

Inspection Report

Sample Report

Property Address:

555 Jane Doe Dr,
Atlanta GA 30331



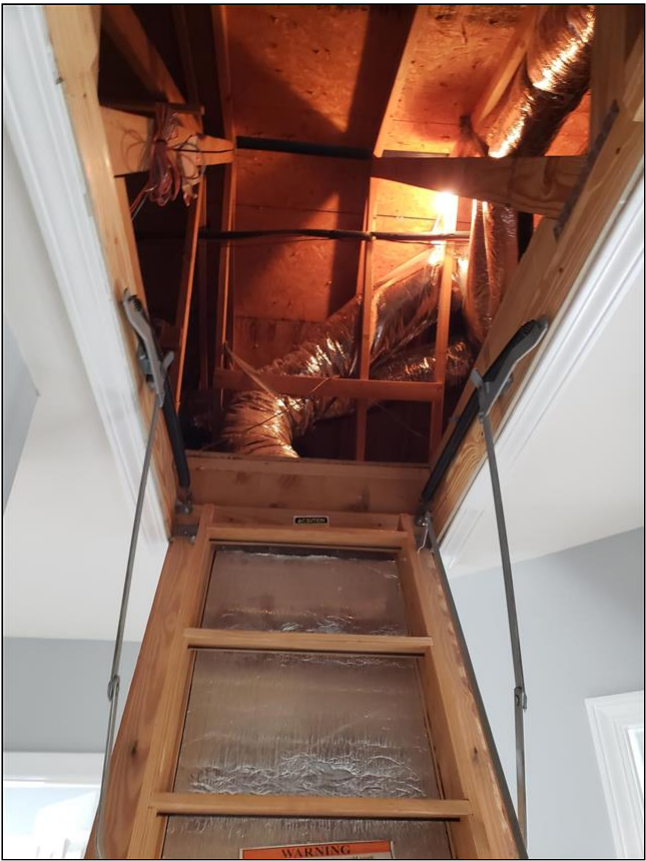
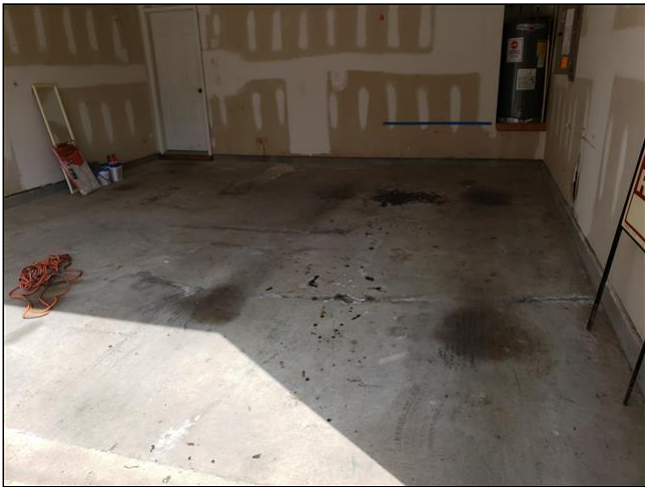














Precise Inspection Group

Georgia

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Date: 2/10/2021	Time: 10:45 PM	Report ID: 02102021
Property: 555 Jane Doe Dr, Atlanta GA 30331	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:

20 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

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): Panel

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

Comments:

1.0 Although the roof showed no signs of previous repairs. The Roof shingles are nearing the end of its life cycle. Roof coverings will need replacing before 5 years. I recommend repair as desired.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.3 The downspout missing elbow extension at the front (left of main entry). A qualified person should repair or replace as needed to encourage water to flow away from the home.



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	Wall Cladding Flashing and Trim				•	Siding Style: Lap
2.1	Doors (Exterior)				•	Siding Material: Composite board
2.2	Windows	•				Exterior Entry Doors: Steel Insulated glass
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	•				
2.6	Other				•	

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INNI NPNP RR

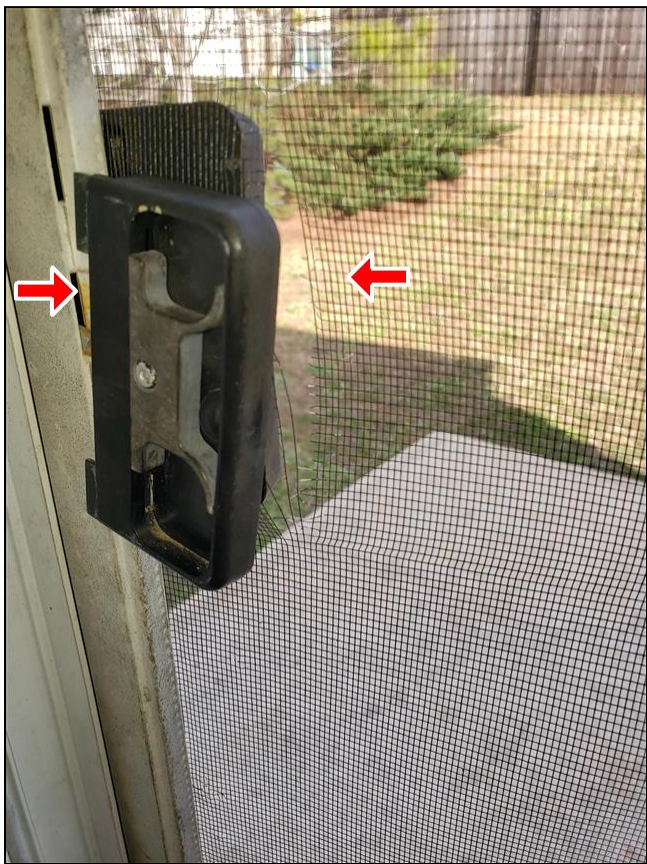
Comments:

2.0 The Composite board siding at the exterior in areas rear of home peeling paint or failing. Deterioration can eventually occur if not corrected. I recommend prep and paint using a qualified contractor.



2.0 Item 1(Picture)

2.1 The screen door at the rear of home (patio) has a damaged screen and broken at latch. This is a maintenance issue and is for your information. Replace as desired.



2.1 Item 1(Picture)

2.6 Standing water was observed at the front of home near the mailbox. The area appeared to not have drainage. A licensed contractor should inspect and install a proper drainage system to encourage water to flow properly to prevent erosion and further deterioration.



2.6 Item 1(Picture)



2.6 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.

A photograph of a two-car garage with white doors and tan siding. The garage is set under a gabled roof with tan shingles. A small black lantern-style light fixture is mounted on the wall between the two doors. The driveway is made of concrete.



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3.0 Garage ceiling is unfinished. While this damage is cosmetic, the repair cost should be considered due to the amount of work required. I recommend prep and paint using a qualified contractor.



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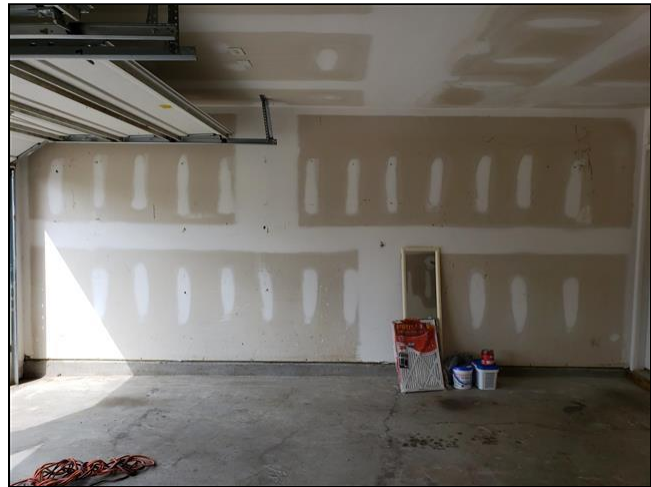
3.1 Garage drywall is unfinished and damaged in several areas. While this damage is cosmetic, the repair cost should be considered due to the amount of work required. I recommend prep and paint using a qualified contractor.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)

3.2 Garage floor stained in several areas. I recommend pressure-washing by a qualified contractor.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 Right Garage Door automatic. Left Garage Door manual. This is for your information.



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 Vinyl
4.3	Steps, Stairways, Balconies and Railings	•				
4.4	Counters and Cabinets (representative number)				•	Interior Doors: Hollow core
4.5	Doors (representative number)	•				Window Types: Both Thermal/Insulated Double-hung Tilt feature
4.6	Windows (representative number)				•	Window Manufacturer: UNKNOWN Cabinetry: Wood Countertop: Laminate Granite

Comments:

4.0 Kitchen ceiling showed areas of previous repairs/patching near sink. No active moisture was detected during the inspection. Repairs seem to be adequate. This is for your information.



4.0 Item 1(Picture)

4.1 Closet rod and shelf in 2nd Guest Bedroom was not secure during the inspection. A replacement is likely needed. I recommend replacing by a qualified contractor.



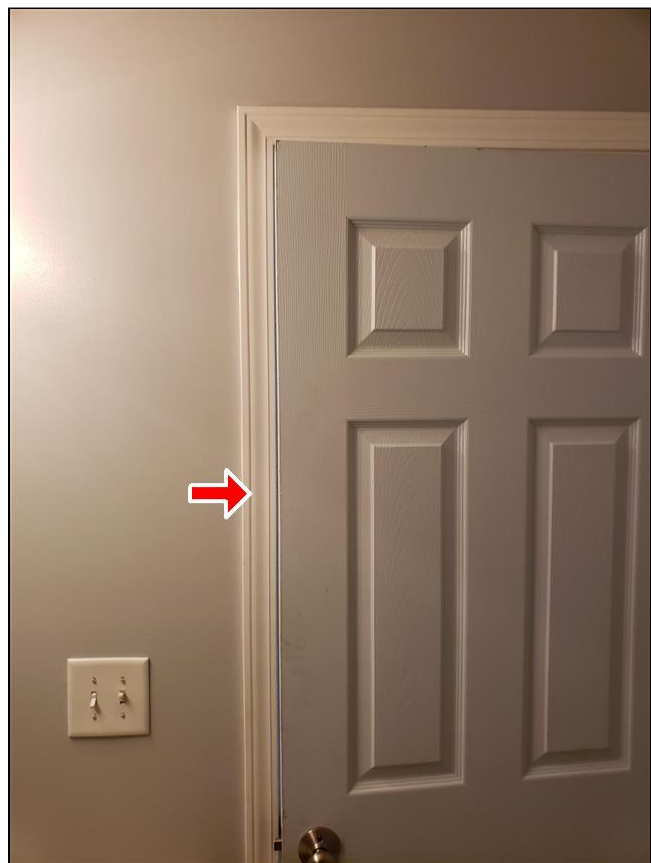
4.1 Item 1(Picture)

4.4 Water stains from a previous leak was observed under Kitchen sink. No active leaks or moisture was detected. I recommend monitoring frequently as a part standard maintenance.



4.4 Item 1(Picture)

4.5 The Door does not fit opening properly nor shuts (out of square) at the Guest Bathroom on top floor. A qualified contractor should inspect and repair/replace as needed. Please follow through to ensure proper repair or replacement is made.



4.5 Item 1(Picture)

4.6 Six windows cloudy (lost seal) throughout the home. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 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 Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete
5.1	Walls (Structural)	•				Floor Structure: Slab
5.2	Columns or Piers	•				Method used to observe Crawlspace: No crawlspace
5.3	Floors (Structural)	•				Wall Structure: Wood
5.4	Ceilings (Structural)	•				Columns or Piers: Wood piers
5.5	Roof Structure and Attic	•				Ceiling Structure: Not visible
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Roof Structure: Engineered wood trusses Plywood
						Roof-Type: Hip
						Method used to observe attic: From entry Walked
						Attic info: Attic access Scuttle hole Pull Down stairs Light in attic

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: Electric

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Water Heater Capacity:
50 Gallon (2-3 people)
Water Heater Location:
Garage
WH Manufacturer:
RHEEM

Comments:

6.0 The toilet is loose at floor at the Owner's Suite Bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

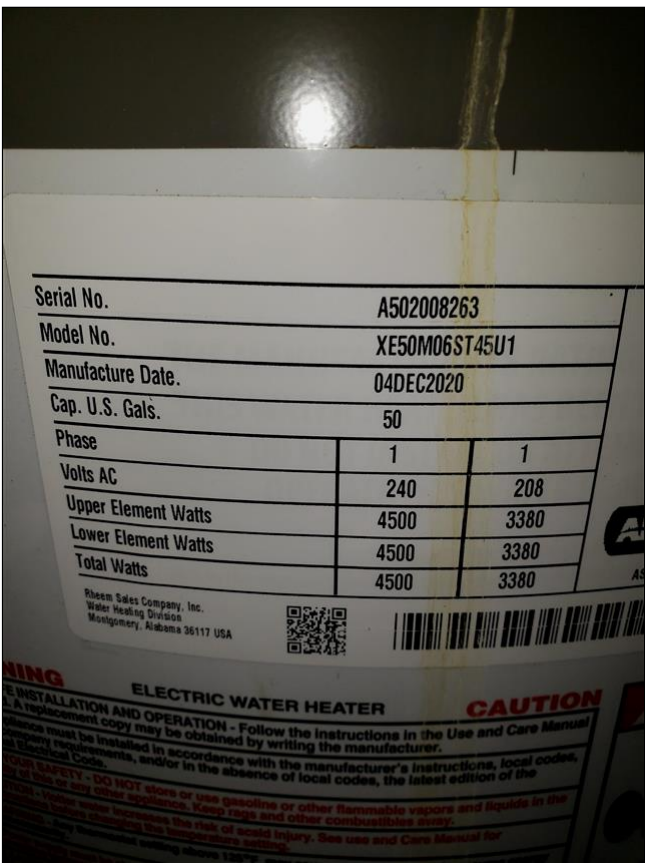


6.0 Item 1(Picture)

6.2 RHEEM water heater has a manufacturing date of: December 2020



6.2 Item 1(Picture)



6.2 Item 2(Picture)

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

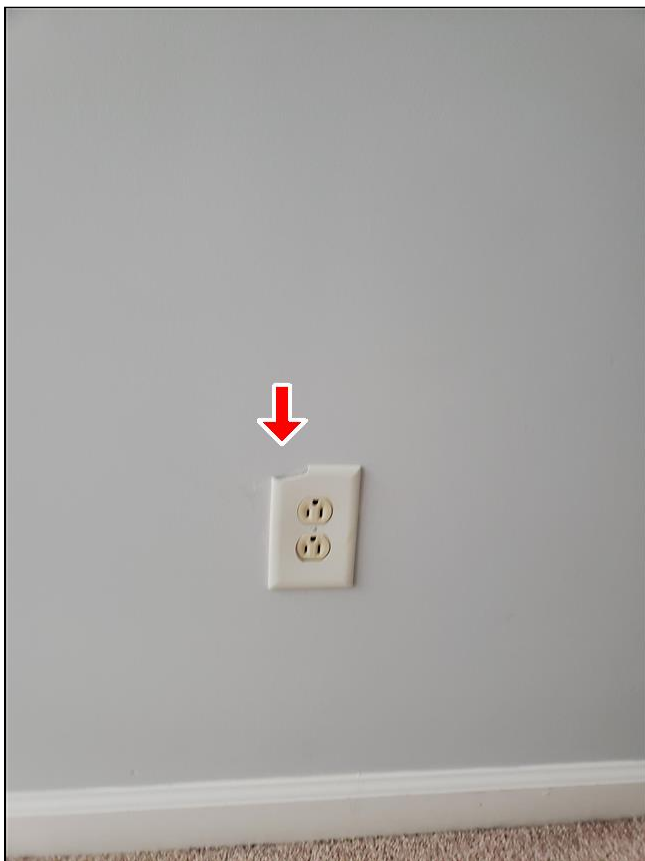
Comments:

7.0 Home has below ground power lines



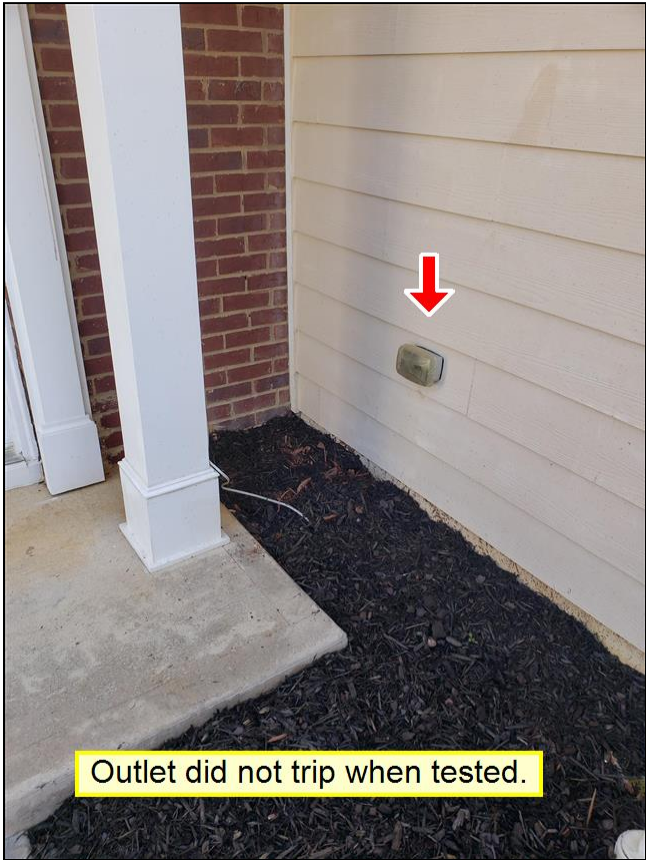
7.0 Item 1(Picture)

7.3 Outlet cover cracked in 1st Guest Bedroom. This is a maintenance issue for your information.



7.3 Item 1(Picture)

7.5 All exterior outlets should be inspected and replaced by a certified electrician. Electrical issues are considered hazardous until repaired.



Outlet did not trip when tested.

7.5 Item 1(Picture)



Outlet was not operable when tested

7.5 Item 2(Picture)



7.5 Item 3(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)
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: LENNOX
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	Gas/LP Firelogs and Fireplaces				•	Filter Size: 16x25
8.7	Cooling and Air Handler Equipment	•				Types of Fireplaces: Solid Fuel
8.8	Normal Operating Controls	•				Operable Fireplaces: One
8.9	Presence of Installed Cooling Source in Each Room	•				Number of Woodstoves: None
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	Cooling Equipment Type: Air conditioner unit
						Cooling Equipment Energy Source: Electricity
						Number of AC Only Units: One
						Central Air Brand: LENNOX

Comments:

8.0 LENNOX Furnace/Air Handler has a manufacturing date of: October 2004. Although the unit is an older unit it did perform well during the inspection. I have seen units fail shortly after a home inspection during the seasonal change from hot to cool weather. I cannot determine how long your Furnace will last before a replacement is necessary.



8.0 Item 1(Picture)

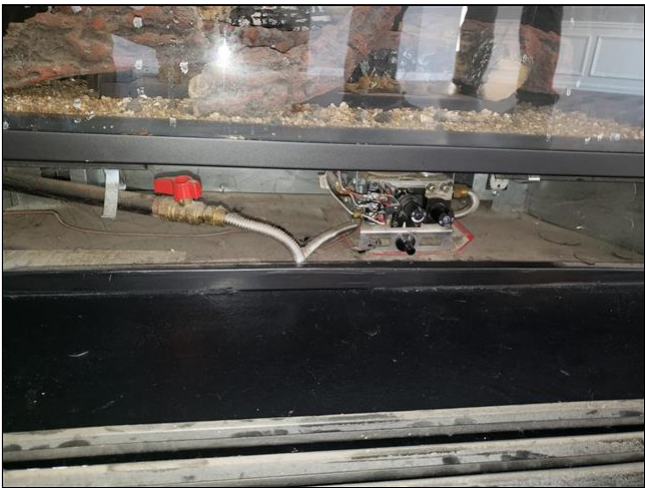


8.0 Item 2(Picture)

8.6 The Fireplace did not ignite during the inspection. I recommend a qualified professional inspect and make necessary repairs.

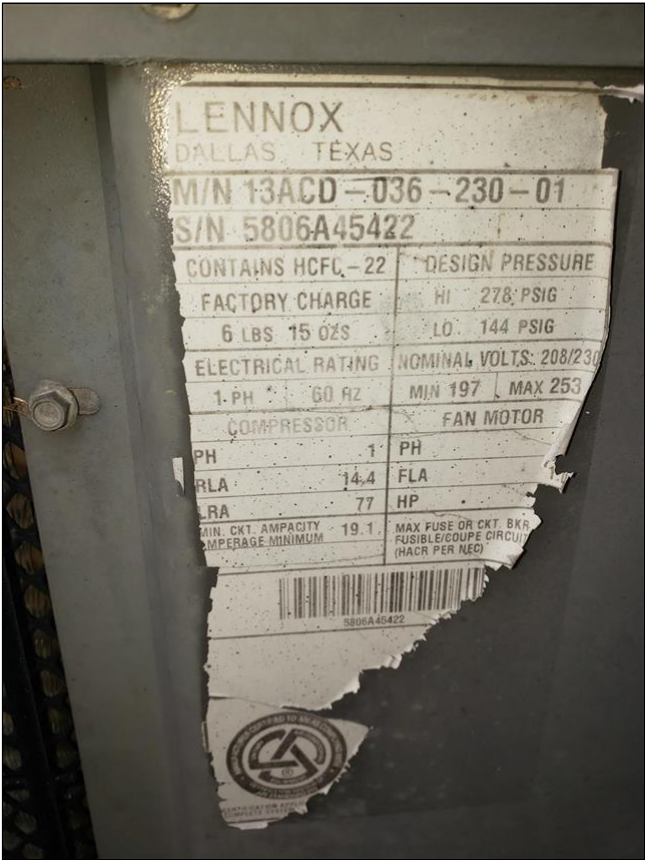


8.6 Item 1(Picture)



8.6 Item 2(Picture)

8.7 LENNOX AC unit has a manufacturing date of: January 2006. Although the unit is an older unit it did perform well during the inspection. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.



8.7 Item 1(Picture)

8.7 Item 2(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
9.1	Insulation Under Floor System	•				Ventilation: Ridge vents Soffit Vents
9.2	Vapor Retarders (in Crawlspace 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
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

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: FRIGIDAIRE
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: BADGER
10.2	Range Hood (s)	•				Exhaust/Range hood: GENERAL ELECTRIC
10.3	Regridgerator	•				Oven/Cooktop: GENERAL ELECTRIC
10.4	Trash Compactor			•		Refrigerator: FRIGIDAIRE
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	

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.

Summary

Precise Inspection Group

Customer
Sample Report

Address
555 Jane Doe Dr,
Atlanta GA 30331

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

1.0 Roof Coverings

Repair or Replace

Although the roof showed no signs of previous repairs. The Roof shingles are nearing the end of its life cycle. Roof coverings will need replacing before 5 years. I recommend repair as desired.

1.3 Roof Drainage Systems

Repair or Replace

The downspout missing elbow extension at the front (left of main entry). A qualified person should repair or replace as needed to encourage water to flow away from the home.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

The Composite board siding at the exterior in areas rear of home peeling paint or failing. Deterioration can eventually occur if not corrected. I recommend prep and paint using a qualified contractor.

2.1 Doors (Exterior)

Repair or Replace

The screen door at the rear of home (patio) has a damaged screen and broken at latch. This is a maintenance issue and is for your information. Replace as desired.

2.6 Other

Repair or Replace

Standing water was observed at the front of home near the mailbox. The area appeared to not have drainage. A licensed contractor should inspect and install a proper drainage system to encourage water to flow properly to prevent erosion and further deterioration.

3. Garage

3.0 Garage Ceilings

Repair or Replace

Garage ceiling is unfinished. While this damage is cosmetic, the repair cost should be considered due to the amount of work required. I recommend prep and paint using a qualified contractor.

3.1 Garage Walls (including Firewall Separation)

Repair or Replace

Garage drywall is unfinished and damaged in several areas. While this damage is cosmetic, the repair cost should be considered due to the amount of work required. I recommend prep and paint using a qualified contractor.

3.2 Garage Floor

Repair or Replace

Garage floor stained in several areas. I recommend pressure-washing by a qualified contractor.

4. Interiors

4.0 Ceilings

Repair or Replace

Kitchen ceiling showed areas of previous repairs/patching near sink. No active moisture was detected during the inspection. Repairs seem to be adequate. This is for your information.

4.1 Walls

Repair or Replace

Closet rod and shelf in 2nd Guest Bedroom was not secure during the inspection. A replacement is likely needed. I recommend replacing by a qualified contractor.

4.4 Counters and Cabinets (representative number)

Repair or Replace

Water stains from a previous leak was observed under Kitchen sink. No active leaks or moisture was detected. I recommend monitoring frequently as a part standard maintenance.

4.5 Doors (representative number)

Inspected

The Door does not fit opening properly nor shuts (out of square) at the Guest Bathroom on top floor. A qualified contractor should inspect and repair/replace as needed. Please follow through to ensure proper repair or replacement is made.

4.6 Windows (representative number)

Repair or Replace

Six windows cloudy (lost seal) throughout the home. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The toilet is loose at floor at the Owner's Suite Bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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

Outlet cover cracked in 1st Guest Bedroom. This is a maintenance issue for your information.

8. Heating / Central Air Conditioning

8.6 Gas/LP Firelogs and Fireplaces

Repair or Replace

The Fireplace did not ignite during the inspection. I recommend a qualified professional inspect and make necessary repairs.

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> : Licensed To Sharlton

INVOICE

Precise Inspection Group

Inspection Date: 2/10/2021

Report ID: 02102021

Inspected By:

Customer Info:	Inspection Property:
Sample Report 555 Jane Doe Dr, Riverdale GA 30296 Customer's Real Estate Professional:	555 Jane Doe Dr, Atlanta GA 30331

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,500	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Zelle

Payment Status: Paid

Note: