



Inspection Report

Prepared For:

Property Address:



INSPECTION HOME SERVICES INC.

**Jim Bunch ASHI # 111667 IRC # 5132580
1384 Sheffield Glen Way
Atlanta Ga. 30329
404-315-7096**

Date: 05/25/2007	Time: 8:45 AM	Report ID:
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 35 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Age Of Home:
Built 1970

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Over 75

Rain in last 3 days:
No

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:
MASONRY BLOCK

WALL STRUCTURE:
2 X 4 WOOD
NOT VISIBLE

ROOF-TYPE:
GABLE
HIP

FLOOR STRUCTURE:
2 X 10

CEILING STRUCTURE:
2x6 WOOD
2x10 WOOD

METHOD USED TO OBSERVE ATTIC:
WALKED

COLUMNS OR PIERS:
STEEL LALLY COLUMNS

ROOF STRUCTURE:
2 X 6 RAFTERS
1 X ROOF DECKING
COLLAR TIES
LATERAL BRACING

ATTIC INFO:
PULL DOWN STAIRS

IN NI NP RR

		IN	NI	NP	RR
1.0	FOUNDATION (SLAB)	X			
1.1	BASEMENT FOUNDATION	X			
1.2	COLUMNS OR PIERS	X			
1.3	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			
1.4	WALLS (Structural)	X			
1.5	FLOORS (Structural)	X			X
1.6	CEILINGS (structural)	X			
1.7	ROOF STRUCTURE AND ATTIC	X			

IN NI NP RR

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Comments:

1.1 Structural repairs were added at front wall of this basement (Picture 1-2) . Note as viewed from front exterior movement of this wall or brick veneer had occurred prior to this repair (Picture 3) . Structure appears to have been repaired in a professional manor. Consult owner for warranty and copy engineers report for repairs made.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

1.5 Deflection observed at main level hallway floor (Picture 1) . I would recommend a jack posts be added this area as observed from basement two places (Picture 2) .



1.5 Picture 1



1.5 Picture 2

1.7 Information note only : Rafter next to chimney as observed from garage attic not connected to valley rafter or headed off to adjoining rafter. There is no indication of structure problem at this time and I would suspect this condition has existed since the house was new.



1.7 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

OVERHEAD SERVICE
ALUMINUM

BRANCH WIRE 15 and 20 AMP 120 VOLT:

COPPER

MAIN DISCONNECT LOCATION:

IN PANEL BOX

GROUND WIRE CONNECTED TO:

PLUMBING

PANEL CAPACITY:

150 AMP

240 VOLT CIRCUITS:

COPPER
SINGLE-STRAND
MULTI-STRAND

GFCI CIRCUITS LOCATED IN:

BATHROOMS

CIRCUITS LABELED IN THE PANEL BOX:

NO

PANEL TYPE:

CIRCUIT BREAKERS

WIRING METHODS:

ROMEX (GROUNDED)

AFCI CIRCUITS LOCATED IN BEDROOMS:

NO

ELEC. PANEL MANUFACTURER:

GENERAL ELECTRIC (sub panel)
ITE

IN NI NP RR

		IN	NI	NP	RR
2.0	SERVICE ENTRANCE CONDUCTORS	X			
2.1	SERVICE EQUIPMENT	X			
2.2	LOCATION OF MAIN AND SUB DISTRIBUTION PANELS	X			
2.3	LOCATION OF MAIN SERVICE DISCONNECT	X			
2.4	BRANCH CIRCUIT CONDUCTORS AND OVERCURRENT DEVICES	X			
2.5	SERVICE GROUNDING	X			
2.6	OPERATION OF GFCI (Ground Fault Circuit Interrupters)	X			
2.7	OPERATION OF AFCI (Arc Fault Circuit Interrupters)			X	
2.8	FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
2.9	FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X
2.10	EXTERIOR FIXTURES AND RECEPTACLES	X			
2.11	SMOKE DETECTORS		X		

IN NI NP RR

IN NI NP RR

2.12	DRYER	X			
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IN NI NP RR

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Comments:

2.1 Main and sub panel electrical circuits were not labeled. Recommend labeling of circuits as desired for safety



2.1 Picture 1

2.2 Main panel box is located at basement. Note sub panel installed next to main panel.

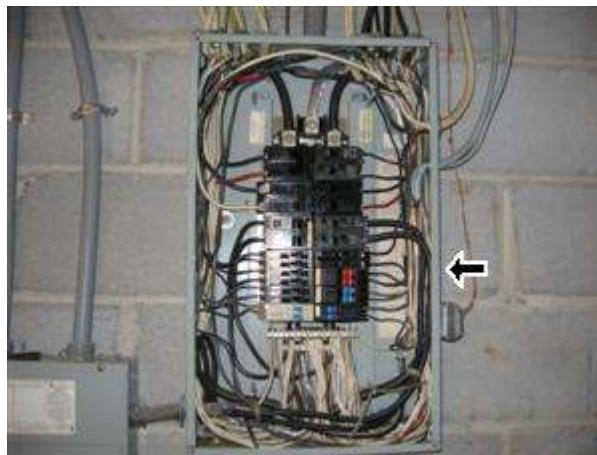


2.2 Picture 1

2.3 Main electrical service disconnect is located inside main panel box



2.3 Picture 1



2.3 Picture 2

2.8 1. Loose electrical outlets (not attached) front wall of basement (Picture 1) . Appears work was performed (water

proofing and structural support added) this area and work was not completed for re-installation of these outlets to the wall. Secure as needed.

2. Missing junction box cover observed basement ceiling area (Picture 2) . Install cover.



2.8 Picture 1



2.8 Picture 2

2.9 1. Front corner guest bedroom sidewall outlet next to door indicates reverse polarity. Correct wiring to this electrical outlet.

2. Front corner guest bedroom sidewall outlet (opposite wall from entry door) is loose in wall and needs to be secured.

2.10 1. Rear deck electrical outlet appears loose. Secure this outlet. Note I would recommend converting this outlet (upgrade) to a GFCI (Ground Fault Control Interrupt) type).

2. Note garage electrical outlet is not GFCI (Ground Fault Control Interrupt) protected you may wish to upgrade to a GFCI type.



2.10 Picture 1

2.11 Smoke detectors were observed but not tested. All Smoke Detectors should be tested upon moving in to home.

2.12 Note electrical connector for this dryer is the older style three pin type. Newer dryers require the four pin type. Upgrade or modification may be needed depending on your equipment.

Note the electrical (220) receptacle does not appear to be firmly secured to the wall as observed behind dryer. Secure as needed.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only

visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN NI NP RR

		IN	NI	NP	RR
3.0	DISHWASHER	X			
3.1	RANGES/OVENS/COOKTOPS	X			
3.2	RANGE HOOD			X	
3.3	FOOD WASTE DISPOSER	X			
3.4	MICROWAVE COOKING EQUIPMENT	X			
3.5	REFRIGERATOR	X			

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Comments:

3.2 Range hood not used for this kitchen setup. Note ventilation is through microwave unit.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

PRESSURE REGULATOR:
YES

WATER SOURCE:
PUBLIC

PLUMBING SERVICE LINE MATERIAL:
NOT VISIBLE
COPPER

PLUMBING DISTRIBUTION MATERIAL:
COPPER

PLUMBING WASTE LINE MATERIAL:
ABS
CAST IRON (OLD)

PLUMBING VENT MATERIAL:
CAST IRON

PUBLIC SEWER:
YES

WATER HEATER AGE:
NEW

WATER HEATER CAPACITY:
40 GAL

WATER HEATER POWER SOURCE:
GAS

WATER HEATER MANUFACTURER:
RUUD

THERMAL EXPANSION DEVICE LOCATED:
EXPANSION TANK

ELECTRICAL BONDING WIRE OVER WATER HEATER:
NO

IN NI NP RR

		IN	NI	NP	RR
4.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.1	SUPPLY PLUMBING AND FIXTURES	X			X
4.2	SUPPLY PLUMBING AND FIXTURES	X			
4.3	WASTE AND DRAIN LINES	X			
4.4	HOT WATER HEATING SYSTEMS	X			
4.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
4.6	SHOWER AND TUB ENCLOSURES	X			

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Comments:

4.0 The main shut off is the red knob located in basement forward area (marked). This is for your information.



4.0 Picture 1

4.1 Main level hall bathroom commode appears not to be secured to flange properly (loose). Secure as needed to prevent leakage at wax seal.

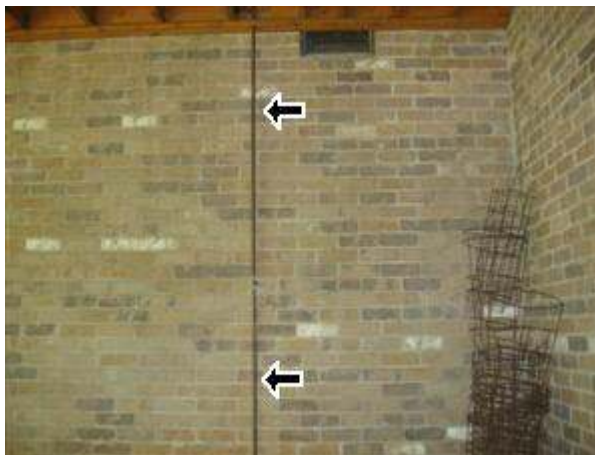


4.1 Picture 1

4.2 Rear deck exterior faucet that was added appears to be winterized at this time. Potential for this pipe to freeze during the winter (not tested). Consult owner.



4.2 Picture 1



4.2 Picture 2



4.2 Picture 3

4.3 Information note main level hall bathroom bath tub drain stop is non functional at this time (not uncommon to see on older homes) Repair as desired.



4.3 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating System

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Heat exchangers; Humidifiers; Electronic air filters; Solar space heating systems or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE: FORCED AIR HEAT PUMP (FORCED AIR)	ENERGY SOURCE: NATURAL GAS ELECTRIC	NUMBER OF HEAT SYSTEMS (excluding wood): TWO
HEAT SYSTEM BRAND: TRANE	HEAT SYSTEM SIZE: 100000 BTU/HR 24000 BTU/HR	HEAT SYSTEM AGE: 2002 2000
DUCTWORK: FLEX SHEET METAL INSULATED And NON-INSULATED	FILTER TYPE: CARTRIDGE	FILTER SIZE: UNKNOWN
FILTER CONDITION: CLEAN	TYPES OF FIREPLACES: PREFABRICATED CONVENTIONAL SOLID FUEL INSERT	OPERABLE FIREPLACES: ONE
GAS STARTER FUNCTIONED: NONE INSTALLED		

		IN	NI	NP	RR
5.0	HEATING EQUIPMENT (Main Level)	X			
5.1	HEATING EQUIPMENT (Upper Level)	X			
5.2	THERMOSTAT(S)	X			
5.3	AUTOMATIC SAFETY CONTROLS	X			X
5.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
5.5	FLUES AND VENTS	X			
5.6	FIREPLACES AND CHIMNEYS		X		
5.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
5.8	COMBUSTION AIR	X			

IN NI NP RR

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Comments:

5.3 Information note only : Fan compartment door safety switch taped over. Unit service switch was observed on the side of this unit and was working normal.



5.3 Picture 1

5.4 Filter located at furnace in basement mounted of back side of system (Picture 1) .

Note filter installed at return end of unit in attic is very dirty and needs to be replace (Picture 2-3) .



5.4 Picture 1



5.4 Picture 2



5.4 Picture 3

5.6 Fireplace insert unit installed at this fireplace was not evaluated by me (limited view). Consult owner as to last service and cleaning of this unit.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The

inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT

TYPE:
HEAT-PUMP
AIR CONDITIONER UNIT

NUMBER OF A/C UNITS:
ONE

SECOND FLOOR A/C UNIT AGE:
2002

COOLING EQUIPMENT ENERGY

SOURCE:
ELECTRICITY

A/C FLOOR AND SIZE:
FIRST FLOOR - 4 TONS
SECOND FLOOR - 1.5 TONS

FIRST FLOOR A/C TEMPERATURE DIFFERENTIALS:
MORE THAN 15 DEGREES

CENTRAL AIR MANUFACTURER:

TRANE

FIRST FLOOR A/C UNIT AGE:
2000

SECOND FLOOR A/C TEMPERATURE DIFFERENTIALS:
MORE THAN 15 DEGREES

IN NI NP RR

6.0	COOLING AND AIR HANDLER EQUIPMENT (main level)	X			
6.1	COOLING AND AIR HANDLER EQUIPMENT (upper level)				X
6.2	THERMOSTATS	X			
6.3	AIR DUCT AIRFLOW TEMPERATURES	X			

IN NI NP RR

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Comments:

6.1 Note AC condensate drain line now installed to plumbing waste drain as observed next to basement laundry sink, this is not recommended. I recommend this drain be corrected and extended to exterior of house.



6.1 Picture 1



6.1 Picture 2

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware

that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
DRYWALL (SHEETROCK)

WALL MATERIAL:
DRYWALL (SHEETROCK)
PANELING
WALLPAPER

FLOOR COVERING(S):
CARPET
VINYL
TILE

INTERIOR DOORS:
WOOD

WINDOW TYPES:
WOOD
DOUBLE-HUNG
SINGLE PANE
STORM WINDOWS

IN NI NP RR

		IN	NI	NP	RR
7.0	CEILINGS	X			
7.1	WALLS	X			
7.2	FLOORS	X			
7.3	DOORS (REPRESENTATIVE NUMBER)	X			X
7.4	WINDOWS (REPRESENTATIVE NUMBER)	X			X
7.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
7.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
7.7	ATTIC STAIRS	X			

IN NI NP RR

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Comments:

7.2 Note item 1.6 of this report mentioned on structural page reference deflection main level hallway.

7.3 Note door into main level hall bath powder room binding. Trim door as needed for ease of operation.

7.4 1. Note a number of windows on main level (with ease of access into house) were screwed shut and were not tested for operation.

2. Cracked window pane rear left corner bedroom window (Picture 1) . Replace pane of glass.



7.4 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:

AGED
BLOWN
BATT
FIBERGLASS

R- VALUE:

R-19 OR BETTER

VENTILATION:

GABLE VENTS
RIDGE VENTS
SOFFIT VENTS
BOX (TURTLEBACK)
THERMOSTATICALLY CONTROLLED FAN

EXHAUST FAN TYPES:

OPERABLE WINDOW

DRYER POWER SOURCE:

220 ELECTRIC

DRYER VENT:

FLEXIBLE METAL

IN NI NP RR

		IN	NI	NP	RR
8.0	INSULATION IN ATTIC AREAS	X			
8.1	VENTILATION OF ATTIC AREAS	X			
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
8.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X			
8.4	WHOLE HOUSE FAN	X			

IN NI NP RR

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Comments:

8.1 Information note: Excessive open spacing between roof decking and rafter tails. Potential for critters to access attic. No critter activity was observed in this attic at this time no droppings observed). You may wish to screen these areas as a precaution.



8.1 Picture 1

8.4 Information note Insulation board laying on top of whole house fan as observed in attic area. Remove prior to use of this fan.



8.4 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL:

BRICK VENEER
WOOD

EXTERIOR ENTRY DOORS:

WOOD
METAL

APPURTENANCE:

COVERED PORCH
SIDEWALK
DECK
STOOP

AUTO OPENER MANUFACTURER:

OVERHEAD DOOR

GARAGE DOOR MATERIAL:

INSULATED
METAL

GARAGE DOOR TYPE:

ONE AUTOMATIC

DRIVEWAY:

CONCRETE

IN NI NP RR

		IN	NI	NP	RR
9.0	SIDING AND TRIM	X			
9.1	PAINT CONDITION	X			
9.2	BRICK VENEER	X			
9.3	WINDOWS	X			
9.4	DOORS (Exterior)	X			
9.5	GARAGE DOORS	X			
9.6	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			
9.7	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			X
9.8	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			
9.9	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X
9.10	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			
9.11	EAVES, SOFFITS AND FASCIAS	X			
9.12	MAIN FUEL SHUT-OFF DEVICE / GAS LINE (Describe location)	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

9.2 Note loose brick veneer at front corner of garage.

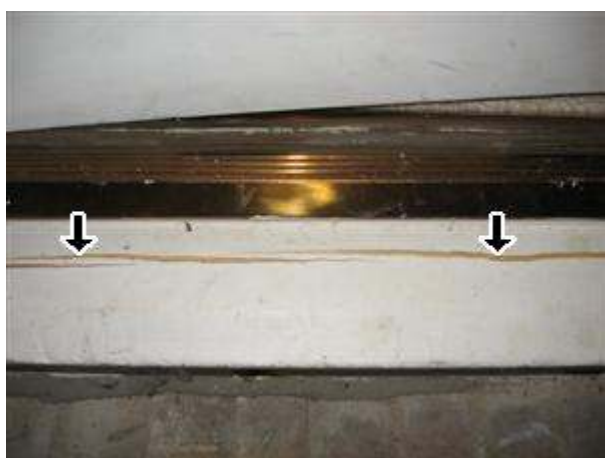


9.2 Picture 1

9.4 1. Garage entry door threshold from garage into house is split (damaged) and should be replaced (Picture 1-2) .
Replace / repair.

2. Exterior door from garage to deck has split panel (Picture 3-4) . Seal crack and paint.

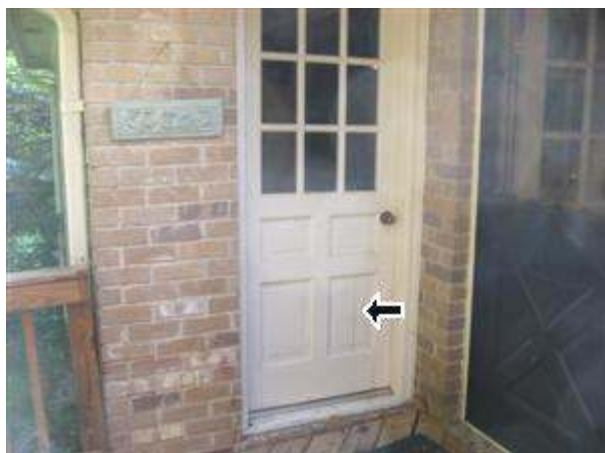
3. Wood rot rear entry door jamb to basement (Picture 5-6) . Repair.



9.4 Picture 1



9.4 Picture 2



9.4 Picture 3



9.4 Picture 4



9.4 Picture 5



9.4 Picture 6

9.6 Sensors are in place and will reverse the garage door.

9.7 Excessive height from walkway to small porch area at front of house (Picture 1) . Recommend addition of step this area for safety.



9.7 Picture 1

9.9 Note cracked broken areas were observed in this driveway with only minor settlement observed. Monitor and patch and seal as desired.



9.9 Picture 1



9.9 Picture 2



9.9 Picture 3

9.10 Tree limbs against side roof area of garage. Trim trees (shrubs) close to house at right side .Monitor trees at front of house and trim when needed.



9.10 Picture 1

9.12 The main gas shut off is located outside at meter left side (facing front). This is for your information.



9.12 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:
3-TAB FIBERGLASS

VIEWED ROOF COVERING FROM:
GROUND

CHIMNEY (exterior):
BRICK

GUTTERS:
GALVANIZED

SHINGLE AGE:
5 YEARS OR LESS

IN NI NP RR

		IN	NI	NP	RR
10.0	ROOF COVERINGS	X			
10.1	ROOFING DRAINAGE SYSTEMS	X			
10.2	FLASHINGS	X			
10.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

10.1 Important to keep debris clear of roof valleys to aid drainage from this roof.

Note gutter guards (helmet) installed on these gutters (monitor and insure they are working properly) note areas where this helmet appears flat and may not allow water to channel properly.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



1384 Sheffield Glen Way
Atlanta Ga. 30329
404-315-7096

Customer

Property Address

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components

1.1 BASEMENT FOUNDATION

Inspected

Structural repairs were added at front wall of this basement (Picture 1-2). Note as viewed from front exterior movement of this wall or brick veneer had occurred prior to this repair (Picture 3). Structure appears to have been repaired in a professional manor. Consult owner for warranty and copy engineers report for repairs made.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3

1.5 FLOORS (Structural)

Inspected, Repair or Replace

Deflection observed at main level hallway floor (Picture 1) . I would recommend a jack posts be added this area as observed from basement two places (Picture 2) .



1.5 Picture 1



1.5 Picture 2

2. Electrical System

2.8 FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

1. Loose electrical outlets (not attached) front wall of basement (Picture 1) . Appears work was performed (water proofing and structural support added) this area and work was not completed for re-installation of these outlets to the wall. Secure as needed.

2. Missing junction box cover observed basement ceiling area (Picture 2) . Install cover.



2.8 Picture 1



2.8 Picture 2

2.9 FIXTURES, SWITCHES AND RECEPTACLES (observed from a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

1. Front corner guest bedroom sidewall outlet next to door indicates reverse polarity. Correct wiring to this electrical outlet.
2. Front corner guest bedroom sidewall outlet (opposite wall from entry door) is loose in wall and needs to be secured.

4. Plumbing System

4.1 SUPPLY PLUMBING AND FIXTURES

Inspected, Repair or Replace

Main level hall bathroom commode appears not to be secured to flange properly (loose). Secure as needed to prevent leakage at wax seal.



4.1 Picture 1

5. Heating System

5.3 AUTOMATIC SAFETY CONTROLS

Inspected, Repair or Replace

Information note only : Fan compartment door safety switch taped over. Unit service switch was

observed on the side of this unit and was working normal.



5.3 Picture 1

5.6 FIREPLACES AND CHIMNEYS

Not Inspected

Fireplace insert unit installed at this fireplace was not evaluated by me (limited view). Consult owner as to last service and cleaning of this unit.

6. Central Air Conditioning

6.1 COOLING AND AIR HANDLER EQUIPMENT (upper level)

Repair or Replace

Note AC condensate drain line now installed to plumbing waste drain as observed next to basement laundry sink, this is not recommended. I recommend this drain be corrected and extended to exterior of house.



6.1 Picture 1



6.1 Picture 2

7. Interiors

7.3 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Note door into main level hall bath powder room binding. Trim door as needed for ease of operation.

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

1. Note a number of windows on main level (with ease of access into house) were screwed shut and were not tested for operation.
2. Cracked window pane rear left corner bedroom window (Picture 1) . Replace pane of glass.



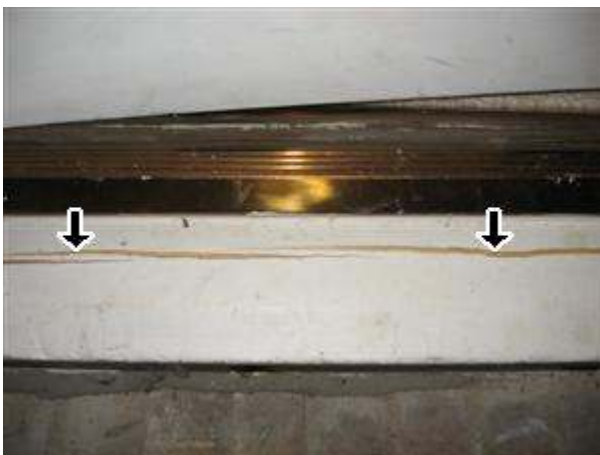
7.4 Picture 1

9. Exterior

9.4 DOORS (Exterior)

Inspected

1. Garage entry door threshold from garage into house is split (damaged) and should be replaced (Picture 1-2) . Replace / repair.
2. Exterior door from garage to deck has split panel (Picture 3-4) . Seal crack and paint.
3. Wood rot rear entry door jamb to basement (Picture 5-6) . Repair.



9.4 Picture 1



9.4 Picture 2



9.4 Picture 3



9.4 Picture 4



9.4 Picture 5



9.4 Picture 6

9.7 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

Excessive height from walkway to small porch area at front of house (Picture 1) . Recommend addition of step this area for safety.



9.7 Picture 1

9.9 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

Note cracked broken areas were observed in this driveway with only minor settlement observed. Monitor and patch and seal as desired.



9.9 Picture 1



9.9 Picture 2



9.9 Picture 3

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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