

Inspection Report

Sample Report

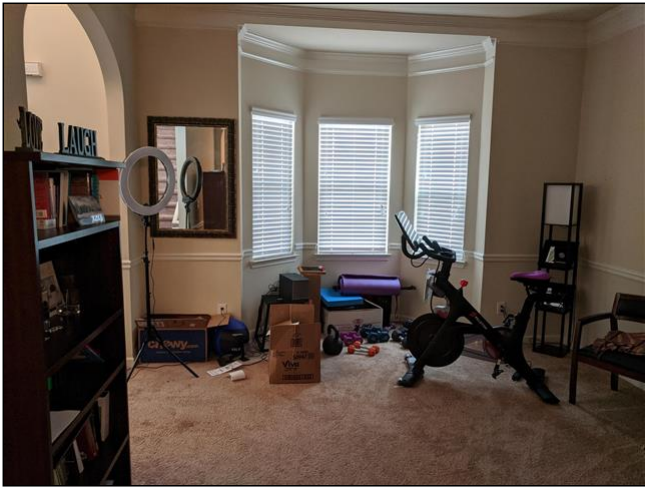
Property Address:
100 Sample Report
McDonough GA 30253



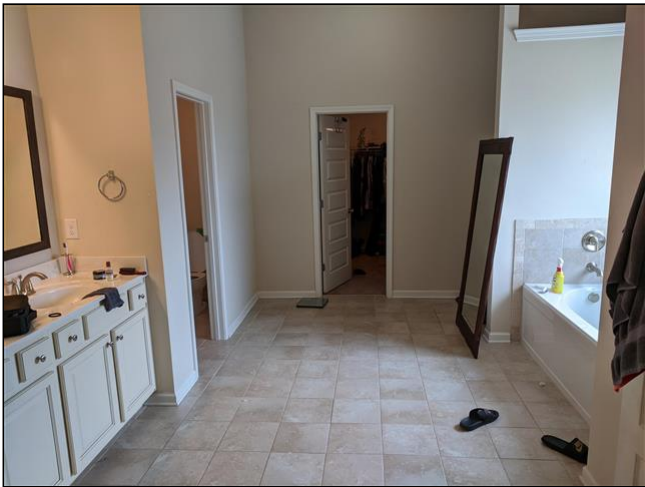


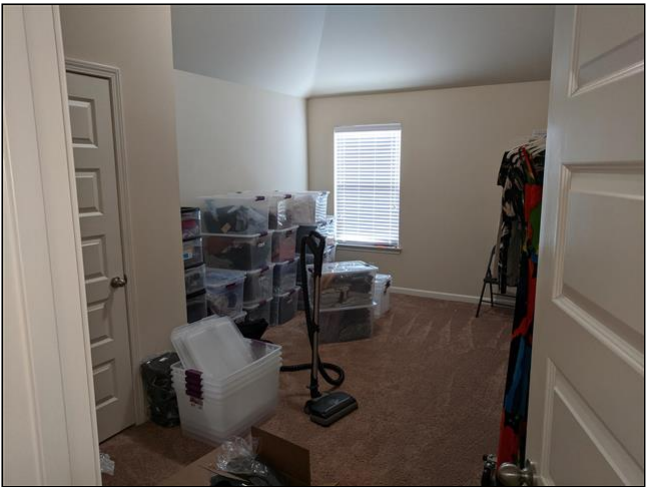


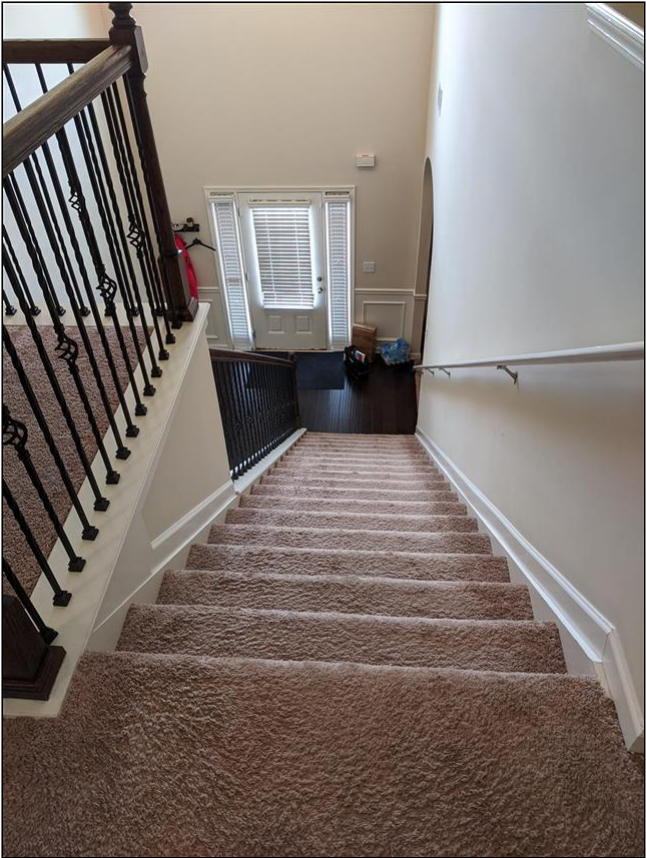




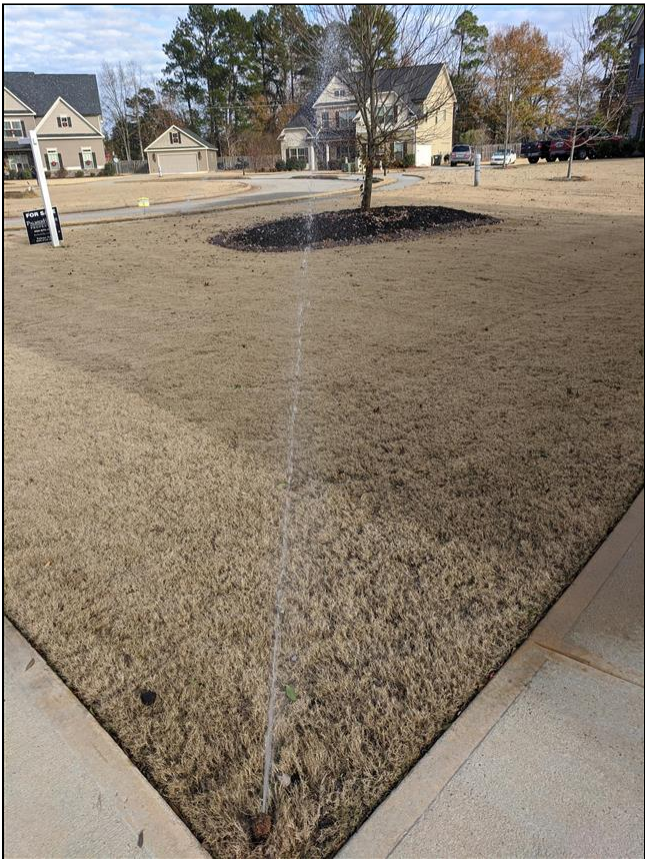
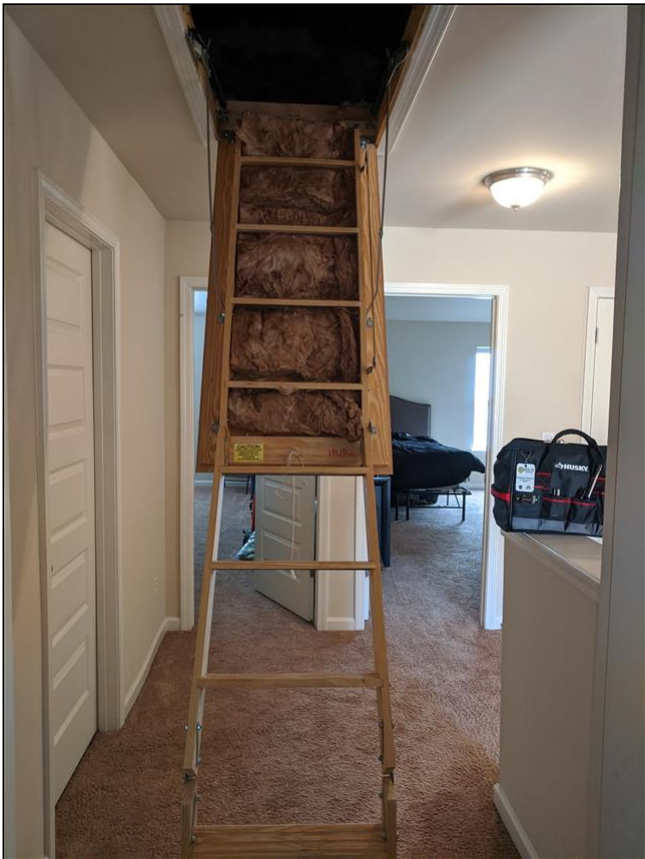














Precise Inspection Group

Georgia

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Date: 12/20/2020	Time: 1:30	Report ID: 12202020
Property: 100 Sample Report McDonough GA 30253	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.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Under 5 Years

Temperature:

Over 65 (F) = 18 (C)

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 Covering: 3-Tab fiberglass
1.1	Flashings	•				Viewed roof covering from: Ground Binoculars
1.2	Skylights, Chimneys and Roof Penetrations	•				Sky Light(s): None
1.3	Roof Drainage Systems	•				Chimney (exterior): Metal Flue Pipe

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

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	Wall Cladding Flashing and Trim	•				Siding Style: Lap
2.1	Doors (Exterior)				•	Siding Material: Cement-Fiber
2.2	Windows	•				Exterior Entry Doors: Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				

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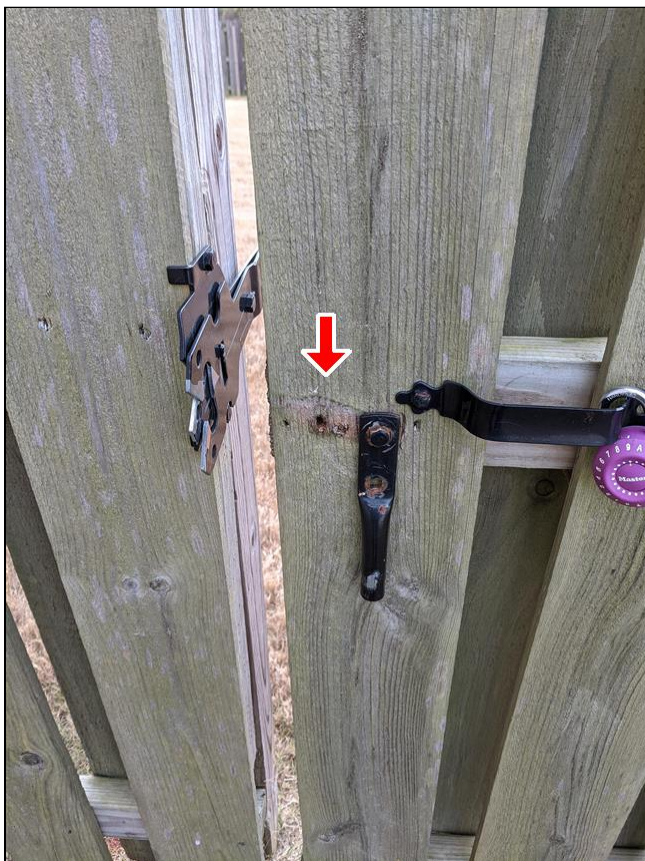
Comments:

2.1 Exterior doors showed areas of chipped paint at bottom edge molding, this is a cosmetic issue for your information.



2.1 Item 1(Picture)

2.3 Privacy Fence Gate Latch is loose. A qualified person should inspect and repair.



2.3 Item 1(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	•				Auto-opener
3.1	Garage Walls (including Firewall Separation)	•				Manufacturer: N/A
3.2	Garage Floor	•				Garage Door Type: Two manual
3.3	Garage Door (s)	•				Garage Door Material: Metal
3.4	Occupant Door (from garage to inside of home)				•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•		
3.6	Garage window (s)			•		

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

IN NI NP RR

Comments:

3.4 Door showed areas of chipped paint at bottom edge molding, this is a cosmetic issue for your information.

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): Hardwood T&G
4.3	Steps, Stairways, Balconies and Railings				•	Interior Doors: Hollow core
4.4	Counters and Cabinets (representative number)	•				Window Types: Thermal/Insulated Double-hung Tilt feature
4.5	Doors (representative number)				•	Window Manufacturer: UNKNOWN
4.6	Windows (representative number)	•				Cabinetry: Wood
		IN NI NP RR				Countertop: Granite

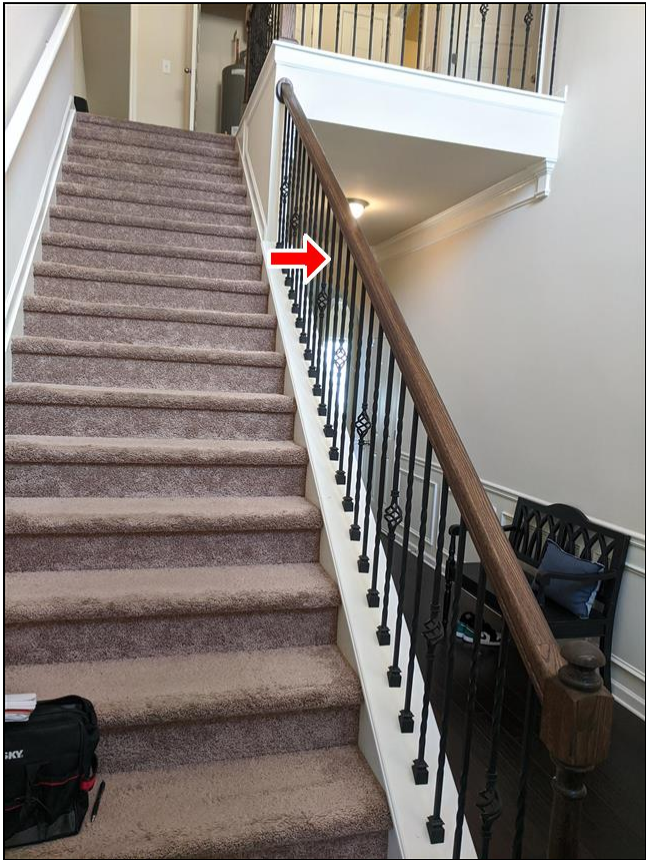
Comments:

4.1 The sheetrock on the wall is damaged at the 1st Guest Bedroom. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



4.1 Item 1(Picture)

4.3 Right Stair Railing loose leading to 2nd floor. A qualified contractor should make repairs as necessary to avoid a possible injury.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.5 (1) The Shower door at Private Bath is defective and showed signs of deterioration at weather striping Further deterioration may occur if not repaired or replaced. A qualified person should repair or replace as needed.

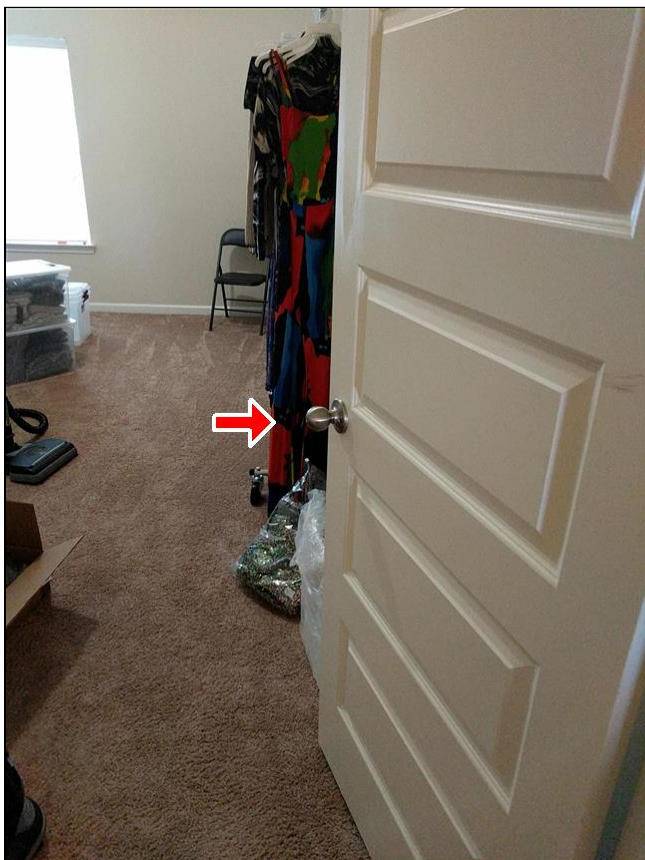


4.5 Item 1(Picture)

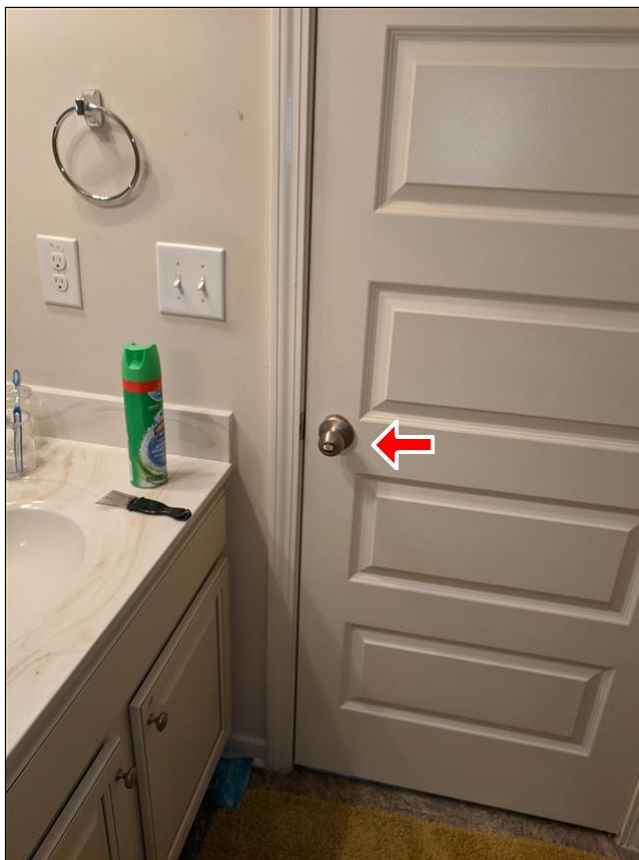


4.5 Item 2(Picture)

(2) Door knobs loose at 2nd Guest Bedroom and Guest Bath on 2nd floor. This is considered a simple maintenance issue.



4.5 Item 3(Picture)



4.5 Item 4(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.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspc (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe
5.1	Walls (Structural)	•				Crawlspc: No crawlspc
5.2	Columns or Piers	•				Floor Structure: Slab
5.3	Floors (Structural)	•				Wall Structure: Wood
5.4	Ceilings (Structural)	•				Columns or Piers: Steel lally columns
5.5	Roof Structure and Attic	•			•	Ceiling Structure: 4" or better Roof Structure: Engineered wood trusses Roof-Type: Hip Method used to observe attic: From entry Walked Attic info: Attic access Pull Down stairs

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

Comments:

5.5 Roof showed signs of pevious repairs. No active moisture was detected. I recommend monitoring quarterly.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)

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	Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
6.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters: None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply (into home): PVC
6.3	Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): CPVC
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Washer Drain Size: 2" Diameter
6.5	Main Fuel Shut-off (Describe Location)	•				Plumbing Waste: PVC
6.6	Sump Pump			•		Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 50 Gallon (2-3 people) Water Heater Location: Upper level WH Manufacturer: RHEEM

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Comments:

SERIAL NO. 0471661478
 MFG. DATE: 29NOV2016
 MODEL NO. PRO/G50-38N RH60
 Cap. U.S. Gals. 50
 Input BTU/Hr 38,000
 TYPE GAS - NATURAL
 Gas PRESS. IN. W.C. - Manifold - 4.0 Max. Inlet - 10.5 Min. Inlet - 5.0
 ANSI Z21.10.1 • CSA 4.1-2014 CATEGORY I NATURAL DRAFT
 COMPLIES WITH JURISDICTIONS HAVING 40mg/L NOx REGULATIONS
 MINIMUM CLEARANCE FROM COMBUSTIBLE OR NONCOMBUSTIBLE
 CONSTRUCTION: 1" Sides and 6" rear in a closet - 6" Sides and rear in an
 alcove - 3" front or control in closet door
 12" from top part to ceiling
 May be installed in an alcove or closet and on
 combustible flooring

CERTIFIED FOR INSTALLATIONS
 UP TO 8400 FT. ALTITUDE
 MAX WORKING PRESSURE 150 PSI

DESIGN
 CERTIFIED

ARI CERTIFIED

ASSEMBLED IN MEXICO

20352 64157

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WARNING

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6.3 The main shut off is located outside in the ground.



6.3 Item 1(Picture)

6.5 The main fuel shut off is at gas meter outside



6.5 Item 1(Picture)

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.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	•				Electrical Service Conductors: Below ground Panel Capacity: Adequate Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
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)	•				
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors	•				
7.8	Carbon Monoxide Detectors	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

7.0 Home has below-ground power lines



7.0 Item 1(Picture)

7.6 The main panel box is located at the garage.



7.6 Item 1(Picture)

7.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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				•	Forced Air: Heat Pump Forced Air (also provides cool air) Furnace
8.1	Normal Operating Controls	•				Energy Source: Gas
8.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: CARRIER
8.4	Presence of Installed Heat Source in Each Room	•				Ductwork: Insulated
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Filter Type: Disposable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•				Filter Size: 16x25
8.7	Gas/LP Firelogs and Fireplaces	•				Types of Fireplaces: Gas/LP Log starter
8.8	Cooling and Air Handler Equipment				•	Operable Fireplaces: One
8.9	Normal Operating Controls	•				Number of Woodstoves: None
8.10	Presence of Installed Cooling Source in Each Room	•				Cooling Equipment Type: Air conditioner unit
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Cooling Equipment Energy Source: Electricity
						Number of AC Only Units: Two
						Central Air Brand: CARRIER

Comments:

8.0 (1) The Heat did not operate during the inspection on the Main Floor. A qualified HVAC professional should evaluate further and repair the the HVAC system.

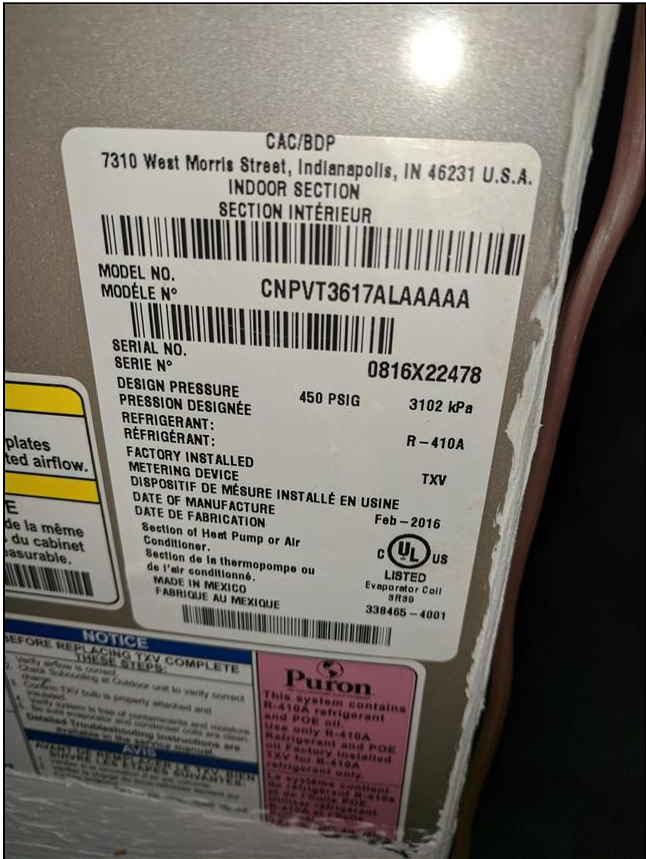
(2) CARRIER Furnace/Air Handlers both have a manufacturing date of: August 2016



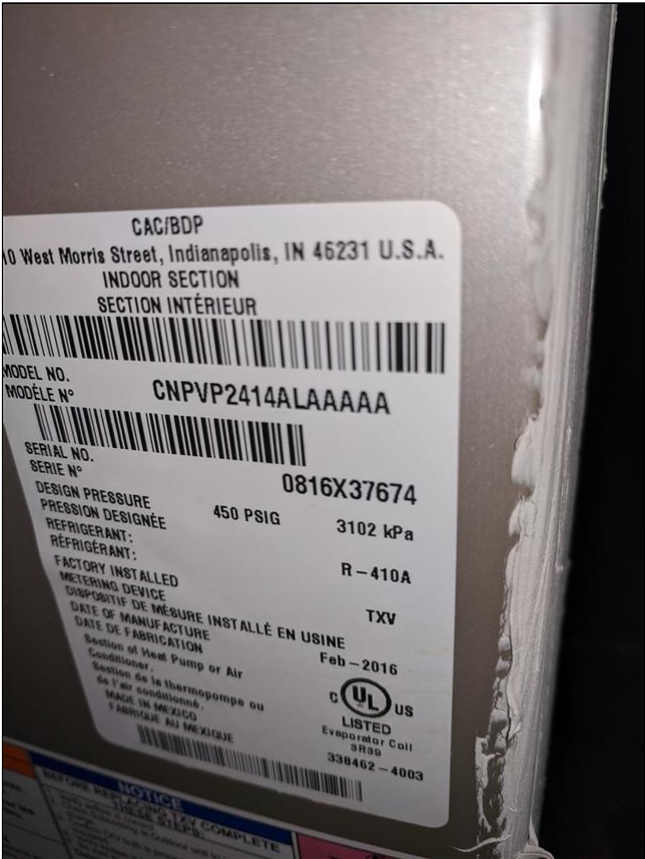
8.0 Item 1(Picture)



8.0 Item 2(Picture)

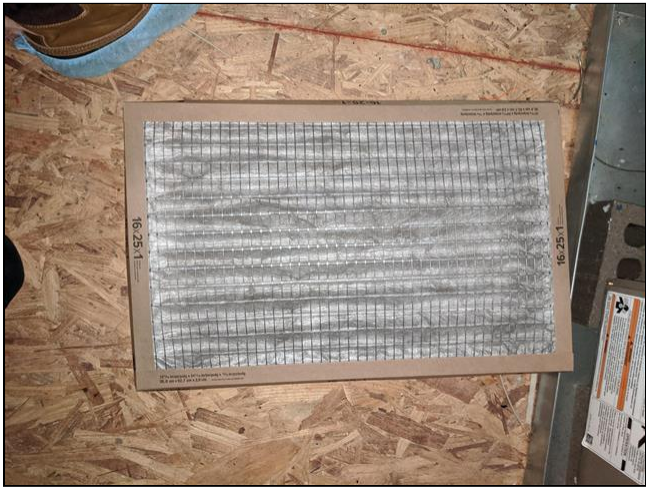


8.0 Item 3(Picture)



8.0 Item 4(Picture)

8.3 Air Filter Size: 16X25



8.3 Item 1(Picture)

8.6 Inspected



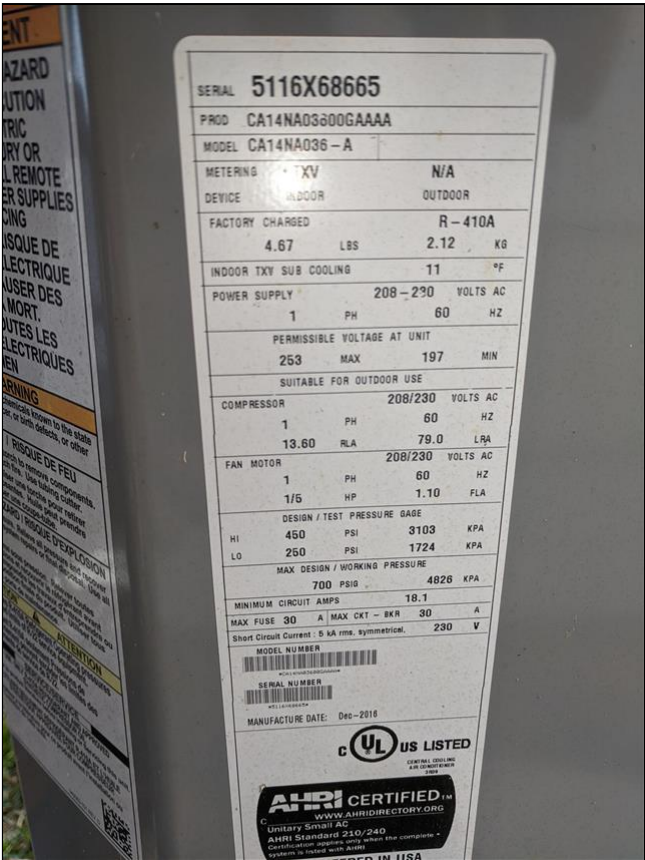
8.6 Item 1(Picture)

8.8 (1) The AC did not operate during the inspection on the Main Floor. A qualified HVAC professional should evaluate further and repair the the HVAC system.

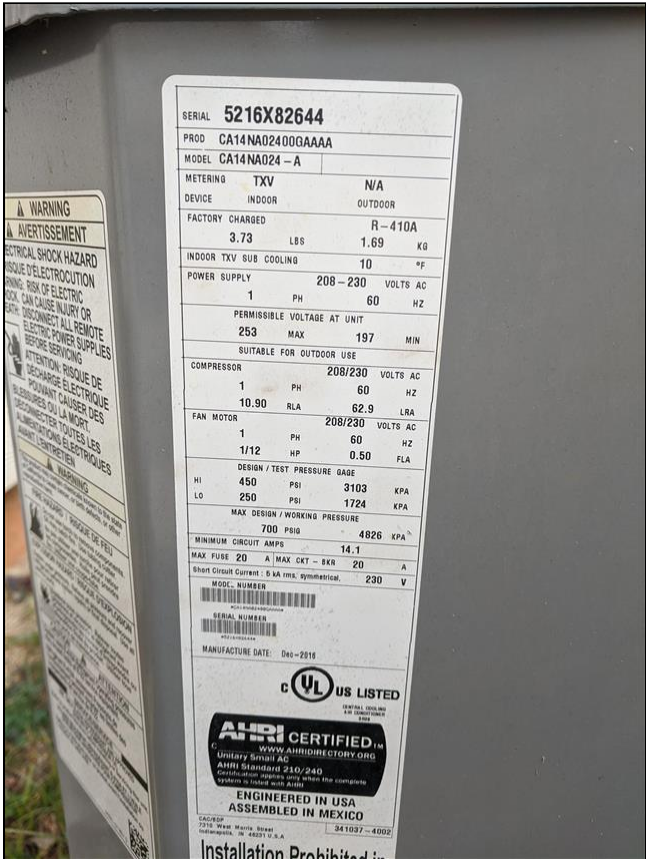
(2) CARRIER AC Units both have a manufacturing date of: August 2016



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)

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 Batt
9.1	Insulation Under Floor System			•		Ventilation: Ridge vents Soffit Vents Passive
9.2	Vapor Retarders (in Crawlspcace or basement)			•		Exhaust Fans: Fan with light
9.3	Ventilation of Attic and Foundation Areas	•				Dryer Power Source: 220 Electric
9.4	Venting Systems (Kitchens, Baths and Laundry)	•				Dryer Vent: Flexible Metal
9.5	Ventilation Fans and Thermostatic Controls in Attic	•				Floor System Insulation: NONE

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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: GENERAL ELECTRIC
10.1	Ranges/Ovens/Cooktops				•	Washer/Dryer: SAMSUNG
10.2	Range Hood (s)			•		Built in Microwave: GENERAL ELECTRIC
10.3	Regridgerator	•				Oven/Cooktop: GENERAL ELECTRIC
10.4	Trash Compactor			•		
10.5	Food Waste Disposer			•		
10.6	Microwave Cooking Equipment	•				
10.7	Washer	•				
10.8	Dryer	•				

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

IN NI NP RR

Comments:

10.0 The dishwasher does not close properly and did not operate when tested. A replacement is likely needed. A qualified contractor should repair/replace.



10.0 Item 1(Picture)

10.1 Knob broken on cooktop burner. Replace as necessary.



10.1 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.

11. Lawn Sprinklers





		IN	NI	NP	RR
11.0	Sprinkler Operation	•			
11.1	Controllers	•			
11.2	Rotary Heads	•			
11.3	Visible Connections or Clamps	•			
11.4	Drains	•			
11.5	Sensors	•			

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

IN NI NP RR

Summary

Precise Inspection Group

Customer
Sample Report

Address
100 Sample Report
McDonough GA 30253

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.

2. Exterior

- 2.1 Doors (Exterior)
- Repair or Replace
- Exterior doors showed areas of chipped paint at bottom edge molding, this is a cosmetic issue for your information.

3. Garage

- 3.4 Occupant Door (from garage to inside of home)
- Repair or Replace
- Door showed areas of chipped paint at bottom edge molding, this is a cosmetic issue for your information.

4. Interiors

- 4.1 Walls
- Repair or Replace
- The sheetrock on the wall is damaged at the 1st Guest Bedroom. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.
- 4.3 Steps, Stairways, Balconies and Railings
- Repair or Replace
- Right Stair Railing loose leading to 2nd floor. A qualified contractor should make repairs as necessary to avoid a possible injury.
- 4.5 Doors (representative number)
- Repair or Replace
- (1) The Shower door at Private Bath is defective and showed signs of deterioration at weather striping Further deterioration may occur if not repaired or replaced. A qualified person should repair or replace as needed.

(2) Door knobs loose at 2nd Guest Bedroom and Guest Bath on 2nd floor. This is considered a simple maintenance issue.

5. Structural Components

5.5 Roof Structure and Attic

Inspected, Repair or Replace

Roof showed signs of previous repairs. No active moisture was detected. I recommend monitoring quarterly.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

(1) The Heat did not operate during the inspection on the Main Floor. A qualified HVAC professional should evaluate further and repair the the HVAC system.

(2) CARRIER Furnace/Air Handlers both have a manufacturing date of: August 2016

8.8 Cooling and Air Handler Equipment

Repair or Replace

(1) The AC did not operate during the inspection on the Main Floor. A qualified HVAC professional should evaluate further and repair the the HVAC system.

(2) CARRIER AC Units both have a manufacturing date of: August 2016

10. Built-In Kitchen Appliances

10.0 Dishwasher

Repair or Replace

The dishwasher does not close properly and did not operate when tested. A replacement is likely needed. A qualified contractor should repair/replace.

10.1 Ranges/Ovens/Cooktops

Repair or Replace

Knob broken on cooktop burner. Replace as necessary.

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

Precise Inspection Group

Inspected By:

Inspection Date: 12/20/2020
Report ID: 12202020

Customer Info:	Inspection Property:
Sample Report	100 Sample Report McDonough GA 30253
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 3,500	475.00	1	475.00
Preferred Discount (Precise Group)	-75.00	1	-75.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Zelle
Payment Status: Paid
Note: