



Inspection Report

Sample Report

Property Address:
234 Sample Blvd
Home Comming GA 30000



AMG HOME & PROPERTY INSPECTIONS, LLC

A. MICHAEL GRAY
LILBURN, GA 30047
(678) 343-5540
amichaelgray@gmail.com

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Date: 5/15/2017	Time:	Report ID:
Property: 234 Sample Blvd Home Comming GA 30000	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.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 75 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

1. 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.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings, Roof Decking	•				Roof Covering: 3-Tab fiberglass
1.1	Flashing, Rubber Boots, Penetrations	•				Viewed roof covering from:
1.2	Skylight and Chimney	•				Ground Ladder Binoculars
1.3	Roof Drainage Systems				•	Sky Light(s): None Chimney (exterior): Metal
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

- 1.0 The roof covering appears to be in satisfactory condition at the time of inspection.
- 1.3 Gutter and valley at front of home are full of debris. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. Recommend cleaning!



1.3 Item 1(Picture)

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	Styles & Materials
2.0	Exterior Wall, Siding, and Trim				•	Siding Material: Vinyl Brick
2.1	Doors (Exterior)	•				Exterior Entry Doors: Wood
2.2	Windows	•				Appurtenance: Covered porch Covered Patio
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•	Driveway: Concrete
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.5	Eaves, Soffits and Fascias	•				
		IN	NI	NP	RR	

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Comments:

2.0 (1) Damaged brick (top left corner of garage door). Missing mortar at joints below window (left front of home), and above window (right rear of home). Recommend further evaluation and repair by a qualified contractor.



2.0 Item 1(Picture) Damaged brick



2.0 Item 2(Picture) Missing mortar



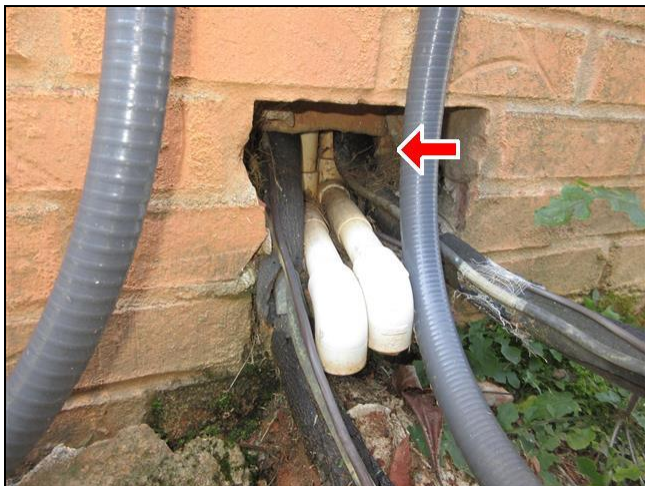
2.0 Item 3(Picture) Missing mortar

(2) Weepholes on brick siding around home are blocked. Weepholes are used to allow water drainage from the brick siding. Recommend repair or replace by a qualified contractor.



2.0 Item 4(Picture)

(3) All exterior penetrations at the siding (e.g., lights, vents, utilities, etc) should be properly sealed with exterior silicone to prevent moisture and insect intrusion.



2.0 Item 5(Picture)

2.3 Termite damage was evident on columns (front porch), and door frame (garage side door). Recommend further evaluation by a qualified termite control company.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

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	•				Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)	•				
3.2	Garage Floor				•	Garage Door Material: Metal
3.3	Garage Door (s)				•	
3.4	Occupant Door (from garage to inside of home)	•				Auto-opener Manufacturer: GENIE
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
3.6	Garage Auto-Opener	•				

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

Comments:

3.2 Cracks were evident on garage floor. They appear to have been repaired with some sort of sealant that did not perform well. Recommend further evaluation by a qualified contractor.



3.2 Item 1(Picture)

3.3 Rotted door jamb (garage side door). Recommend repair by a qualified person.



3.3 Item 1(Picture)

4. 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.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings				•	Ceiling Materials: Gypsum Board
4.1	Walls	•				Wall Material: Gypsum Board
4.2	Floors	•				Floor Covering(s): Carpet Tile Wood
4.3	Steps, Stairways, Balconies and Railings				•	Interior Doors: Hollow core
4.4	Counters and Cabinets (representative number)				•	Window Types: Single-hung Tilt feature Storm windows Double Pane
4.5	Doors (representative number)				•	Cabinetry: Wood
4.6	Windows (representative number)				•	Countertop: Cultured marble Granite

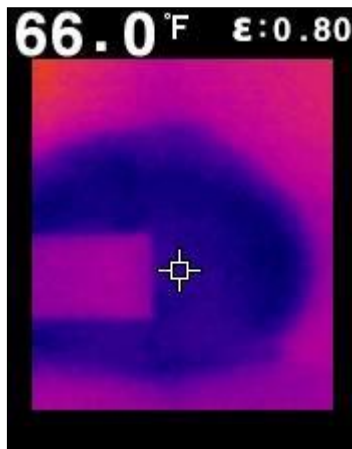
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Comments:

4.0 Blue image indicates that there is presence of moisture on ceiling (bedroom #4). Cause could not be determined. Recommend further evaluation by a qualified contractor. Picture taken with infrared camera.



4.0 Item 1(Picture)

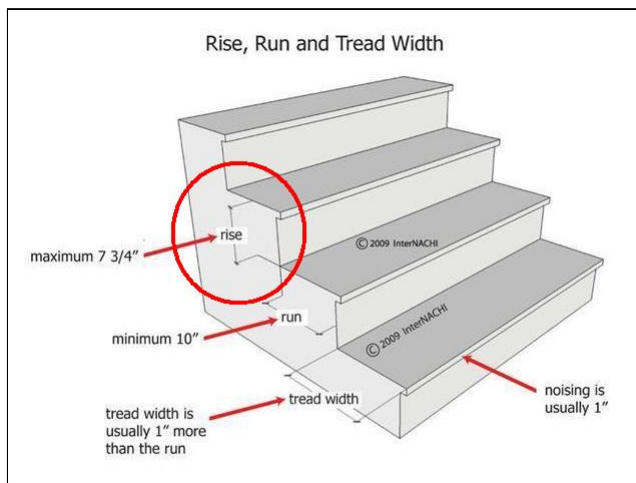


4.0 Item 2(Picture)

4.3 (1) Maximum Stair Rise should be approximately 7 3/4 inches according to building codes. This riser is 9 inches. This is a safety hazard. Recommend further evaluation by a qualified contractor and corrected.

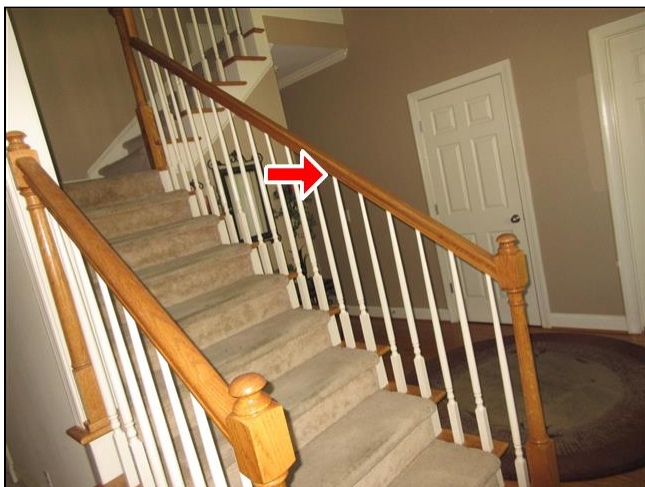


4.3 Item 1(Picture)



4.3 Item 2(Picture)

(2) Loose railing; have re-secured by a qualified person.



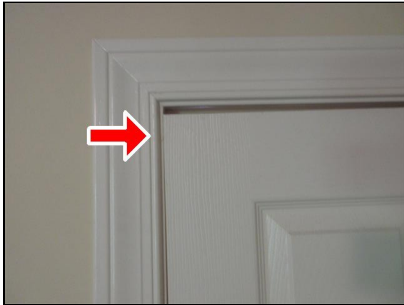
4.3 Item 3(Picture)

4.4 Re-caulking around countertop is recommended (master bathroom).



4.4 Item 1(Picture)

4.5 Doors rubbing at top and bottom (bedroom #4 & laundry room). Also door locks in bedroom #4 and door to master bath are not latching properly. Recommend repair/replace by a qualified person.



4.5 Item 1(Picture) Bedroom #4



4.5 Item 2(Picture) Laundry room



4.5 Item 3(Picture)

4.6 (1) A representative number of windows around home appeared to be jamming at rails when closing. Also window in family room close to rear exterior door difficult to open. Recommend correcting by a qualified person.



4.6 Item 1(Picture)

(2) Broken window pane (family room); have replaced.



4.6 Item 2(Picture)

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.

5. 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.



Pictures of Roof Structure/
Sheathing

		IN	NI	NP	RR	Styles & Materials
5.0	Roof Structure and Attic	•				Foundation: Poured concrete
5.1	Columns or Piers	•				Roof Structure: Stick-built 2 X 4 Rafters 2 X 6 Rafters 2 X 8 Rafters Sheathing
5.2	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Roof-Type: Gable Hip Attic info: Pull Down stairs Light in attic Limited Attic Access Method used to observe attic: Walked Method used to observe Crawlspace: None Columns or Piers: Wood Columns

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Comments:

5.0 I inspected the general structure of the roof from readily accessible areas. I did not observe any indications of active roof leaks from the attic space during my inspection.

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.

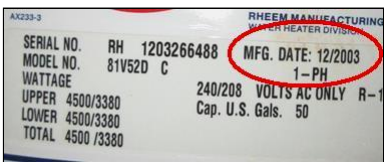
6. Plumbing System

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
6.0	Hot Water Systems, Controls	•				Manufacturer: RHEEM
6.1	Flues and Vents	•				Water Source: Public
6.2	Plumbing Drain, Waste and Vent Systems				•	Water Heater Power
6.3	Plumbing Water Supply, Distribution System and Fixtures				•	Source: Electric
6.4	Main Water Shut-off Device (Describe location)		•			Washer Drain Size: 1 1/2" Diameter (undersized)
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Plumbing Waste: PVC
						Water Heater Capacity: 50 Gallon (2-3 people)
						Water Heater Location: Below Staircase

Comments:

6.0 The Water Heater System was working satisfactory at the time of the inspection. However Water Heaters have a life expectancy of approximately 8 to 12 years. This unit was manufactured in 2003. I would recommend budgeting for a replacement in the near future.



6.0 Item 2(Picture)

6.0 Item 1(Picture)

6.2 Face sink drain assembly (hallway bathroom & powder room) are not working properly; have repaired or replaced.



6.2 Item 1(Picture)

6.3 (1) Anti-siphon valve is missing from hose bibs/spigots around the home. Have installed.



6.3 Item 1(Picture)

(2) Loose faucet handle (Jacuzzi master bath). Recommend re-securing by a qualified person.



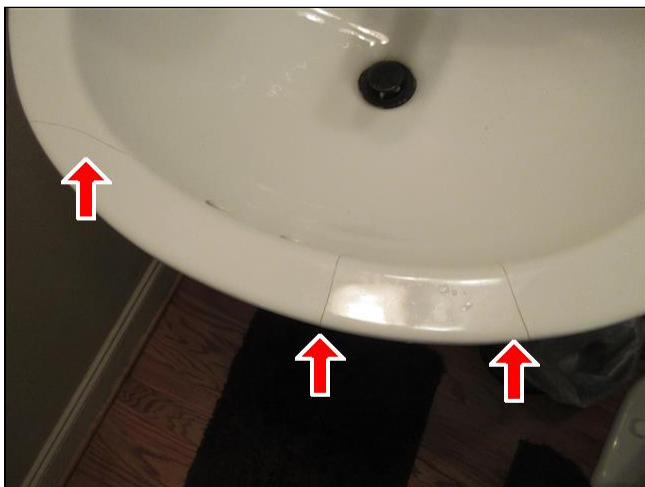
6.3 Item 2(Picture)

(3) Caulking around master bathtub & shower stall, will help prevent moisture intrusion.



6.3 Item 3(Picture)

(4) Cracked/damaged face sink (powder room). Recommend replacing.



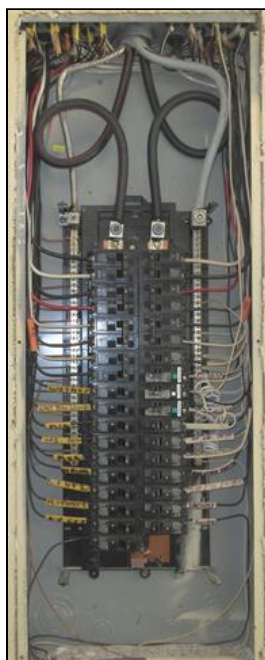
6.3 Item 4(Picture)

6.4 I was unable to locate the main water shut-off. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one in an accessible location.

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.

7. 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.



Picture of Main
Electrical Panel

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Conductors: Below ground
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel capacity: 200 AMP
7.3	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)				•	Panel Type: Circuit breakers
7.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Electric Panel
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				Manufacturer: SIEMENS
7.6	Location of Main and Distribution Panels	•				Branch wire 15 and 20
7.7	Smoke Detectors				•	AMP: Copper
						Wiring Methods: Romex

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IN NI NP RR

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

Comments:

7.3 (1) Missing cover plate and exposed wiring (bedroom #2). All electrical wiring should be properly covered and tucked away in junction boxes. Have corrected by a qualified electrician.



7.3 Item 1(Picture)

(2) Noisy ceiling fan (bedroom #2). Recommend repair or replace by a qualified professional.



7.3 Item 2(Picture)

7.6 Main & Distribution Panel is located in the garage.

7.7 Inoperable smoke detectors around home. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend further evaluation by a qualified person, and repair/replace..



7.7 Item 1(Picture)

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.

8. Heating / Central Air Conditioning

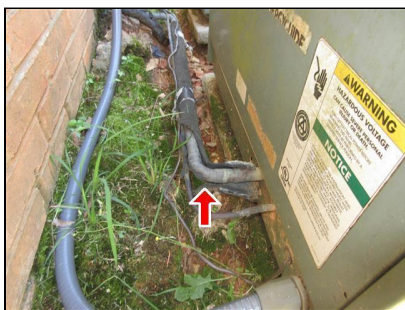
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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
8.0	Heating Equipment	•				Heat Type: Heat Pump Forced Air (also provides cool air)
8.1	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	Energy Source: Electric
8.2	Presence of Installed Heat Source in Each Room	•				Number of Heat Systems (excluding wood): Two
8.3	Flues and Vents (for gas water heaters or heat systems)	•				
8.4	Gas/LP Firelogs and Fireplaces				•	Heat System Brand: RUUD
8.5	Cooling/Air Handling Systems				•	Ductwork: Insulated
8.6	Normal Operating Controls	•				Filter Type: Disposable
8.7	Presence of Installed Cooling Source in Each Room	•				Filter Size: 16x20
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Types of Fireplaces: Wood Burning Vented
						Operable Fireplaces: One
						Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
						Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: RUDD
						Number of AC Only Units: Two

Comments:

8.0 .

8.1 (1) The refrigerant line on the exterior Heat Pump units and Air Handler unit in the attic, had damaged or missing foam insulation. This may result in reduced efficiency and increased energy costs. A qualified person should replace insulation as needed.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)

(2) Wrong size filter. Have replaced with 16x20x1.



8.1 Item 4(Picture)

(3) HVAC registers are clogged with dust and needs cleaning to allow cleaner air to circulate home; have corrected. Also I recommend replacing HVAC filters upon taking occupancy of your home regardless of the type. Recommend checking filters monthly in the future and replacing if needed. Frequency of replacing depends on how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



8.1 Item 5(Picture)

8.4 Fireplace is wood burning. Firebox is full of ashes and needs cleaning out. The Chimney Safety Institute of America (CSIA) recommends that a level 2 inspection be completed on the fireplace and chimney upon the sale or transfer of a property. This fireplace should not be used until such an inspection has been done.



8.4 Item 1(Picture)

8.5 The Cooling & Air-Handler Systems were operating satisfactory at the time of the inspection. However the secondary drain pans (Air-Handler Units in attic) appear to be clogged and not draining properly; severe evidence of rust was also present. I would recommend further evaluation by a qualified HVAC professional.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture) Rusted drain pan

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.

9. 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.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic				•	Attic Insulation: Blown Fiberglass R-30 or better
9.1	Ventilation of Attic and Foundation Areas	•				Ventilation: Gable vents Soffit Vents Passive
9.2	Venting Systems (Kitchens, Baths and Laundry)	•				Exhaust Fans: Fan only Dryer Power Source: 240 Electric Dryer Vent: Flexible Aluminum

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Comments:

9.0 (1) Missing insulation above attic stairs; also no weather stripping around hatch perimeter. To reduce air leakage, I would recommend installing. Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due to condensation forming on the underside of the roof sheathing during cold weather.



9.0 Item 1(Picture)

(2) Attic insulation is a blown-in fiberglass product of R-30 value or better, which is the minimum recommended for Georgia. The insulation is adequate.



9.0 Item 2(Picture)

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.

10. Built-In 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	Styles & Materials
10.0	Dishwasher	•				Dishwasher Brand: WHIRLPOOL
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: NONE
10.2	Range Hood (s)	•				Range/Oven: WHIRLPOOL
10.3	Food Waste Disposer			•		Built in Microwave: WHIRLPOOL
10.4	Microwave Cooking Equipment				•	Refridgerator: FRIGIDAIRE
10.5	Refridgerator	•				

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

Comments:

10.4 Loose handle; have repaired or replaced.



10.4 Item 1(Picture)

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.

General Summary



AMG HOME & PROPERTY INSPECTIONS, LLC

LILBURN, GA 30047
(678) 343-5540
amichaelgray@gmail.com

Customer
Sample Report

Address
234 Sample Blvd
Home Comming GA 30000

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

1.3 Roof Drainage Systems Repair or Replace

Gutter and valley at front of home are full of debris. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. Recommend cleaning!

2. Exterior



2.0 Exterior Wall, Siding, and Trim Repair or Replace

(1) Damaged brick (top left corner of garage door). Missing mortar at joints below window (left front of home), and above window (right rear of home). Recommend further evaluation and repair by a qualified contractor.

2. Exterior



(2) Weepholes on brick siding around home are blocked. Weepholes are used to allow water drainage from the brick siding. Recommend repair or replace by a qualified contractor.

(3) All exterior penetrations at the siding (e.g., lights, vents, utilities, etc) should be properly sealed with exterior silicone to prevent moisture and insect intrusion.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

Termite damage was evident on columns (front porch), and door frame (garage side door). Recommend further evaluation by a qualified termite control company.

3. Garage

3.2 Garage Floor

Repair or Replace

Cracks were evident on garage floor. They appear to have been repaired with some sort of sealant that did not perform well. Recommend further evaluation by a qualified contractor.

3.3 Garage Door (s)

Repair or Replace

Rotted door jamb (garage side door). Recommend repair by a qualified person.

4. Interiors

4.0 Ceilings

Repair or Replace

Blue image indicates that there is presence of moisture on ceiling (bedroom #4). Cause could not be determined. Recommend further evaluation by a qualified contractor. Picture taken with infrared camera.

4.3 Steps, Stairways, Balconies and Railings

Repair or Replace

(1) Maximum Stair Rise should be approximately 7 3/4 inches according to building codes. This riser is 9 inches. This is a safety hazard. Recommend further evaluation by a qualified contractor and corrected.

(2) Loose railing; have re-secured by a qualified person.

4.4 Counters and Cabinets (representative number)

Repair or Replace

Re-caulking around countertop is recommended (master bathroom).

4.5 Doors (representative number)

Repair or Replace

Doors rubbing at top and bottom (bedroom #4 & laundry room). Also door locks in bedroom #4 and door to master bath are not latching properly. Recommend repair/replace by a qualified person.

4.6 Windows (representative number)

Repair or Replace

(1) A representative number of windows around home appeared to be jamming at rails when closing. Also window in family room close to rear exterior door difficult to open. Recommend correcting by a qualified person.

(2) Broken window pane (family room); have replaced.

6. Plumbing System

6.2 Plumbing Drain, Waste and Vent Systems

Repair or Replace

Face sink drain assembly (hallway bathroom & powder room) are not working properly; have repaired or replaced.

6.3 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

- (1) Anti-siphon valve is missing from hose bibs/spigots around the home. Have installed.
- (2) Loose faucet handle (Jacuzzi master bath). Recommend re-securing by a qualified person.
- (3) Caulking around master bathtub & shower stall, will help prevent moisture intrusion.
- (4) Cracked/damaged face sink (powder room). Recommend replacing.

7. Electrical System

7.3 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) Missing cover plate and exposed wiring (bedroom #2). All electrical wiring should be properly covered and tucked away in junction boxes. Have corrected by a qualified electrician.
- (2) Noisy ceiling fan (bedroom #2). Recommend repair or replace by a qualified professional.

7.7 Smoke Detectors

Repair or Replace

Inoperable smoke detectors around home. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend further evaluation by a qualified person, and repair/replace..

8. Heating / Central Air Conditioning

8.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

- (1) The refrigerant line on the exterior Heat Pump units and Air Handler unit in the attic, had damaged or missing foam insulation. This may result in reduced efficiency and increased energy costs. A qualified person should replace insulation as needed.
- (2) Wrong size filter. Have replaced with 16x20x1.
- (3) HVAC registers are clogged with dust and needs cleaning to allow cleaner air to circulate home; have corrected. Also I recommend replacing HVAC filters upon taking occupancy of your home regardless of the type. Recommend checking filters monthly in the future and replacing if needed. Frequency of replacing depends on how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

8.4 Gas/LP Firelogs and Fireplaces

Repair or Replace

Fireplace is wood burning. Firebox is full of ashes and needs cleaning out. The Chimney Safety Institute of America (CSIA) recommends that a level 2 inspection be completed on the fireplace and chimney upon the sale or transfer of a property. This fireplace should not be used until such an inspection has been done.

8.5 Cooling/Air Handling Systems

Repair or Replace

8. Heating / Central Air Conditioning

The Cooling & Air-Handler Systems were operating satisfactory at the time of the inspection. However the secondary drain pans (Air-Handler Units in attic) appear to be clogged and not draining properly; severe evidence of rust was also present. I would recommend further evaluation by a qualified HVAC professional.

9. Insulation and Ventilation

9.0 Insulation in Attic

Repair or Replace

- (1) Missing insulation above attic stairs; also no weather stripping around hatch perimeter. To reduce air leakage, I would recommend installing. Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due to condensation forming on the underside of the roof sheathing during cold weather.
- (2) Attic insulation is a blown-in fiberglass product of R-30 value or better, which is the minimum recommended for Georgia. The insulation is adequate.

10. Built-In Kitchen Appliances

10.4 Microwave Cooking Equipment

Repair or Replace

Loose handle; have repaired or replaced.

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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INVOICE

AMG HOME & PROPERTY INSPECTIONS, LLC
 LILBURN, GA 30047
 (678) 343-5540
 amichaelgray@gmail.com
 Inspected By: A. MICHAEL GRAY

Inspection Date: 5/15/2017
 Report ID:

Customer Info:	Inspection Property:
Sample Report	234 Sample Blvd Home Comming GA 30000
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2747	0.00	1	0.00
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



AMG HOME & PROPERTY INSPECTIONS, LLC

A. MICHAEL GRAY

LILBURN, GA 30047
(678) 343-5540
amichaelgray@gmail.com

