



Inspection Report

Sample Report

Property Address:

123 Any Street
Canton, Ga. 30115



IHI Home Inspections, LLC

David Lelak - Certified Inspector

247 Arbor Hill Rd
Canton, GA 30115
404-788-2581



Date: 8/28/2007	Time: 9:15 AM	Report ID: Sample
Property: 123 Any Street Canton, Ga. 30115	Customer: Sample Report	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.

Age Of Home:

Under 10 Years

Client Is Present:

No

Radon Test:

No

Water Test:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes


1. Roofing / Chimneys / Roof Structure and Attic

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.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X			X	Viewed roof covering from: Ladder
1.1	FLASHINGS	X			X	Roof-Type: Gable
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			X	Roof Covering: 3-Tab fiberglass
1.3	ROOF VENTILATION	X				Chimney (exterior): Composition board
1.4	ROOF DRAINAGE SYSTEMS (gutters and downspouts)	X				Sky Light(s): None
1.5	ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)	X				Roof Ventilation: Turbines
1.6	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Method used to observe attic: Walked
1.7	INSULATION IN ATTIC	X				Roof Structure: Stick-built
1.8	VISIBLE ELECTRIC WIRING IN ATTIC	X				Ceiling Structure: Not visible
						Attic info: Pull Down stairs
						Attic Insulation: Blown


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

Comments:

 1.0 The Roof shingle has come loose & slid down at the left dormer. Unable to determine if this area will leak. I recommend repair as desired.



1.0 Picture 1

 1.1 The roof is not flashed properly. The metal flashing did not weave under shingles (step flashing) and is improper. Unable to determine if this area will leak. A qualified roofing contractor should inspect further and correct as needed.



1.1 Picture 1 No step flashing. One piece flashing from top to bottom.



1.2 Plumbing vents coming thru roof need to be spray- painted black to protect from ultraviolet rays.



1.2 Picture 1 Plumbing vents need painted black

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.

2. 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.

		IN	NI	NP	RR	
2.0	WALL CLADDING FLASHING AND TRIM	X			X	Styles & Materials Siding Style: Lap
2.1	DOORS (Exterior)	X				Siding Material: Composite board Brick veneer
2.2	WINDOWS	X			X	Exterior Entry Doors: Wood Steel
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X	Appurtenance: Covered porch Sidewalk
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				Driveway: Concrete
2.5	EAVES, SOFFITS AND FASCIAS	X				
2.6	PLUMBING WATER FAUCETS (hose bibs)	X				
2.7	OUTLETS (exterior)	X			X	

IN NI NP RR

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

Comments:

 **2.0** (1) Siding in contact with ground at right side of house. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.



2.0 Picture 1 Grade to close to siding under deck.



2.0 Picture 2 Plywood under bay window is roted & needs replacing.




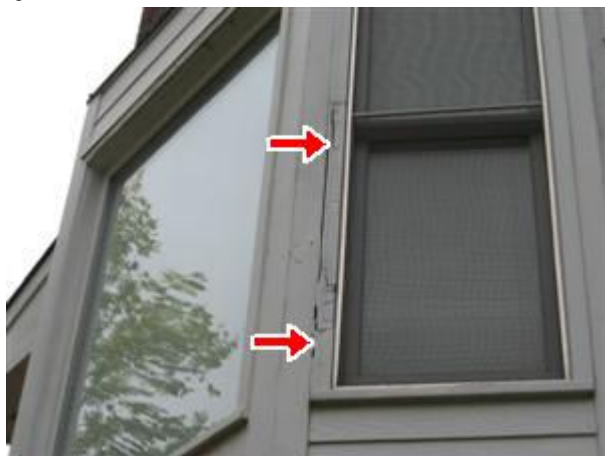
2.0 Picture 3 Siding in contact with ground.

(2) Brick column between garage door & walk thru door has separated from above & is leaning out. Needs evaluated by masonry contractor & repaired as needed.



2.0 Picture 4

 **2.2** (1) The brick-mold deteriorated at bay window & at back deck. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.2 Picture 1 brick-mold deteriorated needs replaced.




2.2 Picture 2

(2) Several screens are damaged along back of house & need replaced. FYI This is a cosmetic issue.



2.2 Picture 3 Several screens are damaged along back of house.

 **2.3** (1) Some pickets on deck at the rear of home are missing . An injury could occur if not corrected. The maximum space between pickets should be four inches.




2.3 Picture 1

(2) Joist hanger under deck needs nailing not just one side but both.



2.3 Picture 2 Joist hanger under deck needs nailing not just one side but both.

 **2.7** The exterior outlet at the front door is loose in the wall, and needs to be secured properly. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



2.7 Picture 1 Outlet needs secured in wall.


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.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	X				Garage Door Type: One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				Garage Door Material: Metal
3.2	GARAGE FLOOR	X				Auto-opener Manufacturer: UNKNOWN
3.3	GARAGE DOOR (S)	X				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			X	
		IN	NI	NP	RR	

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

Comments:

 3.5 The automatic opener for at the garage is manually operated. This is a maintenance issue and is for your information. I recommend repair as desired.


4. Kitchen Components and 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	Styles & Materials
4.0	CEILINGS	X			X	Dishwasher Brand: GENERAL ELECTRIC
4.1	WALLS	X				Disposer Brand: NONE
4.2	FLOORS	X				Exhaust/Range hood: NONE
4.3	PANTRY/CLOSET DOORS	X				Range/Oven: JENN AIR WHIRLPOOL
4.4	WINDOWS	X			X	Built in Microwave: WHIRLPOOL
4.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Trash Compactors: NONE
4.6	PLUMBING DRAIN AND VENT SYSTEMS	X				Cabinetry: Wood
4.7	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	X				Countertop: Tile
4.8	OUTLETS WALL SWITCHES and FIXTURES	X				Clothes Dryer Vent Material: Flexible Vinyl
4.9	DISHWASHER	X				Dryer Power Source: 220 Electric
4.10	RANGES/OVENS/COOKTOPS	X				
4.11	RANGE HOOD			X		
4.12	MICROWAVE COOKING EQUIPMENT	X				
4.13	CLOTHES DRYER VENT PIPING	X				


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

Comments:

 **4.0** Homeowner states leak has been repaired. The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists and shows repair signs at the kitchen. This damage is considered cosmetic. I recommend prep prime and paint as needed.



4.0 Picture 1 Homeowner states leak has been repaired.

 **4.4** All windows difficult to operate at the kitchen & several other places in the home. This is a maintenance issue and is for your information. I recommend repair as desired.

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.

5. Rooms

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.

		IN	NI	NP	RR	Styles & Materials
5.0	CEILINGS	X			X	Ceiling Materials: Drywall
5.1	WALLS	X			X	Wall Material: Drywall
5.2	FLOORS	X				Floor Covering(s): Carpet Hardwood T&G Linoleum Tile
5.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Interior Doors: Hollow core
5.4	DOORS (REPRESENTATIVE NUMBER)	X			X	Window Types: Double-hung
5.5	WINDOWS (REPRESENTATIVE NUMBER)	X			X	Window Manufacturer: UNKNOWN
5.6	OUTLETS SWITCHES AND FIXTURES	X				

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

Comments:



5.0 (1) The Sheetrock on the ceiling is peeling as a result from water leak above at the Living Room. This is a cosmetic issue for your information. I recommend repair as desired.




5.0 Picture 1 Homeowner states leak has been repaired.

(2) This picture shows the open spacious living area of the kitchen, dining room, & living room.




5.0 Picture 2

 **5.1** Hole in master bedroom wall needs repairing.




5.1 Picture 1 Hole in master bedroom wall.

 **5.4** Upstairs right front corner bedroom door frame busted, door hinges separated from frame, needs total replacement.



5.4 Picture 1

 **5.5** Some screens are missing, screens are damaged along back of house.

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.

6(A). Hall Bath

		IN	NI	NP	RR	Styles & Materials
						Exhaust Fans:
						Fan only
6.0.A	COUNTERS AND CABINETS	X				
6.1.A	DOORS (REPRESENTATIVE NUMBER)	X				
6.2.A	WINDOWS			X		
6.3.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				
6.4.A	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X				
6.5.A	OUTLETS SWITCHES AND FIXTURES	X				
6.6.A	EXHAUST FAN	X				
		IN	NI	NP	RR	

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

6(B). Master Bath

IN NI NP RR

Styles & Materials

Exhaust Fans:

Fan only

6.0.B	COUNTERS AND CABINETS	X			
6.1.B	DOORS (REPRESENTATIVE NUMBER)	X			
6.2.B	WINDOWS	X			
6.3.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.4.B	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
6.5.B	OUTLETS SWITCHES AND FIXTURES	X			
6.6.B	EXHAUST FAN	X			

IN NI NP RR

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

7. 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.

		IN	NI	NP	RR	Styles & Materials Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Floor Structure: 2 X 10 Wall Structure: 2 X 4 Wood Columns or Piers: Supporting walls Floor System Insulation: NONE
7.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				
7.1	WALLS (Structural)	X				
7.2	COLUMNS OR PIERS			X		
7.3	FLOORS (Structural)	X				
7.4	CEILINGS (structural)	X				
7.5	INSULATION UNDER FLOOR SYSTEM			X		
7.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X		
7.7	VENTILATION OF FOUNDATION AREA (crawlspace or basement)	X				
		IN	NI	NP	RR	

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

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.


8. 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.

		IN	NI	NP	RR	Styles & Materials
8.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				Water Source: Public
8.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	Water Filters: None
8.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Supply (into home): Not visible
8.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Water Distribution (inside home): Copper
8.4	MAIN FUEL SHUT OFF (Describe Location)	X				Washer Drain Size: 2" Diameter
8.5	SUMP PUMP		X			Plumbing Waste Line: PVC
		IN	NI	NP	RR	Water Heater Power Source: Gas (quick recovery)
						Water Heater Capacity: 50 Gallon (2-3 people)
						Water Heater Manufacturer: GE

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

Comments:

 **8.1** The PRV (pressure reducing valve) is leaking in the basement ceiling onto the wall. Repairs are needed. A qualified person should repair as necessary.



8.1 Picture 1

8.3 Main water shut off valve is in a cubby hole in the basement office front wall.

8.4 Gas shut off is outside at gas meter at basement.

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.


9. Electrical System

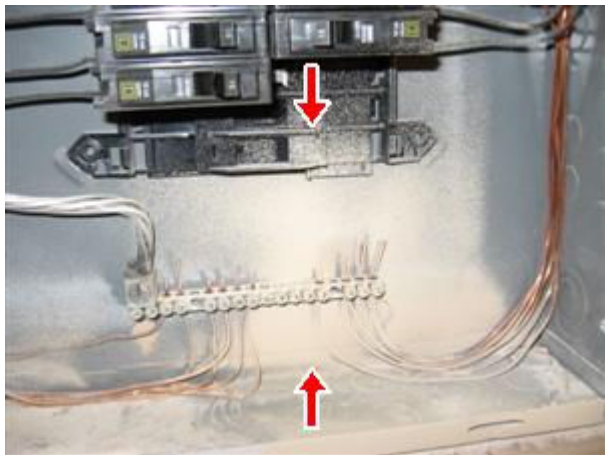
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities 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.

		IN	NI	NP	RR	Styles & Materials Electrical Service Conductors: Below ground Panel capacity: 150 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
9.0	SERVICE ENTRANCE CONDUCTORS	X				
9.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X	
9.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				
9.3	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)	X				
9.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
9.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
9.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
9.7	SMOKE DETECTORS	X				
9.8	CARBON MONOXIDE DETECTORS			X		

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

Comments:

 **9.1** The problem discovered in the sub panel in basement is contamination of the panel from paint over spray, panel needs replacing. I recommend a licensed electrician inspect further and correct as needed.



9.1 Picture 1

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.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
10.0	HEATING EQUIPMENT	X				Heat Type: Forced Air
10.1	NORMAL OPERATING CONTROLS	X				Energy Source: Gas
10.2	AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood): Two
10.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				Heat System Brand: TRANE
10.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Ductwork: Insulated
10.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Filter Type: Disposable
10.6	GAS/LP FIRELOGS AND FIREPLACES		X			Filter Size: Adequate Extra Info : 25" L 19" W 4 1/4" thick
10.7	COOLING AND AIR HANDLER EQUIPMENT	X				Types of Fireplaces: Vented gas logs
10.8	NORMAL OPERATING CONTROLS	X				Operable Fireplaces: One
10.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Number of Woodstoves: None
						Cooling Equipment Type: Air conditioner unit
						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: TRANE
						Number of AC Only Units: Two

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

The heating and 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 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.

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

General Summary



IHI Home Inspections, LLC

247 Arbor Hill Rd
Canton, GA 30115
404-788-2581

Customer
Sample Report


Property Address
123 Any Street
Canton, Ga. 30115

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 **warrants 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 or efficiency 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. Roofing / Chimneys / Roof Structure and Attic


1.0 ROOF COVERINGS

Inspected, Repair or Replace

-  The Roof shingle has come loose & slid down at the left dormer. Unable to determine if this area will leak. I recommend repair as desired.


1.1 FLASHINGS

Inspected, Repair or Replace

-  The roof is not flashed properly. The metal flashing did not weave under shingles (step flashing) and is improper. Unable to determine if this area will leak. A qualified roofing contractor should inspect further and correct as needed.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS


Inspected, Repair or Replace

-  Plumbing vents coming thru roof need to be spray- painted black to protect from ultraviolet rays.

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

-  (1) Siding in contact with ground at right side of house. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.


2.2 WINDOWS

Inspected, Repair or Replace

-  (1) The brick-mold deteriorated at bay window & at back deck. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.


2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

-  (1) Some pickets on deck at the rear of home are missing . An injury could occur if not corrected. The maximum space between pickets should be four inches.

2.7 OUTLETS (exterior)


Inspected, Repair or Replace

-  The exterior outlet at the front door is loose in the wall, and needs to be secured properly. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

3. Garage

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


Inspected, Repair or Replace

-  The automatic opener for at the garage is manually operated. This is a maintenance issue and is for your information. I recommend repair as desired.

4. Kitchen Components and Appliances


4.0 CEILINGS

Inspected, Repair or Replace

-  Homeowner states leak has been repaired. The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists and shows repair signs at the kitchen. This damage is considered cosmetic. I recommend prep prime and paint as needed.

4.4 WINDOWS


Inspected, Repair or Replace

-  All windows difficult to operate at the kitchen & several other places in the home. This is a maintenance issue and is for your information. I recommend repair as desired.

5. Rooms


5.0 CEILINGS

Inspected, Repair or Replace

-  (1) The Sheetrock on the ceiling is peeling as a result from water leak above at the Living Room. This is a cosmetic issue for your information. I recommend repair as desired.


5.1 WALLS

Inspected, Repair or Replace

-  Hole in master bedroom wall needs repairing.


5.4 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  Upstairs right front corner bedroom door frame busted, door hinges separated from frame, needs total replacement.

5.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  Some screens are missing, screens are damaged along back of house.

8. Plumbing System

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace



The PRV (pressure reducing valve) is leaking in the basement ceiling onto the wall. Repairs are needed. A qualified person should repair as necessary.

9. Electrical System

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

Inspected, Repair or Replace



The problem discovered in the sub panel in basement is contamination of the panel from paint over spray, panel needs replacing. I recommend a licensed electrician inspect further and correct as needed.

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.

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

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.