

Inspection Report
5220 Mockingbird Lane.
Atlanta, GA 30328.
Prepared for: Mr and Mrs J.B. Hart.



Prepared by: Professional Inspection Experts
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INSPECTION CONDITIONS

5220 Mockingbird Lane
Atlanta, GA 30328

Inspection conducted by Paul Davidson
GAHI#345-98

CLIENT & SITE INFORMATION:

FILE #: 12345.
DATE OF INSPECTION: December 7, 2003.
TIME OF INSPECTION: 9 AM.
CLIENT NAME: Mr and Mrs J.B. Hart.
MAILING ADDRESS: 2885 Oakwood Circle.
CLIENT CITY/STATE/ZIP: Orlando, FL 33982.
CLIENT PHONE #: 407-555-1212.
CLIENT FAX #: 407-5551362.
INSPECTION SITE: 5220 Mockingbird Lane.
**INSPECTION SITE CITY/
STATE/ZIP:** Atlanta, GA 30328.

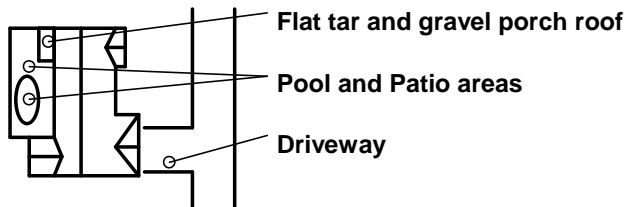
CLIMATIC CONDITIONS:

WEATHER: Overcast, Partly Cloudy.
SOIL CONDITIONS: Dry.
**APPROXIMATE OUTSIDE
TEMPERATURE in F:** 30-40.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF HOUSE: 12 Years.
BUILDING TYPE: 1 family.
STORIES: 1

SITE SKETCH: (Top of page is due north)



UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private. Septic is in front yard. See Plumbing Report following.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Homeowner, Homeowners children, Listing agent, Selling agent, Purchaser.

PAYMENT INFORMATION:

TOTAL FEE: \$350.
PAID BY: VISA.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Stucco.
CONDITION: Appears serviceable, Cracks noted are typical.

TRIM:

MATERIAL: Wood.
CONDITION: Appears serviceable, Periodic inspection of trim wood, along with preventative caulking and painting are ongoing maintenance tasks that should not be neglected in the future.

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted. Typical cracks are noted.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**
**INSULATION TYPE AND
CONDITION:**

Attic is full size, Truss framing.

Fiberglass batts, Some insulation is installed unevenly over the kitchen area with poor general coverage. Recommend additional insulation in the attic area to improve energy efficiency.



Insulation missing over kitchen ceiling