



Inspection Report

Prepared For:
Joe Sample
Jane Sample

Property Address:
4444 Tall Hickory Trail
Gainesville, GA 30506



Superior Home Inspections

Ray Thoroman
8070 Ivy Shaw Dr.
Gainesville, Ga 30506
678-410-3005

Date: 4/16/2005	Time: 10:05 AM	Report ID: 041605
Property: 4444 Tall Hickory Trail Gainesville, GA 30506	Customer: Joe Sample Jane Sample	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

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

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

Age Of Home:
New Construction

Home Faces:
North

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Cloudy

Temperature:
Over 75

STRUCTURAL COMPONENTS

Styles & Materials

FOUNDATION:
POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE:
NO CRAWLSPACE

FLOOR STRUCTURE:
ENGINEERED FLOOR TRUSS

WALL STRUCTURE:
WOOD

CEILING STRUCTURE:
2X8

ROOF STRUCTURE:
ENGINEERED WOOD TRUSS
PLYWOOD
SHEATHING

ROOF-TYPE:
GABLE
HIP

METHOD USED TO OBSERVE ATTIC:
WALKED

ATTIC INFO:
PULL DOWN STAIRS
STORAGE
LIGHT IN ATTIC

Inspection Items

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

Comments: Repair or Replace

Visible signs of water intrusion in basement (along front of home) , (along rear of home) and in several various other areas also visible are mold, and dampness. Water intrusion can lead to more costly repairs and increase damage if not corrected. Unable to determine the extent of intrusion or how often it occurs. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4

1.1 WALLS (Structural)

Comments: Inspected

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

EXTERIOR

Styles & Materials

SIDING STYLE:

LAP
BRICK

SIDING MATERIAL:

CEMENT-FIBER
BRICK VENEER
MASONRY PANELS

EXTERIOR ENTRY DOORS:

WOOD
STEEL

APPURTENANCE:

COVERED PORCH
PORCH
SIDEWALK

AUTO OPENER MANUFACTURER:

LIFT-MASTER

GARAGE DOOR MATERIAL:

INSULATED
METAL

GARAGE DOOR TYPE:

TWO AUTOMATIC

DRIVEWAY:

CONCRETE

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

Wood trim and Masonite siding at "All of exterior in areas is missing/improper sealant/caulking. Further deterioration can occur if not corrected. Recommend repair as needed using a qualified person.

Specific areas include chimney bottom right corner, and chimney cap edge(unprimed wood).

Front porch columns at base needs caulking.

Right of main entry on roof missing siding exposed/open framing.

Right side of exterior no noticeable weep hole in brick cladding.

Right side of exterior back bottom corner needs sealant.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7

2.1 DOORS (Exterior)

Comments: Repair or Replace

Garage door trim at front of home needs prep and paint (both doors). Recommend repair as needed using a qualified person.



2.1 Picture 1

2.2 WINDOWS

Comments: Repair or Replace

Brick-mold and Window frames/sills missing sealant at most windows. Further deterioration may occur if not repaired. Deterioration can allow water to enter behind siding or wall cavity and more damage could result. Recommend repair or replace as needed using a qualified person.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

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

Comments: Inspected

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

Comments: Repair or Replace

Lattice on Covered porch at rear of home in several areas is loose and needs tighten or repair. Recommend repair or replace by a qualified contractor.



2.4 Picture 1

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

Comments: Inspected

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

Fascia board and Soffit panels at eave on "All of exterior in areas missing caulking. Further deterioration may occur if not repaired. Recommend as needed using a qualified person.

ROOFING**Styles & Materials****ROOF COVERING:**
ARCHITECTURAL**VIEWED ROOF COVERING FROM:**
WALKED ROOF**SKY LIGHT (S):**
NONE**CHIMNEY (exterior):**
CEMENT FIBER**Inspection Items****3.0 ROOF COVERINGS****Comments:** Repair or Replace

Roof covering has hairline cracks in various areas mainly along the ridges. This is possibly from a manufacturer defect. Roof could leak. Recommend repair or replace.



3.0 Picture 1

3.1 FLASHINGS**Comments:** Inspected**3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS****Comments:** Inspected**3.3 ROOFING DRAINAGE SYSTEMS****Comments:** Inspected

PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC

PLUMBING DISTRIBUTION:
COPPER

CAPACITY:
50 GAL (2-3 PEOPLE)

MAIN WATER VALVE LOCATION:
BASEMENT

WATER FILTERS:
(We do not inspect filtration systems)

PLUMBING WASTE:
PVC

MANUFACTURER:
A.O. SMITH
Extra Info : 2004

MAIN FUEL SHUT-OFF VALVE LOCATION:
LEFT SIDE EXTERIOR

PLUMBING SUPPLY:
NOT VISIBLE

WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

PLUMBING VENTING:
PVC

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

Shower stall does not drain properly at Master Bath. Recommend a qualified licensed plumber repair or correct as needed.

Fiberglass Jacuzzi Tub does not work properly at Master Bath. Recommend a qualified licensed plumber repair or correct as needed. Also missing grout sealant along top edge.



4.1 Picture 1



4.1 Picture 2

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

Comments: Inspected

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

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

Comments: Inspected

4.5 SUMP PUMP

Comments: Inspected

ELECTRICAL SYSTEMS

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:

BELOW GROUND
220 VOLTS

ELEC. PANEL MANUFACTURER:

SIEMENS

LOCATION OF MAIN PANEL:

BASMENT

PANEL CAPACITY:

200 AMP

BRANCH WIRE 15 and 20 AMP:

COPPER

SMOKE DETECTORS:

PRESENT

PANEL TYPE:

CIRCUIT BREAKERS

WIRING METHODS:

ROMEX

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

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

Comments: Repair or Replace

Receptacle outlets are not grounded properly. Needs correcting in most if not all rooms. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.

Also Bonus room bathroom receptacle not labeled GFCI. Recommend checking this to make sure it is protected.

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

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

5.7 SMOKE DETECTORS

Comments: Inspected

Smoke detector should be tested at common hallway to bedrooms upon moving in to home.

HEATING

Styles & Materials

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

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Repair or Replace

Service doors on both attic units will not shut properly and is loose. This is a maintenance issue and should be repaired. Recommend service or repair unit using a licensed HVAC contractor. Also recommend making sure unit is sealed properly (air leakage).



6.0 Picture 1

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.4 SOLID FUEL HEATING DEVICES

Comments: Inspected

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

Comments: Inspected

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

6.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

CENTRAL AIR CONDITIONING**Styles & Materials****COOLING EQUIPMENT TYPE:**
AIR CONDITIONER UNIT**COOLING EQUIPMENT ENERGY SOURCE:**
ELECTRICITY**CENTRAL AIR MANUFACTURER:**
CARRIER**NUMBER OF A/C UNITS:**
TWO**AGE OF A/C UNIT:**
2004**Inspection Items****7.0 COOLING AND AIR HANDLER EQUIPMENT****Comments:** Inspected**7.1 NORMAL OPERATING CONTROLS****Comments:** Inspected**7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Comments:** Inspected**7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected

INTERIORS**Styles & Materials****CEILING MATERIALS:**
SHEETROCK**WALL MATERIAL:**
SHEETROCK**FLOOR COVERING(S):**
CARPET
HARDWOOD T&G
TILE**INTERIOR DOORS:**
RAISED PANEL
WOOD**WINDOW TYPES:**
THERMAL/INSULATED
DOUBLE-HUNG**WINDOW MANUFACTURER:**
UNKNOWN**CABINETRY:**
WOOD**COUNTERTOP:**
GRANITE**Inspection Items****8.0 CEILINGS****Comments:** Inspected**8.1 WALLS****Comments:** Repair or Replace

Sheetrock on wall has several hairline cracks (cosmetic) in bonus room. This damage is considered cosmetic. Recommend repair or replace as needed using a qualified person.



8.1 Picture 1

8.2 FLOORS**Comments:** Inspected**8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Comments:** Inspected**8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS****Comments:** Repair or Replace

Cabinet door (s) needs adjustment or repair at some cabinet doors. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



8.4 Picture 1

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

Entry doors need adjustment at Most doors. This is a maintenance issue and is for your information. Recommend repair as desired.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

Several windows are damaged at handle or lock hardware and stuck or painted . A repair may be needed. Recommend repair as needed using a qualified person.

INSULATION AND VENTILATION**Styles & Materials****ATTIC INSULATION:**

BLOWN

R- VALUE:

R-30 OR BETTER

VENTILATION:RIDGE VENTS
SOFFIT VENTS**EXHAUST FAN TYPES:**

FAN ONLY

FAN WITH LIGHT

DRYER POWER SOURCE:

220 ELECTRIC

DRYER VENT:

METAL

Inspection Items**9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)****Comments:** Inspected**9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS****Comments:** Inspected**9.2 VENTING SYSTEMS (Kitchens, baths and laundry)****Comments:** Inspected**9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)****Comments:** Inspected

BUILT-IN KITCHEN APPLIANCES**Styles & Materials****DISHWASHER:**
WHIRLPOOL**RANGE/OVEN:**
WHIRLPOOL**REFRIGERATOR:**
NONE**DISPOSER:**
IN SINK ERATOR**BUILT-IN MICROWAVE:**
WHIRLPOOL**GAS STOVE:**
Whirpool**EXHAUST/RANGE HOOD:**
WHIRLPOOL**TRASH COMPACTORS:**
NONE**Inspection Items****10.0 DISHWASHER****Comments:** Inspected**10.1 RANGES/OVENS/COOKTOPS****Comments:** Inspected**10.2 RANGE HOOD****Comments:** Inspected**10.3 TRASH COMPACTOR****Comments:** Not Present**10.4 FOOD WASTE DISPOSER****Comments:** Repair or Replace
Disposer would not operate. Non functional.

10.4 Picture 1

10.5 MICROWAVE COOKING EQUIPMENT**Comments:** Inspected

General Summary



Superior Home Inspections

8070 Ivy Shaw Dr.
Gainesville, Ga 30506
678-410-3005

Customer
Joe Sample
Jane Sample

Property Address
4444 Tall Hickory Trail
Gainesville, GA 30506

STRUCTURAL COMPONENTS

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

Repair or Replace

Visible signs of water intrusion in basement (along front of home) , (along rear of home) and in several various other areas also visible are mold, and dampness. Water intrusion can lead to more costly repairs and increase damage if not corrected. Unable to determine the extent of intrusion or how often it occurs. Water intrusion if not corrected can lead to other problems including mold and cause excessive moisture to floor system that can lead to deterioration and increased repair cost. Recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4

EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Wood trim and Masonite siding at "All of exterior in areas is missing/improper sealant/caulking. Further deterioration can occur if not corrected. Recommend repair as needed using a qualified person.

Specific areas include chimney bottom right corner, and chimney cap edge(unprimed wood).

Front porch columns at base needs caulking.

Right of main entry on roof missing siding exposed/open framing.

Right side of exterior no noticeable weep hole in brick cladding.

Right side of exterior back bottom corner needs sealant.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7

2.1 DOORS (Exterior)
Repair or Replace

Garage door trim at front of home needs prep and paint (both doors). Recommend repair as needed using a qualified person.



2.1 Picture 1

2.2 WINDOWS

Repair or Replace

Brick-mold and Window frames/sills missing sealant at most windows. Further deterioration may occur if not repaired. Deterioration can allow water to enter behind siding or wall cavity and more damage could result. Recommend repair or replace as needed using a qualified person.



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

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

Repair or Replace

Lattice on Covered porch at rear of home in several areas is loose and needs tighten or repair. Recommend repair or replace by a qualified contractor.



2.4 Picture 1

2.6 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Fascia board and Soffit panels at eave on "All of exterior in areas missing caulking. Further deterioration may occur if not repaired. Recommend as needed using a qualified person.

ROOFING

3.0 ROOF COVERINGS

Repair or Replace

Roof covering has hairline cracks in various areas mainly along the ridges. This is possibly from a manufacturer defect. Roof could leak. Recommend repair or replace.



3.0 Picture 1

PLUMBING SYSTEM

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

Shower stall does not drain properly at Master Bath. Recommend a qualified licensed plumber repair or correct as needed.

Fiberglass Jacuzzi Tub does not work properly at Master Bath. Recommend a qualified licensed plumber repair or correct as needed. Also missing grout sealant along top edge.



4.1 Picture 1



4.1 Picture 2

ELECTRICAL SYSTEMS

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

Repair or Replace

Receptacle outlets are not grounded properly. Needs correcting in most if not all rooms. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring.

Also Bonus room bathroom receptacle not labeled GFCI. Recommend checking this to make sure it is protected.

5.7 SMOKE DETECTORS

Inspected

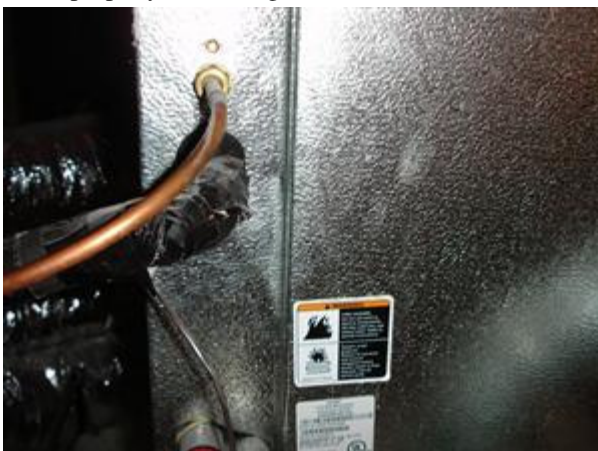
Smoke detector should be tested at common hallway to bedrooms upon moving in to home.

HEATING

6.0 HEATING EQUIPMENT

Repair or Replace

Service doors on both attic units will not shut properly and is loose. This is a maintenance issue and should be repaired. Recommend service or repair unit using a licensed HVAC contractor. Also recommend making sure unit is sealed properly (air leakage).



6.0 Picture 1

INTERIORS

8.1 WALLS

Repair or Replace

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8.1 Picture 1

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8.4 Picture 1

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Repair or Replace

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8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Several windows are damaged at handle or lock hardware and stuck or painted . A repair may be needed. Recommend repair as needed using a qualified person.

BUILT-IN KITCHEN APPLIANCES

10.4 FOOD WASTE DISPOSER**Repair or Replace**

Disposer would not operate. Non functional.



10.4 Picture 1



INVOICE

Superior Home Inspections
8070 Ivy Shaw Dr.
Gainesville, Ga 30506
678-410-3005
Inspected By: Ray Thoroman

Inspection Date: 4/16/2005
Report ID: 041605

Customer Info:	Inspection Property:
Joe Sample Jane Sample 2925 Sample Trail Gainesville GA 30506 Customer's Real Estate Professional:	4444 Tall Hickory Trail Gainesville, GA 30506

Inspection Fee:

	Service	Price	Amount	Sub-Total
Heated Sq Feet 2,501 - 3,000		375.00	1	375.00
Discount		-100.00	1	-100.00

Tax \$0.00
Total Price \$275.00

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



Superior Home Inspections

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8070 Ivy Shaw Dr.
Gainesville, Ga 30506
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