were found unattached at the left side front basement and required fastening.

Exterior

The exterior consist of the cladding on the exterior walls, trim around doors, windows, eaves and soffits as well as porches, decks, guardrails and patios. The materials of these elements are identified including the their condition, proper installation and serviceability. The inspector visually reviews these components for damage and deterioration and does not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. The inspector may also offer opinions concerning repair and replacement.

BASIC IDENTIFYING INFORMATION

37: - Primary exterior wall covering: Brick on three sides
38: - Secondary exterior wall covering: Cement Fiber Board "Hardie Plank" at rear and some Stone at front
39: - Primary exterior window material: Vinyl/plastic or vinyl clad

CEMENT FIBER BOARD

RE **40: -** Missing siding requiring replacement was observed at the right side dead valley.

CLADDING

41: - Excluding any listed items, the overall the brick and cement fiber board siding appears to be properly installed and in good condition.

TRIM - CLADDING, DOOR & WINDOW

RE **42: -** Minor trim damage requiring repair or replacement was observed about the left garage.

MA RE **43: -** Unsealed caulking gaps were observed at the following locations including; front right corner above front porch metal roof, around all exterior light fixture mounting bases, trim/brick junction rear left corner and trim/concrete foundation step downs, rear right corner siding and trim/brick junctions, right rear corner trim/brick junction full height, around right side main electrical panel, right side soffit end/brick junction, around vent termination covers right and left sides, around all window trim/brick junctions at (right side 1, left side 2, front 4), at trim/brick junction front right corner, around both garage door openings trim/brick junctions, around front porch column base trim/stone junctions, at front left window bump out right and left sides trim/brick junction, around left side electrical disconnect box, A/C pipe set cover, and pest delivery location.


front right corner above front porch metal roof


around all exterior light fixture mounting bases

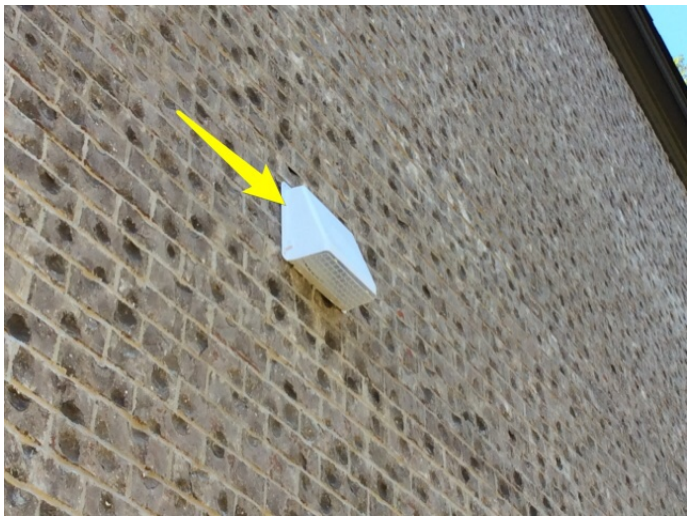

trim/brick junction rear left corner and trim/concrete foundation…

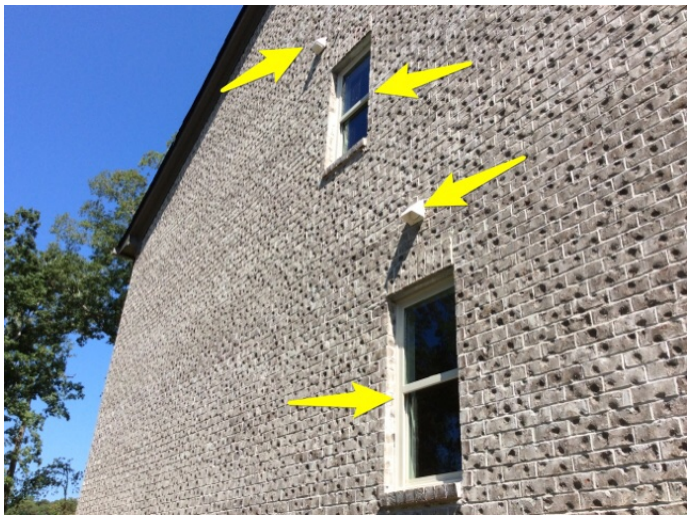

rear right corner siding and trim/brick junctions


right rear corner trim/brick junction full height


around right side main electrical panel


right side soffit end/brick junction


around vent termination covers right and left sides


around all window trim/brick junctions at left side 2


around all window trim/brick junctions at right side 1

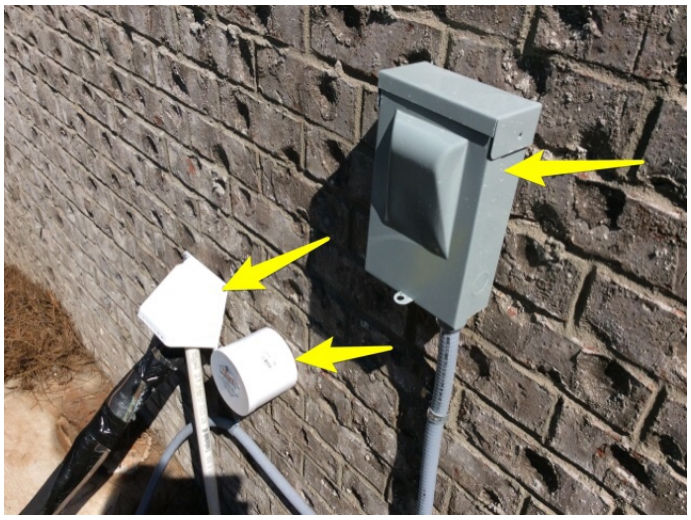

around all window trim/brick junctions at front 4


at trim/brick junction front right corner


around both garage door openings trim/brick junctions


around front porch column base trim/stone junctions


at front left window bump out right and left sides trim/brick junct…


around left side electrical disconnect box, A/C pipe set cover, a…

RE **44: -** A small section of missing trim requiring correction was observed at the right side rake return above the front porch.

CAULKING/PAINT/STAIN

RE **45: -** Paint was found missing at the trim board below the front left window bump-out.

RE **46: -** A rusting/corroding gas main pipe requiring rust inhibiting paint was observed at the right side of the home.

STAIRS

RE **47: -** Earth to wood contact was observed at the bottom left and right of the rear stair framing (stringers) creating a condition conducive to moisture damage and termite activity. Recommend removal of soil and pour concrete below stringers where they are close to the ground.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). The inspector visually reviews these components for damage and deterioration and does not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. The inspector may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Asphalt Composition Shingle Roof

BASIC IDENTIFYING INFORMATION

48: - Location: Covers whole house
49: - Roof style: Gable
50: - Roof slope: Medium
51: - Material: Asphalt composition shingles
52: - Layers: Single layer
53: - Age: 2017 new roof
54: - Connections and penetrations: Sealed with a combination of metal, rubber and mastic seals
55: - Roof drainage system: Gutters and downspouts

INSPECTION METHOD

56: - The inspection of this roof was conducted from the roof surface. The inspector walked upon the surface of the roof where the pitch was not too steep and visually examined the accessible roofing components. Note, due to roof steepness not all areas of the roof could be inspected.

SURFACE

RE **57: -** A rippled/puckered roof shingle requiring correction was observed at the rear left main roof area. It appears the rows of shingles above became misaligned and caused the issue.

RE **58: -** Two cracked roof shingles requiring replacement were observed at the right side front roof near the gutter just above the dead valley. Also, an exposed nail requiring sealant was observed.

RE **59: -** An exposed nail requiring sealant was observed at the front right edge of the main roof.

KICK-OUT FLASHING

RE **60: -** Kick-out flashing was not visibly installed at the roof/wall termination front right side wall and requires correction.

EDGE FLASHING

RE **61: -** Drip edge flashing was not visibly installed at the rakes and of the home right side above roof and at 3 front gables of the home. This has caused shingle overhang to exceed the standard 1" maximum and shingles to bend over the rake edges. Recommend drip edge flashing is installed in accordance with industry standards as of 2014.

62: - Lifted drip edge flashing causing raised shingles was observed at the rear of home eaves in several locations and requires correction.

GENERAL COMMENT

63: - Excluding any listed repair items, the overall visible roofing surface and roof / attic ventilation were observed to be in serviceable condition at the time of the inspection. If connected to the Internet, a video is available that shows a 360° view of the roof.

Roof Gutters

GUTTERS

MA **64: -** The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life. Also, gutters typically require resealing miter joints and end caps every 6 to 8 years.

RE **65: -** A short section of roof gutter was found holding water due to an improper slope and requires correction at the right front corner of the home.

DOWNSPOUTS

RE **66: -** Splash blocks to direct water away from the foundation were not visible at the base of every downspout. Recommend splash blocks or pipe extensions are installed for every downspout.

RE **67: -** The gutter downspout to the right of the front porch was found installed too low and is blocking debris coming down the roof dead valley. This can eventually cause decay to the trim/siding and water infiltration into the home. Recommend raising the downspout 4 to 6 inches to allow free flow of water and debris.

Attic

The attic contains the roof and ceiling framing with insulation and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. The inspector visually examines the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

BASIC IDENTIFYING INFORMATION
68: - Ceiling and Roof Framing: Engineered Trusses
69: - Roof Sheathing material : Oriented Strand Board with Tech Shield on the underside
70: - Ventilation type: Soffit and Ridge Vents

ACCESS/ENTRY
71: - The attic access was located in the hall second-floor and garage
72: - Insulation and decking conceals some portions of the attic, limiting access and preventing complete inspection.

GENERAL COMMENT
73: - GREAT NEWS! The overall roof/attic trusses, lateral bracing and roof decking were observed to be in serviceable condition at the time of the inspection.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. The visual inspection includes review to determine if these features are present in representative locations and the inspector may offer suggestions for upgrading. Review of insulation with regard to energy savings is based upon uniformly insulated or insulated to current standards. Most all homes could benefit from energy conservation upgrades and its suggested that you consult professionals regarding such.

BASIC IDENTIFYING INFORMATION
74: - Wall Insulation Type: Fiberglass Batt - not accessible
75: - Attic Insulation Type: Blown insulation and batt insulation in some short wall and tray ceiling areas

ATTIC INSULATION

76: - The level of insulation approximately 12-13 inches in the attic would appear to provide about R-30 insulating value. This provides very good resistance to heat transfer by present standards. Note, the R-value is less where attic flooring is installed.

FLOOR INSULATION

RE **77: -** Fiberglass batts insulation has been removed or fallen out of place in the basement ceiling left side and right side and requires replacement.

MO **78: -** The Buyer made the inspector aware that most if not all the basement floor insulation was saturated with rain water prior to the installation of the roof shingles. The inspector spot checked a few areas in each room of the basement, but found no; damaged insulation, compressed insulation, trapped dirt, trapped moisture or mold growth. Although not ideal, fiberglass insulation can get wet without damaging it as long as the water was not dirty or contaminated and it did not cause the insulation to get compressed. Recommend monitoring insulation over time.

ENERGY SAVING ITEMS

79: - Programmable setback clock thermostat: Installed
80: - Insulated glass doors: Installed
81: - Insulated glass windows: Installed
82: - Door weatherstripping: Installed
83: - Window weatherstripping: Installed

GENERAL CONSERVATION

84: - Low Flow Shower Heads: Installed
85: - Low Flow Toilets: Installed
86: - Hot Water Piping Insulation: Sections Lack Insulation
87: - Water Heater Hot Piping Insulation: None Installed
88: - Duct Insulation: Installed where visible

GENERAL COMMENT

RE **89: -** The Georgia Residential Energy Code Compliance Certificate was not visibly posted on the basement electrical panel as required for new homes in most jurisdictions.

Chimney & Fireplace

BASIC IDENTIFYING INFORMATION

90: - Type of fireplace: Prefabricated Gas Log Direct Vent located in the family room

FIREPLACE

91: - The gas log fireplace operated when tested and the fireplace appears to be properly installed, in serviceable new condition.

Garage/Carport

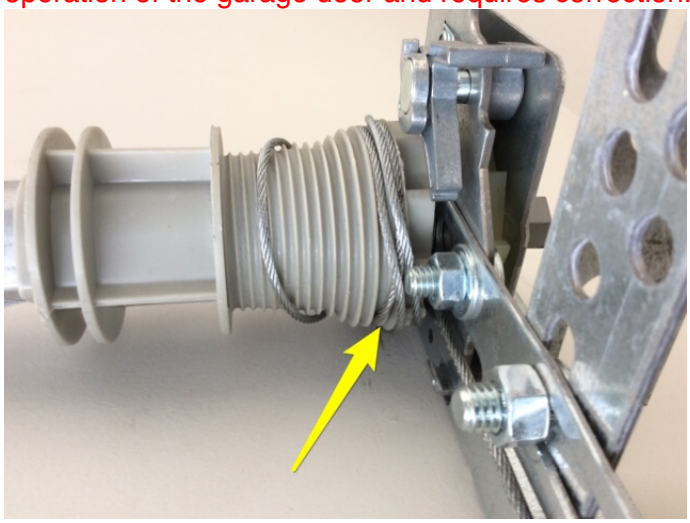
Garages and/or vehicle storage areas are visually inspected for general state of repair. Garage doors are operated, tested and hardware is inspected. Often the presence of storage and personal property limits full view and inspection

BASIC IDENTIFYING INFORMATION

92: - Garage Type: Attached
93: - Door to Interior Type: Metal fire rated
94: - Vehicle Doors Type and Number: Rollup 2 Doors
95: - Automatic Openers No. of Units: 0

GARAGE DOORS

RE **96: -** The left side garage door spring cable was found tangled around the spring spool preventing proper operation of the garage door and requires correction.



FIRE SEPARATION

97: - The wall between the garage and the living space appears to be of fire resistive construction as required by today's building standards.

PASSAGE DOOR

98: - The door between the garage and the living space appears to be of fire resistive construction as required by today's building standards.

SMOKE DETECTOR

UP SA **99: -** There was no smoke detector found in the garage area, although not required in all jurisdictions, for fire safety reasons recommend one is installed.

Interior

Review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC IDENTIFYING INFORMATION

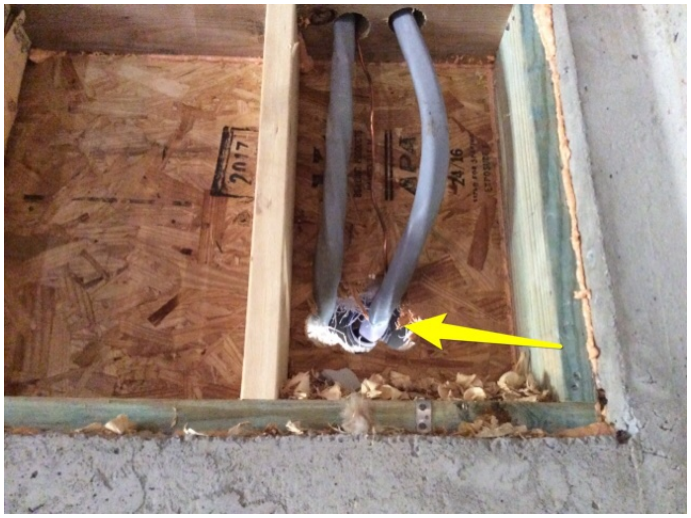
100: - Finished floor material: Carpet, Engineered Wood and Tile
101: - Window material: Vinyl
102: - Window type: Single-hung windows
103: - Window glazing: Double pane
104: - Finished ceiling material: Drywall flat finish
105: - Finished wall material: Drywall

DOORS: OVERALL
106: - All exterior and interior doors were tested, operated serviceably and appear to be properly installed and in good condition, excluding any listed items listed below.

WINDOWS
107: - All accessible windows in the home were tested, appear to be properly installed, operated serviceably and were in good condition.

SURFACES: OVERALL
108: - The interior walls, floors, and ceiling surfaces were professionally installed and found to be generally in very good condition.

WALLS & CEILINGS
RE **109: -** Unsealed openings around the electrical service cables requiring correction were found at the right side basement wall.



STAIRS
110: - The stairs were used several times during the inspection. The various components appear to be properly installed including guardrails and handrails and no deficiencies were noted during use.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, the inspector does not review appliances, connections, hookups, or venting.

BASIC IDENTIFYING INFORMATION
111: - Location of laundry was center hall 2nd floor

GAS SUPPLY
112: - Gas supply for gas dryers was not provided in the laundry room.

DRYER VENT

MA SA **113: -** The dryer vent appears properly installed, in serviceable condition and terminated to the exterior. Recommend cleaning at least annually for fire safety reasons. Also, recommend using a metal dryer vent hose/pipe, rather than a vinyl type dryer vent hose.

WASHER/DRYER

UP MA **114: -** As a preventative measure, recommend installation of a washing machine catch pan connected to an exterior drain pipe (if provided) in the laundry room when the laundry room is above or adjacent to finish floors that could have potential damage to surrounding areas in the event of a leak or overflow.

UP **115: -** The hookups for the washer and dryer were not tested, but appear to be properly installed and in serviceable condition. Recommend using steel braided washing machine water hoses that are resistant to breakage, rather than other types of washing machine water hoses.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. Built-in appliances are inspected to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC IDENTIFYING INFORMATION

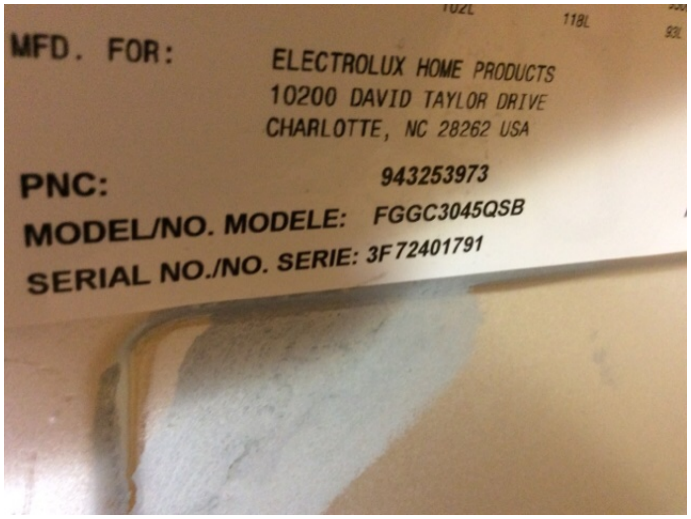
116: - Energy: Gas cook top and electric oven
117: - Ventilation: Exhaust ducted to the exterior
118: - Countertop material: granite

OVEN

119: - The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

COOK TOP

120: - The cooktop was turned on with the normal operating controls and found to be in satisfactory working condition.

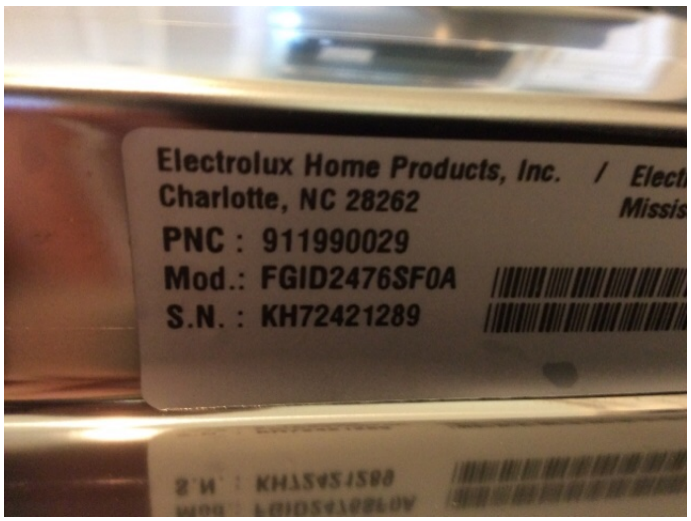


DISPOSAL

RE **121: -** The garbage disposal did not respond to normal user controls because electrical power was not yet installed, see electrical section of report.

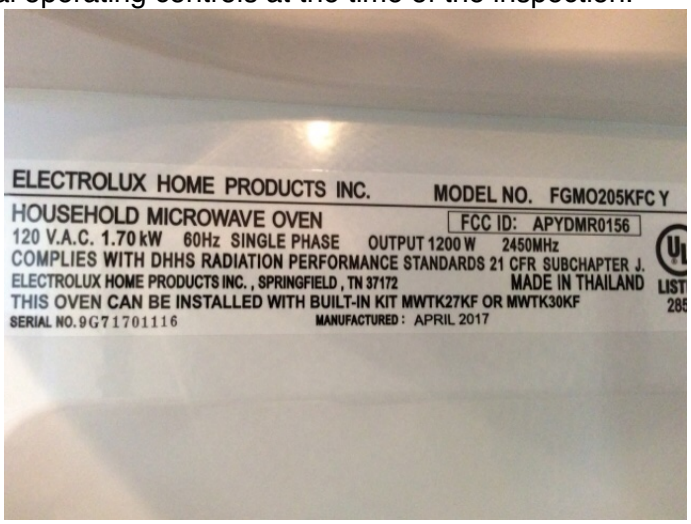
DISHWASHER

RE **122: -** The dishwasher responded to normal user controls and was found in serviceable condition.



MICROWAVE

123: - The microwave operated serviceably using normal operating controls at the time of the inspection.



VENT

124: - The kitchen vent hood operated serviceably when tested venting to the rear of the house.

MA **125: -** The kitchen vent hood light bulbs appeared to be burned out and need replacing/installing.

Bathrooms

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. The inspector does not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC IDENTIFYING INFORMATION

126: - Commodes: Ceramic units with a porcelain finish

127: - Wash basins: Corian or cultured marble
128: - Bathtubs: Cast iron with porcelain finish and molded fiberglass
129: - Bathtub: Molded fiberglass
130: - Shower walls: Mastic set ceramic tile

GLASS ENCLOSURE
131: - The master bathroom glass shower enclosure was safety labeled and appeared to be in good condition.

BATHROOM FLOOR
132: - The finish floor in the bathrooms was tile.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. The inspector's review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

The inspector's review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The inspector does not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

System

BASIC IDENTIFYING INFORMATION
133: - Domestic water source: Public supply per internet listing
134: - Main water line: Plastic 3/4"
135: - Supply piping: Plastic where seen
136: - Waste disposal: Public/Municipal per Internet listing, but should be verified
137: - Waste piping: Plastic PVC where seen

WATER METER

138: - Location of water meter was at the front left of the lot. The video shows the meter not moving while all water is turned off, indicating there were no leaks in the main pipe or supply piping at the time of the inspection.

WATER SHUT-OFF LOCATION

139: - The domestic water supply main shut-off valve was located in the front wall in the left basement.

MAIN SUPPLY

140: - There was no evidence of surface corrosion or leakage at the visible and accessible main supply.

REGULATOR

141: - There is a water pressure reducing valve (regulator) installed near the main shut off in order to maintain proper water pressure and it is functioning as designed.

WATER PRESSURE

RE **142: -** The system water pressure of approximately 90 psi exceeds the standard range of 40 to 80 psi, as measured at the two exterior hose bibb spigots. This can result in unnecessary leakage and damage to plumbing system valves, seats and washers. Recommend that the pressure reduction valve be adjusted or replaced if necessary by a qualified licensed plumbing contractor.

EXTERIOR PLUMBING

143: - The exterior hose bibb spigots operated serviceable when tested.

INTERIOR SUPPLY

144: - The visible and accessible supply piping generally appears to be properly installed and in good condition.

CLEANOUT

RE **145: -** The main waste pipe cleanout was not located at the exterior of the home, but may be under a bush or pine straw.

GENERAL COMMENT

146: - Overall the plumbing system appears to be in good serviceable condition.

Water Heater

BASIC IDENTIFYING INFORMATION

147: - Unit type: Free standing tank

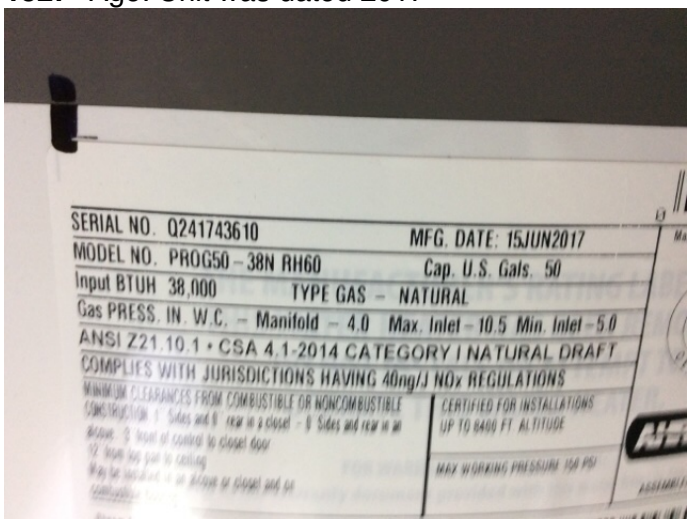
148: - Location: Laundry area 2nd floor

149: - Energy source: Natural gas

150: - Manufacturer: Rheem

151: - Capacity: 50 gallons

152: - Age: Unit was dated 2017



153: - Insulation: Yes, installed behind outer jacket

T/P RELEASE VALVE

154: - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with.

EXPANSION TANK/DEVICE

155: - The water heater is equipped with an expansion device that appears properly installed and in serviceable condition. However, review of this equipment functionality is beyond the scope of this inspection.

INSULATION

156: - There is no insulation blanket installed. Newer water heaters have built-in insulation to meet rigorous conservation standards. Installation of a blanket can be done, but offers very little improvement on the existing efficiency of the unit.

BURNERS

157: - The burner and burn chamber was found generally clean and appears to be in serviceable condition.

WATER CONNECTORS

158: - The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

GENERAL COMMENT

159: - This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

Bathrooms

BATHTUB

160: - All bathtubs were filled to the overflow for the inspection and appear to be properly installed and in serviceable condition.




SHOWER

161: - The showers were filled for the inspection and appeared to be in serviceable condition.

Air Conditioning & Ventilation

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. The inspector does not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is highly encouraged.

BASIC IDENTIFYING INFORMATION

162: - Manufacturer: Carrier

163: - Method of cooling: Evaporative cooling

164: - Type of system: Air conditioning with Gas heat

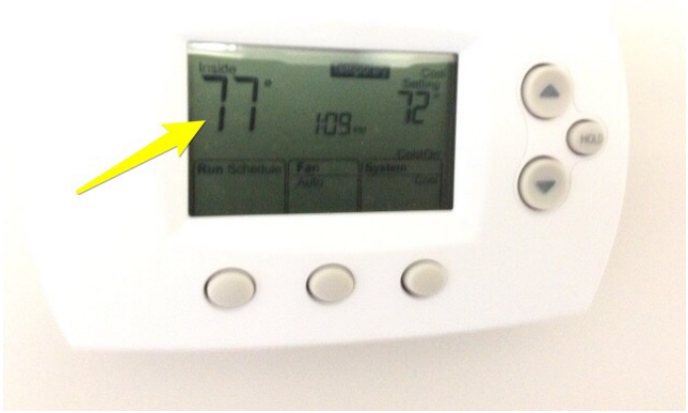
165: - Condenser location: Left side of structure

166: - Number of units: 1
167: - Equipment configuration: Split or remote system
168: - Unit was dated 2017

169: - Capacity in Tons: 5
170: - Electrical disconnect location: Exterior adjacent to condensing unit

GENERAL COMMENT

RE **171: -** The A/C cooling system temperature differential of approximately 12°F was observed to be below the cooling standard of 13 to 20 degrees when tested with normal operating controls. The A/C ran for 3 hours and never brought the upstairs below 77°F and the downstairs below below 80°F. Recommend a licensed HVAC contractor check refrigerant levels and make any necessary corrections.



DUCTS
172: - Where visible the air ducts appear to be properly installed and are in serviceable condition.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. The inspector does not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is highly encouraged.

Forced Hot Air

BASIC IDENTIFYING INFORMATION
173: - Heating System Type: Forced air - Induced draft
174: - Energy source: Natural gas
175: - Manufacturer: Carrier
176: - Furnace btu input rating: 110,000 btu's
177: - Systems efficiency rating: Mid

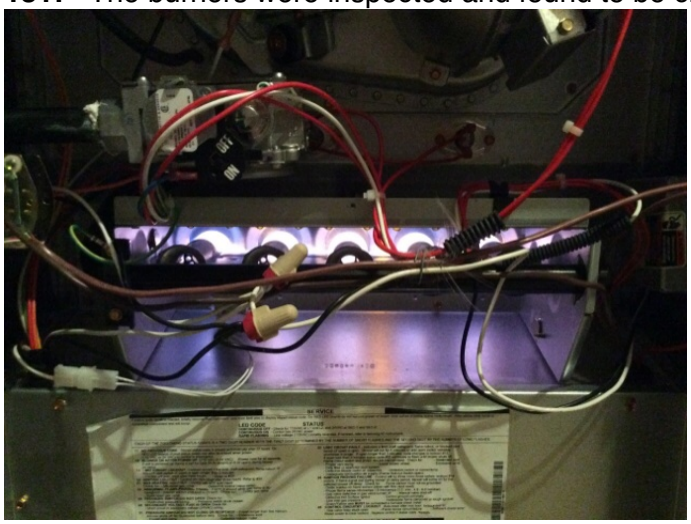
178: - Furnace location: Attic

NE **179: -** Age: 2017 new

MA **180: -** Filter size: 16 x 25 x 1 inch conventional disposable type. Recommend replacement upon move-in and every change of season thereafter.

BURNERS

181: - The burners were inspected and found to be clean and in good working order.



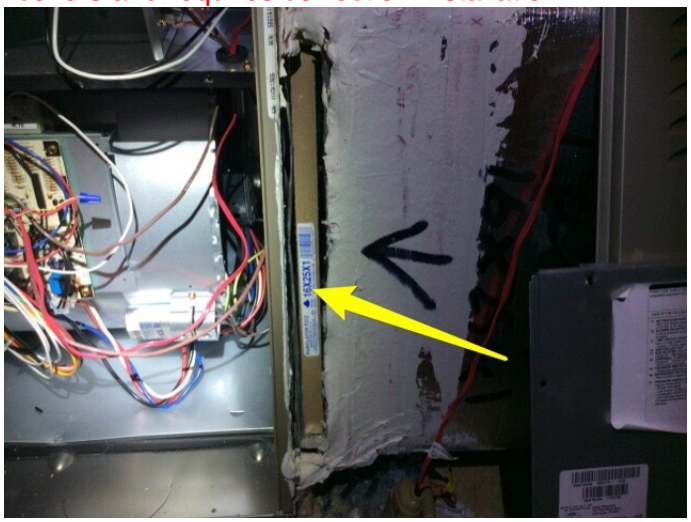
HEAT EXCHANGER

182: - The heat exchanger is an inaccessible inner part of the furnace and could not be visually examined.

AIR FILTERS

MA **183: -** The filters have accumulated debris which decreases their effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating and cooling system. Recommend the filters be removed, cleaned or replaced at least every three months.

RE **184: -** The furnace was found missing two filter door covers and requires correction/installation.



VENT

SA RE **185: -** Contact with and lack of 1" required clearance from combustible materials (wood truss) was observed at the attic gas furnace flue exhaust pipe. Recommend a licensed HVAC reconfigure the pipe direction to maintain at least a 1" clearance from combustible materials.

GENERAL COMMENT

186: - GREAT NEWS: The zoned furnace system was observed to operate serviceably in heating modes when tested with normal operating controls and the ducts, registers and air flow were observed to be serviceable at the time of the inspection.

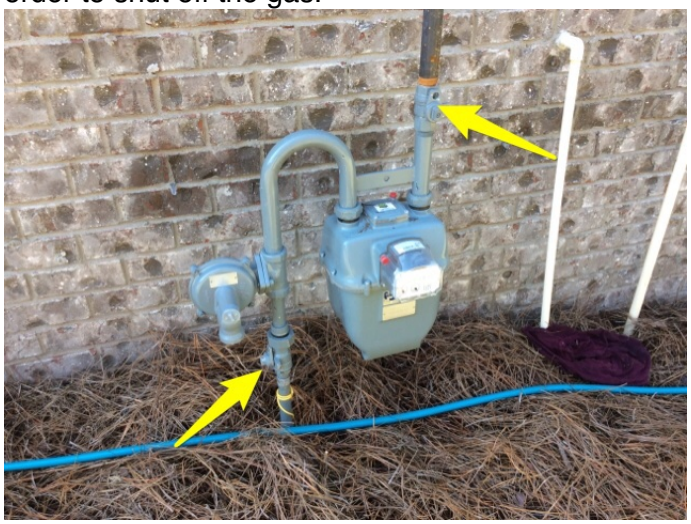
THERMOSTAT

187: - The master bedroom and foyer hall thermostats appeared to be properly installed and the units responded to the user controls.

Gas

GAS METER LOCATION

188: - The gas meter was located outside on the right side of the home. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter and should be turned 90 degrees (either way) in order to shut off the gas.



Electrical

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). The inspector's examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. The inspector looks for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. The inspector does not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC IDENTIFYING INFORMATION

189: - Service entry into building: Underground service lateral
190: - Voltage supplied by utility: 120/240 volts
191: - Service Capacity (available amperage): 200 x2 amperes
192: - Main panel and sub-panel ratings: for up to 400 amps exterior and 225 x2 amps interior
193: - Manufacture: Square D

194: - System grounding source: Foundation steel - ufer

195: - System grounding source: in soil

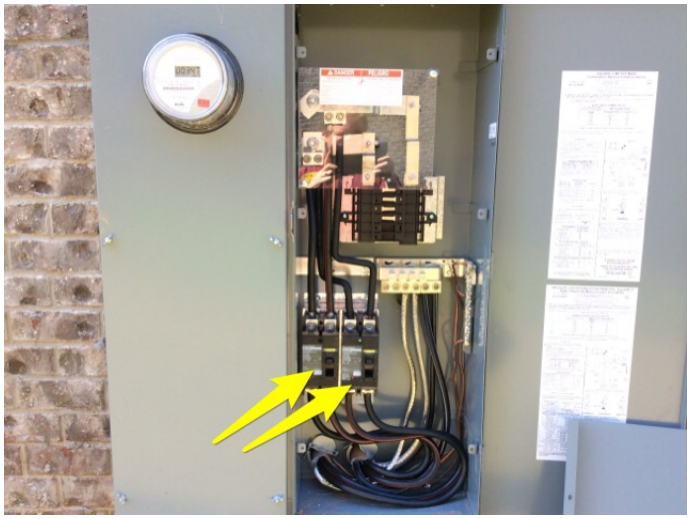
196: - Branch circuit protection: Circuit breakers

197: - Wiring material: Copper branch wiring and aluminum service wiring where seen

198: - Wiring method: Non-metallic sheathed cable or 'romex'

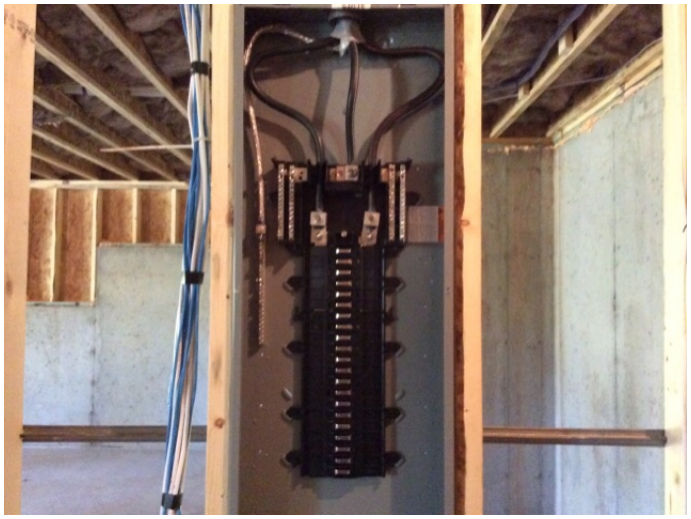
METER & MAIN

199: - The meter and main electrical service panel main disconnect were outside on the right side of the home.



DISTRIBUTION PANEL

200: - GREAT NEWS! The 200 x2 amp electrical distribution panels, system earthing, panel bonding, isolation of neutral / grounding circuit wires, and circuit breaker size / circuit breaker ampacity were observed to be in serviceable condition at the time of the inspection.



WIRING

RE **201: -** The kitchen sink disposal did not have electrical wires connected and requires correction by a licensed electrical contractor.

RECEPTACLES

202: - Based upon inspection of accessible outlets the number of receptacles were considered adequate for the sizes of each room.

MA SA **203: -** A missing electrical outlet cover plate was observed in the foyer and needs replacement.

SMOKE DETECTORS

MA SA **204: -** All smoke detectors in the home sounded their alarms and we were interconnected when tested with their test button at the time of the inspection. The button test method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, advise notifying alarm company and testing with real or simulated smoke. Also, batteries should be changed at least once a year and if smoke detectors are thought to be be more than 10 years old they should be replaced with combination smoke/carbon monoxide detectors. Current standards require smoke/carbon detectors in halls of each level of the home and smoke detectors in every bedroom.

RECEPTACLES: OVERALL
205: - Excluding any items listed above, and based upon inspection of accessible receptacles, all outlets were found to be properly installed, in serviceable condition, operating properly and the number of receptacles were considered adequate for the sizes of each room.

LIGHTS: OVERALL
206: - Excluding any listed items, the light fixtures and ceiling fans in the home were observed to be generally in serviceable condition.

GFI PROTECTION
MA **207: -** Excluding any listed items above, the GFCI protection was installed for all of the receptacles where this type of protection is presently required. The inspector recommends testing these devices on a quarterly basis.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. I have listed below these controls and their location for your convenience. I urge that you familiarize yourself with their location and operation.

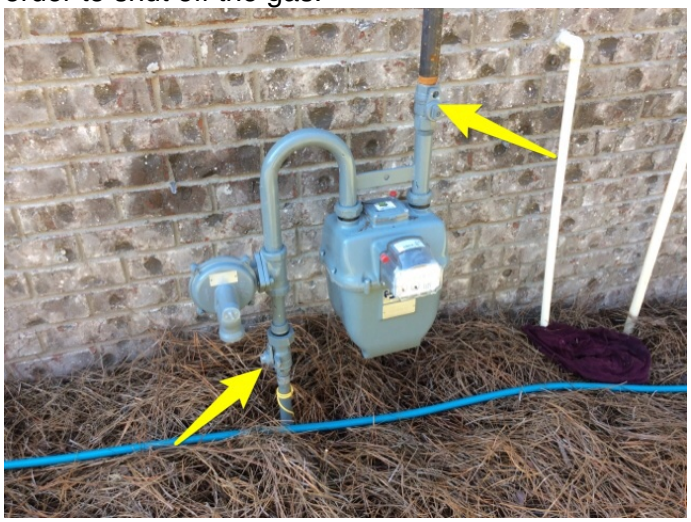
System

WATER SHUT-OFF LOCATION
PLUMBING
208: - The domestic water supply main shut-off valve was located in the front wall in the left basement.

GAS METER LOCATION

GAS

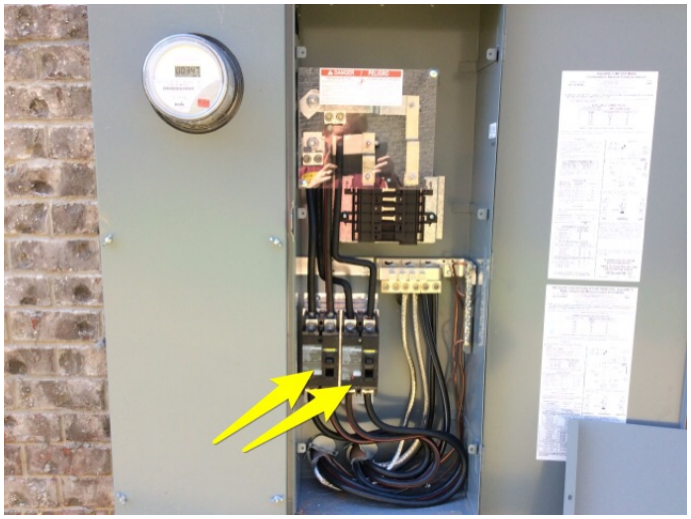
209: - The gas meter was located outside on the right side of the home. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter and should be turned 90 degrees (either way) in order to shut off the gas.



METER & MAIN

ELECTRICAL

210: - The meter and main electrical service panel main disconnect were outside on the right side of the home.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. The inspector is not trained or licensed to recognize or discuss any of these materials, except testing for radon and mold sampling. The inspector may make reference to one of more of these materials in this report when recognized as one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Summary of Significant / Priority Defects

This is a summary review of the inspectors' more critical findings during this inspection that likely should be addressed prior to property closing. However, it does not contain every detailed observation. The summary is provided as an additional service to the client, and is presented in the form of a listing of the items which, in the opinion of the inspector, merit further attention, investigation, or improvement. Nearly all of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist whom are licensed. But, there may be some items that can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the system or component(s) in question. In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, the inspector recommends consultation with your Real Estate Professional for further advice with regards to the following items:

Foundation & Structure

Basement & Framing

WALLS
s-1: - Exposed reinforcing steel was observed at the left side basement foundation wall corner. Recommend the corner be filled and patched to protect the interior reinforcing steel from exposure and subsequent rust damage.

MUDSILL
RE **s-2: -** Two sill plate anchor straps were found unattached at the left side front basement and required fastening.

Exterior

CEMENT FIBER BOARD
RE **s-3: -** Missing siding requiring replacement was observed at the right side dead valley.

TRIM - CLADDING, DOOR & WINDOW
RE **s-4: -** Minor trim damage requiring repair or replacement was observed about the left garage.

MA RE **s-5: -** Unsealed caulking gaps were observed at the following locations including; front right corner above front porch metal roof, around all exterior light fixture mounting bases, trim/brick junction rear left corner and trim/concrete foundation step downs, rear right corner siding and trim/brick junctions, right rear corner trim/brick junction full height, around right side main electrical panel, right side soffit end/brick junction, around vent termination covers right and left sides, around all window trim/brick junctions at (right side 1, left side 2, front 4), at trim/brick junction front right corner, around both garage door openings trim/brick junctions, around front porch column base trim/stone junctions, at front left window bump out right and left sides trim/brick junction, around left side electrical disconnect box, A/C pipe set cover, and pest delivery location.

RE **s-6: -** A small section of missing trim requiring correction was observed at the right side rake return above the front porch.

CAULKING/PAINT/STAIN

RE **s-7: -** Paint was found missing at the trim board below the front left window bump-out.

RE **s-8: -** A rusting/corroding gas main pipe requiring rust inhibiting paint was observed at the right side of the home.

STAIRS

RE **s-9: -** Earth to wood contact was observed at the bottom left and right of the rear stair framing (stringers) creating a condition conducive to moisture damage and termite activity. Recommend removal of soil and pour concrete below stringers where they are close to the ground.

Roofing

Asphalt Composition Shingle Roof

SURFACE

RE **s-10: -** A rippled/puckered roof shingle requiring correction was observed at the rear left main roof area. It appears the rows of shingles above became misaligned and caused the issue.

RE **s-11: -** Two cracked roof shingles requiring replacement were observed at the right side front roof near the gutter just above the dead valley. Also, an exposed nail requiring sealant was observed.

RE **s-12: -** An exposed nail requiring sealant was observed at the front right edge of the main roof.

KICK-OUT FLASHING

RE **s-13: -** Kick-out flashing was not visibly installed at the roof/wall termination front right side wall and requires correction.

EDGE FLASHING

RE **s-14: -** Drip edge flashing was not visibly installed at the rakes and of the home right side above roof and at 3 front gables of the home. This has caused shingle overhang to exceed the standard 1" maximum and shingles to bend over the rake edges. Recommend drip edge flashing is installed in accordance with industry standards as of 2014.

s-15: - Lifted drip edge flashing causing raised shingles was observed at the rear of home eaves in several locations and requires correction.

Roof Gutters

GUTTERS

RE **s-16: -** A short section of roof gutter was found holding water due to an improper slope and requires correction at the right front corner of the home.

DOWNSPOUTS

RE **s-17: -** Splash blocks to direct water away from the foundation were not visible at the base of every downspout. Recommend splash blocks or pipe extensions are installed for every downspout.

RE **s-18: -** The gutter downspout to the right of the front porch was found installed too low and is blocking debris coming down the roof dead valley. This can eventually cause decay to the trim/siding and water infiltration into the home. Recommend raising the downspout 4 to 6 inches to allow free flow of water and debris.

Insulation/Energy

FLOOR INSULATION

RE **s-19: -** Fiberglass batts insulation has been removed or fallen out of place in the basement ceiling left side and right side and requires replacement.

GENERAL COMMENT

RE **s-20: -** The Georgia Residential Energy Code Compliance Certificate was not visibly posted on the basement electrical panel as required for new homes in most jurisdictions.

Garage/Carport

GARAGE DOORS

RE **s-21: -** The left side garage door spring cable was found tangled around the spring spool preventing proper operation of the garage door and requires correction.

Interior

WALLS & CEILINGS

RE **s-22: -** Unsealed openings around the electrical service cables requiring correction were found at the right side basement wall.

Kitchen

DISPOSAL

RE **s-23: -** The garbage disposal did not respond to normal user controls because electrical power was not yet installed, see electrical section of report.

VENT

MA **s-24: -** The kitchen vent hood light bulbs appeared to be burned out and need replacing/installing.

Plumbing

System

WATER PRESSURE

RE **s-25: -** The system water pressure of approximately 90 psi exceeds the standard range of 40 to 80 psi, as measured at the two exterior hose bibb spigots. This can result in unnecessary leakage and damage to plumbing system valves, seats and washers. Recommend that the pressure reduction valve be adjusted or replaced if necessary by a qualified licensed plumbing contractor.

CLEANOUT

RE **s-26: -** The main waste pipe cleanout was not located at the exterior of the home, but may be under a bush or pine straw.

Air Conditioning & Ventilation

GENERAL COMMENT

RE **s-27: -** The A/C cooling system temperature differential of approximately 12°F was observed to be below the cooling standard of 13 to 20 degrees when tested with normal operating controls. The A/C ran for 3 hours and never brought the upstairs below 77°F and the downstairs below below 80°F. Recommend a licensed HVAC contractor check refrigerant levels and make any necessary corrections.

Heat

Forced Hot Air

AIR FILTERS

RE **s-28: -** The furnace was found missing two filter door covers and requires correction/installation.

VENT

SA RE **s-29: -** Contact with and lack of 1" required clearance from combustible materials (wood truss) was observed at the attic gas furnace flue exhaust pipe. Recommend a licensed HVAC reconfigure the pipe direction to maintain at least a 1" clearance from combustible materials.

Electrical

WIRING

RE **s-30: -** The kitchen sink disposal did not have electrical wires connected and requires correction by a licensed electrical contractor.