



Inspection Report

Prepared For:
Sampath Sample

Property Address:
12712 Waterside Drive
Alpharetta, GA 30004



Atlanta Home Inspections

Matthew A Thoroman
6625 Hwy. 53 E. Ste. 410-151
Dawsonville Ga 30534
(678)-410-8062

Date: 11/12/2012	Time: 10:30 AM	Report ID: sample111212
Property: 12712 Waterside Drive Alpharetta, GA 30004	Customer: Sampath Sample	Real Estate Professional:

Comment Key, and 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, and further inspection by a qualified contractor. All costs associated with further inspection fees, repairs, replacement of items, components, or units should be considered before you purchase the property.

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

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

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

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

This is not a new home and 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 workman like 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. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. The inspection and report do not address and are not intended to address the possible presence of, or danger from any potentially harmful substances and environmental hazards including, but not limited to: mold in air or carpet, radon gas, lead in paint or other materials, lead in water, asbestos, urea formaldehyde, and toxic or flammable chemicals. Inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. Inspector does not determine the presence of evidence of rodents, animals or insects. Always consider hiring the appropriate expert for any repairs or further inspection and/or evaluation accordingly. Acceptance of this report means you agree to the terms and inspection agreement you've consented to when filling out the online request or signed in person.

Age Of Home:
Under 10 Years

Client Is Present:
Yes

Weather:
Cloudy

Temperature:
Over 65

Rain in last 3 days:
Yes

Home Inspection:
Yes

Water Test:
No

Radon Test:
Yes

Lead Test:
No

Mold Samples:
No

Mold Screen:
No

1. Structural Components

Styles & Materials

FOUNDATION:
POURED CONCRETE

WALL STRUCTURE:
2 X 4 WOOD
2 X 6 WOOD

ROOF STRUCTURE:
STICK-BUILT
2 X 6 RAFTERS
2 X 8 RAFTERS
OSB SHEATHING

ATTIC INFO:
PULL DOWN STAIRS
STORAGE
LIGHT IN ATTIC
DOOR ACCESS

METHOD USED TO OBSERVE CRAWLSPACE:
NO CRAWLSPACE

COLUMNS OR PIERS:
SUPPORTING WALLS

ROOF-TYPE:
GABLE
HIP

FLOOR STRUCTURE:
SILENT FLOOR TRUSS

CEILING STRUCTURE:
WOOD

METHOD USED TO OBSERVE ATTIC:
FROM ENTRY
LIMITED ACCESS

Inspection Items

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

1.1 WALLS (Structural)

Comments: Inspected

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

(1) Attic access was limited. I did not inspect all the areas of the attic. This is for your information.



1.5 Picture 1

(2) Roof sheathing has water stains from what appears to be a small leak. Further damage from moisture can occur if not corrected. Recommend repair by a qualified roofing contractor.



1.5 Picture 2

2. Exterior

Styles & Materials

SIDING STYLE:

LAP
BRICK

SIDING MATERIAL:

WOOD
CEMENT-FIBER
FULL BRICK

EXTERIOR ENTRY DOORS:

STEEL
HOLLOW CORE
INSULATED GLASS

APPURTENANCE:

DECK WITH STEPS
COVERED PORCH
SIDEWALK

AUTO OPENER MANUFACTURER:

GENIE

GARAGE DOOR MATERIAL:

INSULATED
METAL

GARAGE DOOR TYPE:

TWO AUTOMATIC

DRIVEWAY:

CONCRETE

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

(1) Wall cladding sealant is showing signs of deterioration at various areas around the home. Damage from moisture can occur if not sealed/maintained properly. Recommend repair by a qualified contractor.



2.0 Picture 1

(2) Wood siding is damaged/deteriorated at front of home. Further damage to the siding, and possibly the framing can occur from moisture if not corrected. Recommend repair or replace by a qualified contractor.



2.0 Picture 2



2.0 Picture 3

(3) Wood siding has a series of nail holes that have not been filled. Further damage to the siding, and possibly the framing can occur from moisture if not corrected. Recommend repairs by a qualified contractor.



2.0 Picture 4

(4) Cement board siding at various areas around the home needs sealant at joints. Damage from moisture can occur if not sealed properly. Recommend repair by a qualified contractor.



2.0 Picture 5

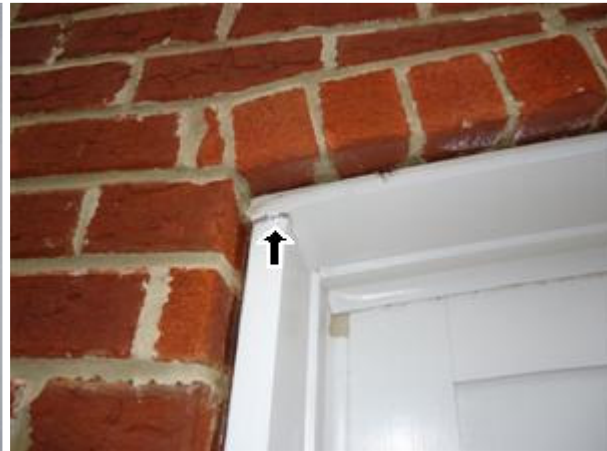
2.1 DOORS (Exterior)

Comments: Repair or Replace

(1) Garage door casings show signs of deterioration at front of home. Moisture can cause further deterioration, and possibly damage the framing if not corrected. Recommend repair by a qualified contractor.



2.1 Picture 1



2.1 Picture 2

(2) Exterior door at rear of home is deteriorated at brick mouldings, and jambs. Further deterioration can occur from moisture if not corrected. Recommend repair by a qualified contractor.



2.1 Picture 3

(3) Exterior door at rear of home is deteriorated at mouldings. Further deterioration can occur from moisture if not corrected. Recommend repair by a qualified contractor.



2.1 Picture 4



2.1 Picture 5

2.2 WINDOWS

Comments: Inspected

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Repair or Replace

Garage door safety sensor did not work for one door when tested. This is a potential safety issue. Recommend repair by a qualified garage door contractor.



2.3 Picture 1

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

Comments: Repair or Replace

(1) Hand rails for stairs are missing at front of home. A fall or injury can occur if not corrected. Recommend repair by a qualified contractor.



2.4 Picture 1

(2) Deck ledger flashing is damaged at rear of home. Flashing prevents water from entering behind this area. Further damage from moisture can occur if not corrected. Recommend repair by a qualified contractor.



2.4 Picture 2

(3) Deck stair system at rear of home is not supported properly and is a safety concern. This is a structural support issue that needs to be corrected. Recommend repairs by a qualified contractor.



2.4 Picture 3

(4) Stair handrails are not cut to proper heights and stair treads are cut at a steep angle . This is a potential safety issue and a fall or injury can occur if not corrected. Recommend repair by a qualified contractor.



2.4 Picture 4

(5) Deck addition shows signs of settlement at rear of home. This is a potential safety issue. Recommend a structural engineer to evaluate this structure and repair as necessary.



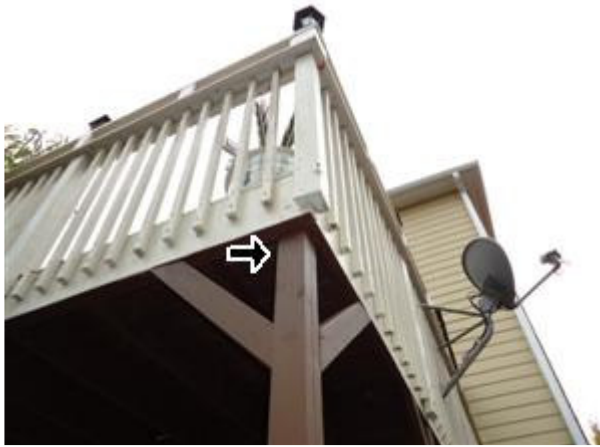
2.4 Picture 5

(6) Joist supports are missing at stair landing. This is a structural support issue that needs to be corrected. Recommend repair by a qualified contractor.



2.4 Picture 6

(7) Post supports for deck addition are not supporting the deck properly. Supports should be installed under the outer band for proper support. This is a potential safety issue. Recommend repairs by a qualified contractor.



2.4 Picture 7

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

Comments: Repair or Replace

(1) Wood for boards were never removed at front of home. Building materials can absorb moisture attracting wood destroying insects. Recommend a qualified contractor to remove what is left of wood material and seal cracks.



2.5 Picture 1

(2) Surface erosion is occurring at right side of home facing front. If erosion continues to occur harmful water penetration to the foundation can occur. Recommend repair by a qualified landscape contractor.



2.5 Picture 2

(3) Landscape drain is clogged with debris at rear of home. Clogged drains can cause water to pool and erosion can occur. Recommend further evaluation and repairs by a qualified landscape contractor.



2.5 Picture 3

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

Wood fascia/soffit are showing signs of deterioration at various areas around the home. Further damage from moisture can occur if not maintained/sealed properly. Recommend qualified contractor to repair or replace.



2.6 Picture 1

3. Roofing

Styles & Materials

ROOF COVERING:

3-TAB
ASPHALT/ FIBERGLASS

VIEWED ROOF COVERING FROM:

GROUND
LADDER

SKY LIGHT (S):

NONE

CHIMNEY (exterior):
METAL FLUE PIPE

Inspection Items

3.0 ROOF COVERINGS

Comments: Repair or Replace

(1) Problems discovered at roof covering such as nail holes, exposed nails, and any other issue that a qualified roofing contractor may find while making repairs. These areas can leak if not corrected. Recommend a qualified roofing contractor to go over the whole roof and make necessary repairs.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3

(2) Wood framing is exposed at front of home. Further damage can occur from moisture if not corrected. Recommend repair by a qualified roofing contractor



3.0 Picture 4

(3) Due to the close proximity of the other homes I was not able to view this side of the roof. I did not inspect this area.



3.0 Picture 5

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.3 ROOFING DRAINAGE SYSTEMS

Comments: Repair or Replace

Gutter is clogged at rear of home Clogged gutters can cause deterioration of the fascia, soffit, and roof edge if not corrected. Recommend repair by a qualified contractor.



3.3 Picture 1

4. Plumbing System

Styles & Materials

WATER SOURCE:
PUBLIC

PLUMBING WASTE:
PVC

MANUFACTURER:
A.O. SMITH

MAIN FUEL VALVE LOCATION:
RIGHT SIDE FACING FRONT OF HOME

PLUMBING SUPPLY:
NOT VISIBLE

WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

AGE OF WATER HEATER:
2003

PLUMBING DISTRIBUTION:
COPPER

CAPACITY:
50 GAL (2-3 PEOPLE)

PLUMBING VENTING:
PVC

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

(1) Plumbing waste line drains slowly at master bathroom. The drain may be clogged at the valve, or possibly down line. Recommend repair by a qualified plumber.



4.0 Picture 1

(2) Shower floor appears to have very little pitch to drain water properly at basement bathroom. I was unable to determine if this area would drain water due to the water supply being cut off. Recommend a licensed plumber to inspect this drain and also check for proper shower pan liner installation.



4.0 Picture 2

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

(1) Outside water faucet was not secured properly and handle is broken. Supply lines could break if not corrected. Recommend repairs by a licensed plumber.



4.1 Picture 1

(2) Shower tub faucet has pulled loose from the wall at guest bathroom. Further damage can occur from water entering behind this area. Recommend repair by a licensed plumber.



4.1 Picture 2

(3) Shower fixture at basement bathroom did not function at the time of inspection. I did not inspect this item.



4.1 Picture 3

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located at basement. This is for your information.



4.3 Picture 1

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

4.5 SUMP PUMP

Comments: Repair or Replace

(1) Sump pump exhaust vent is not connected to the unit. Waste water will not be able to discharge properly and possibly cause damage to the home. Recommend a licensed plumber for further evaluation and repairs.



4.5 Picture 1

(2) Sump pump discharge line is not properly sized. Damage to house hold components can occur if not corrected. Recommend a licensed plumber for repairs.



4.5 Picture 2

(3) Sump pump basing is not sealed properly. Sewer gases can vent into the basement and is a potential health concern. Recommend repairs by a licensed plumber.



4.5 Picture 3

5. Electrical System

ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND
ALUMINUM
220 VOLTS

ELEC. PANEL MANUFACTURER:

CUTLER HAMMER

LOCATION OF MAIN PANEL:

BASEMENT

Styles & Materials**PANEL CAPACITY:**

200 AMP

PANEL TYPE:

CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:

COPPER

WIRING METHODS:

ROMEX

SMOKE DETECTOR:

PRESENT

Inspection Items**5.0 SERVICE ENTRANCE CONDUCTORS**

Comments: Inspected

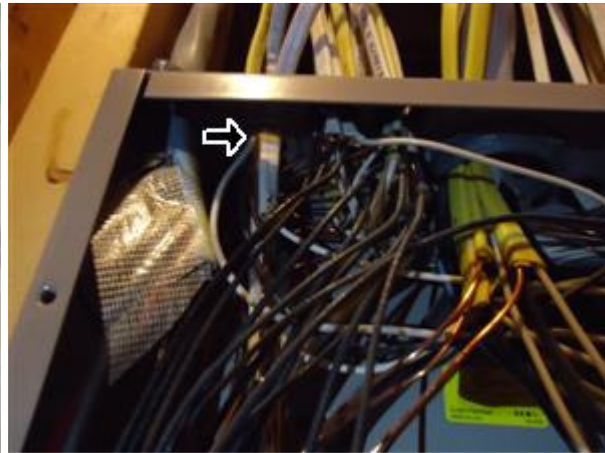
5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

Problem(s) discovered in main electrical panel such as breakers not labeled properly, missing romex wire protector, and any other problems that a electrician may discover while performing repairs that need correcting. Recommend a licensed electrician inspect for all repairs.



5.1 Picture 1



5.1 Picture 2

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

(1) Electrical wiring is exposed to exterior elements and does not appear to be wired properly at rear of home. This is a safety issue that needs to be corrected. Recommend repairs by a licensed electrician when wiring is involved.



5.3 Picture 1



5.3 Picture 2



5.3 Picture 3

(2) Three prong outlet is missing its cover plate at living room. This is a safety issue that should be corrected. Recommend repair by a licensed electrician when any wiring is involved.

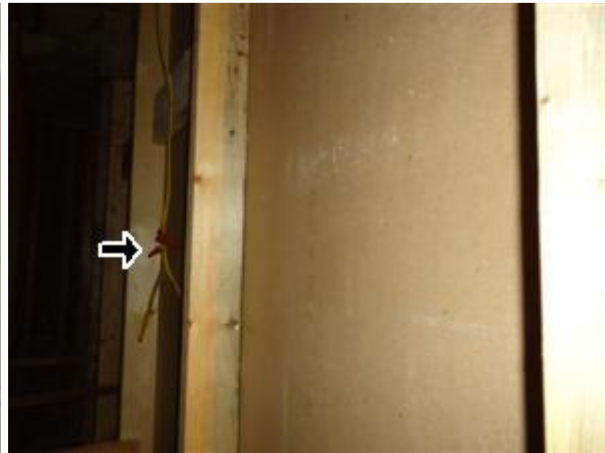


5.3 Picture 4

(3) Problems discovered with basement electrical wiring such as exposed wiring behind finished walls, wiring not secured properly, and missing electrical switches at unfinished areas. These are all potential safety issues and some fire safety issue that need repair. Recommend further inspection and repairs by a licensed electrician.



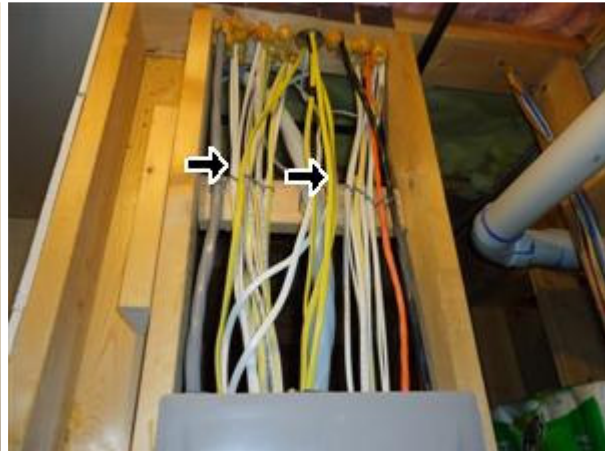
5.3 Picture 5



5.3 Picture 6



5.3 Picture 7



5.3 Picture 8



5.3 Picture 9

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Repair or Replace

GFCI outlet did not work when tested at left side of home facing front. This is a safety issue. Recommend repairs by a licensed electrician.



5.5 Picture 1

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main panel box is located at basement. This is for your information..

5.7 SMOKE DETECTORS

Comments: Inspected

Smoke detectors should be tested and back up batteries replaced at common hallways upon moving in to home. This is a safety issue and for your information.

6. Heating

Styles & Materials

HEAT TYPE: FORCED AIR	ENERGY SOURCE: GAS	NUMBER OF HEAT SYSTEMS (excluding wood): TWO
HEAT SYSTEM BRAND: CARRIER	AGE OF HEAT SYSTEM: 2004	DUCTWORK: INSULATED
FILTER TYPE: DISPOSABLE	TYPES OF FIREPLACES: VENTED GAS LOGS	OPERABLE FIREPLACES: ONE
NUMBER OF WOODSTOVES: NONE		

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.4 SOLID FUEL HEATING DEVICES

Comments: Not Present

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

The HVAC filters are dirty, and need replacing in attic. Clogged filters can affect the efficiency of these units.

Recommend replace by a qualified person.



6.5 Picture 1

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Inspected

Pilot light for gas logs was not on at the time of inspection. I was not able to inspect this item.



6.6 Picture 1

6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

7. Central Air Conditioning**Styles & Materials****COOLING EQUIPMENT TYPE:**

AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:

ELECTRICITY

NUMBER OF A/C UNITS:

TWO

CENTRAL AIR MANUFACTURER:

CARRIER

AGE OF COOLING SYSTEM:

2004

Inspection Items**7.0 COOLING AND AIR HANDLER EQUIPMENT****Comments:** Inspected**7.1 NORMAL OPERATING CONTROLS****Comments:** Inspected**7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected**7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected

8. Interiors

Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
CARPET
HARDWOOD T&G
TILE
VINYL

INTERIOR DOORS:
HOLLOW CORE
RAISED PANEL
WOOD

WINDOW TYPES:
THERMAL/INSULATED
SINGLE-HUNG
TILT FEATURE

WINDOW MANUFACTURER:
UNKNOWN

CABINETRY:
WOOD

COUNTERTOP:
CULTURED MARBLE
CORIAN

Inspection Items

8.0 CEILINGS

Comments: Inspected

8.1 WALLS

Comments: Inspected

8.2 FLOORS

Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) Closet door catch balls are missing. Further damage to the door casing can occur if not corrected. Recommend repair by a qualified contractor.

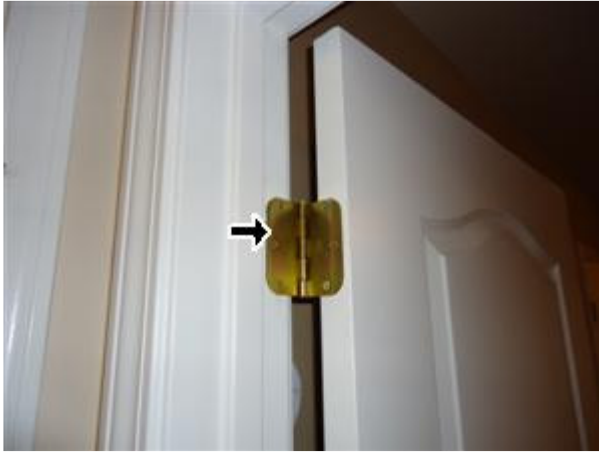


8.5 Picture 1



8.5 Picture 2

(2) Interior door at guest bedroom did not shut properly. Some repairs/adjustment to the door may be needed. Recommend repair by a qualified contractor.



8.5 Picture 3

(3) Interior door at basement show signs of a wood destroying organism present. This is a potential health concern that needs further investigation. Recommend a certified mold remediation company for repairs.



8.5 Picture 4

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

One window unit seal is damaged at dining room. This can affect your heating, and cooling efficiency. Recommend repair by a qualified contractor.



8.6 Picture 1

9. Insulation and Ventilation

Styles & Materials

ATTIC INSULATION:
BLOWN
ROCK WOOL

R- VALUE:
R-19 OR BETTER

VENTILATION:
GABLE VENTS
SOFFIT VENTS
THERMOSTATICALLY CONTROLLED FAN

EXHAUST FAN TYPES:
FAN ONLY

DRYER POWER SOURCE:
220 ELECTRIC
GAS CONNECTION

DRYER VENT:
METAL

CRAWLSPACE INSULATION:
NO CRAWLSPACE

UNFINISHED BASEMENT INSULATION:
BATT
FIBERGLASS
R-19

Inspection Items

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Repair or Replace

Insulation is missing at some areas where 3 attic door accesses are located. This can cause heating, and cooling loss if not corrected. Recommend repair by a qualified person.



9.0 Picture 1



9.0 Picture 2

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

(1) Exhaust vent at right side of home facing front is not secured properly. Further damage can occur if not corrected. Recommend repair by a qualified contractor.



9.2 Picture 1

(2) Exhaust vent at left side of home facing front is not secured properly. I was also unable to determine why this vent

was added. Further damage can occur from moisture entering the home if not corrected. Recommend repair by a qualified contractor.



9.2 Picture 2

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Inspected

Thermostatically controlled vent fans have a temperature setting and will only operate at certain times during high temperatures. The attic fan did not function while I was inspecting this area, therefore I did not see this unit operate.

10. Built-In Kitchen Appliances**Styles & Materials****DISHWASHER:**

MAYTAG

BUILT-IN MICROWAVE:

MAYTAG

TRASH COMPACTORS:

NONE

EXHAUST/RANGE HOOD:

RE-CIRCULATE

REFRIGERATOR:

GENERAL ELECTRIC

INDOOR GAS GRILL:

NONE

RANGE/OVEN:

MAYTAG

DISPOSER:

BADGER

Inspection Items**10.0 DISHWASHER****Comments:** Repair or Replace

Dishwasher latch was broken at the time of inspection. I did not inspect this item due to this issue. Recommend repair by a qualified appliance repair company.



10.0 Picture 1

10.1 RANGES/OVENS/COOKTOPS**Comments:** Inspected**10.2 RANGE HOOD****Comments:** Inspected**10.3 FOOD WASTE DISPOSER****Comments:** Inspected**10.4 MICROWAVE (BUILT IN)****Comments:** Inspected**10.5 TRASH COMPACTOR****Comments:** Not Present**10.6 INDOOR GAS GRILL****Comments:** Not Present

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Atlanta Home Inspections

General Summary



Atlanta Home Inspections

6625 Hwy. 53 E. Ste. 410-151

Dawsonville Ga 30534

(678)-410-8062

Customer

Sampath Sample

Property Address

12712 Waterside Drive

Alpharetta, GA 30004

1. Structural Components

1.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

(2) Roof sheathing has water stains from what appears to be a small leak. Further damage from moisture can occur if not corrected. Recommend repair by a qualified roofing contractor.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Wall cladding sealant is showing signs of deterioration at various areas around the home. Damage from moisture can occur if not sealed/maintained properly. Recommend repair by a qualified contractor.

(2) Wood siding is damaged/deteriorated at front of home. Further damage to the siding, and possibly the framing can occur from moisture if not corrected. Recommend repair or replace by a qualified contractor.

(3) Wood siding has a series of nail holes that have not been filled. Further damage to the siding, and possibly the framing can occur from moisture if not corrected. Recommend repairs by a qualified contractor.

(4) Cement board siding at various areas around the home needs sealant at joints. Damage from moisture can occur if not sealed properly. Recommend repair by a qualified contractor.

2.1 DOORS (Exterior)

Repair or Replace

(1) Garage door casings show signs of deterioration at front of home. Moisture can cause further deterioration, and possibly damage the framing if not corrected. Recommend repair by a qualified contractor.

(2) Exterior door at rear of home is deteriorated at brick mouldings, and jambs. Further deterioration can occur from moisture if not corrected. Recommend repair by a qualified contractor.

(3) Exterior door at rear of home is deteriorated at mouldings. Further deterioration can occur from moisture if not corrected. Recommend repair by a qualified contractor.

2.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Garage door safety sensor did not work for one door when tested. This is a potential safety issue. Recommend repair by a qualified garage door contractor.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS**Repair or Replace**

- (1) Hand rails for stairs are missing at front of home. A fall or injury can occur if not corrected. Recommend repair by a qualified contractor.
- (2) Deck ledger flashing is damaged at rear of home. Flashing prevents water from entering behind this area. Further damage from moisture can occur if not corrected. Recommend repair by a qualified contractor.
- (3) Deck stair system at rear of home is not supported properly and is a safety concern. This is a structural support issue that needs to be corrected. Recommend repairs by a qualified contractor.
- (4) Stair handrails are not cut to proper heights and stair treads are cut at a steep angle . This is a potential safety issue and a fall or injury can occur if not corrected. Recommend repair by a qualified contractor.
- (5) Deck addition shows signs of settlement at rear of home. This is a potential safety issue. Recommend a structural engineer to evaluate this structure and repair as necessary.
- (6) Joist supports are missing at stair landing. This is a structural support issue that needs to be corrected. Recommend repair by a qualified contractor.
- (7) Post supports for deck addition are not supporting the deck properly. Supports should be installed under the outer band for proper support. This is a potential safety issue. Recommend repairs by a qualified contractor.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**Repair or Replace**

- (1) Wood for boards were never removed at front of home. Building materials can absorb moisture attracting wood destroying insects. Recommend a qualified contractor to remove what is left of wood material and seal cracks.
- (2) Surface erosion is occurring at right side of home facing front. If erosion continues to occur harmful water penetration to the foundation can occur. Recommend repair by a qualified landscape contractor.
- (3) Landscape drain is clogged with debris at rear of home. Clogged drains can cause water to pool and erosion can occur. Recommend further evaluation and repairs by a qualified landscape contractor.

2.6 EAVES, SOFFITS AND FASCIAS**Repair or Replace**

Wood fascia/soffit are showing signs of deterioration at various areas around the home. Further damage from moisture can occur if not maintained/sealed properly. Recommend qualified contractor to repair or replace.

3. Roofing**3.0 ROOF COVERINGS****Repair or Replace**

- (1) Problems discovered at roof covering such as nail holes, exposed nails, and any other issue that a qualified roofing contractor may find while making repairs. These areas can leak if not corrected. Recommend a qualified roofing contractor to go over the whole roof and make necessary repairs.
- (2) Wood framing is exposed at front of home. Further damage can occur from moisture if not corrected. Recommend repair by a qualified roofing contractor

3.3 ROOFING DRAINAGE SYSTEMS**Repair or Replace**

Gutter is clogged at rear of home Clogged gutters can cause deterioration of the fascia, soffit, and roof edge if not corrected. Recommend repair by a qualified contractor.

4. Plumbing System**4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**

- (1) Plumbing waste line drains slowly at master bathroom. The drain may be clogged at the valve, or possibly down line. Recommend repair by a qualified plumber.
- (2) Shower floor appears to have very little pitch to drain water properly at basement bathroom. I was unable to determine if this area would drain water due to the water supply being cut off. Recommend a licensed plumber to inspect this drain and also check for proper shower pan liner installation.

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Repair or Replace**

(1) Outside water faucet was not secured properly and handle is broken. Supply lines could break if not corrected. Recommend repairs by a licensed plumber.

(2) Shower tub faucet has pulled loose from the wall at guest bathroom. Further damage can occur from water entering behind this area. Recommend repair by a licensed plumber.

(3) Shower fixture at basement bathroom did not function at the time of inspection. I did not inspect this item.

4.5 SUMP PUMP**Repair or Replace**

(1) Sump pump exhaust vent is not connected to the unit. Waste water will not be able to discharge properly and possibly cause damage to the home. Recommend a licensed plumber for further evaluation and repairs.

(2) Sump pump discharge line is not properly sized. Damage to house hold components can occur if not corrected. Recommend a licensed plumber for repairs.

(3) Sump pump basing is not sealed properly. Sewer gases can vent into the basement and is a potential health concern. Recommend repairs by a licensed plumber.

5. Electrical System**5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Repair or Replace**

Problem(s) discovered in main electrical panel such as breakers not labeled properly, missing romex wire protector, and any other problems that a electrician may discover while performing repairs that need correcting. Recommend a licensed electrician inspect for all repairs.

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Repair or Replace**

(1) Electrical wiring is exposed to exterior elements and does not appear to be wired properly at rear of home. This is a safety issue that needs to be corrected. Recommend repairs by a licensed electrician when wiring is involved.

(2) Three prong outlet is missing its cover plate at living room. This is a safety issue that should be corrected. Recommend repair by a licensed electrician when any wiring is involved.

(3) Problems discovered with basement electrical wiring such as exposed wiring behind finished walls, wiring not secured properly, and missing electrical switches at unfinished areas. These are all potential safety issues and some fire safety issue that need repair. Recommend further inspection and repairs by a licensed electrician.

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Repair or Replace**

GFCI outlet did not work when tested at left side of home facing front. This is a safety issue. Recommend repairs by a licensed electrician.

6. Heating**6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Repair or Replace**

The HVAC filters are dirty, and need replacing in attic. Clogged filters can affect the efficiency of these units. Recommend replace by a qualified person.

8. Interiors**8.5 DOORS (REPRESENTATIVE NUMBER)****Repair or Replace**

(1) Closet door catch balls are missing. Further damage to the door casing can occur if not corrected. Recommend

repair by a qualified contractor.

(2) Interior door at guest bedroom did not shut properly. Some repairs/adjustment to the door may be needed. Recommend repair by a qualified contractor.

(3) Interior door at basement show signs of a wood destroying organism present. This is a potential health concern that needs further investigation. Recommend a certified mold remediation company for repairs.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

One window unit seal is damaged at dining room. This can affect your heating, and cooling efficiency. Recommend repair by a qualified contractor.

9. Insulation and Ventilation

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Repair or Replace

Insulation is missing at some areas where 3 attic door accesses are located. This can cause heating, and cooling loss if not corrected. Recommend repair by a qualified person.

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

(1) Exhaust vent at right side of home facing front is not secured properly. Further damage can occur if not corrected. Recommend repair by a qualified contractor.

(2) Exhaust vent at left side of home facing front is not secured properly. I was also unable to determine why this vent was added. Further damage can occur from moisture entering the home if not corrected. Recommend repair by a qualified contractor.

10. Built-In Kitchen Appliances

10.0 DISHWASHER

Repair or Replace

Dishwasher latch was broken at the time of inspection. I did not inspect this item due to this issue. Recommend repair by a qualified appliance repair company.



INVOICE

Atlanta Home Inspections
6625 Hwy. 53 E. Ste. 410-151
Dawsonville Ga 30534
(678)-410-8062
Inspected By: Matthew A Thoroman

Inspection Date: 11/12/2012
Report ID: sample111212

Customer Info:	Inspection Property:
Sampath Sample 555 Sample Street Atlanta GA 30001 Customer's Real Estate Professional:	12712 Waterside Drive Alpharetta, GA 30004

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Feet 2,501 - 3,000	350.00	1	350.00
Discount	-25.00	1	-25.00

Tax \$0.00

Total Price \$325.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:



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