
CALIBRE

Home Inspections

ICC/CABO Certified, GAHI, ASHI, Engineer, www.CalibreHomeInspections.com. (770) 932-0932.

K: GENERAL HOME OWNER INFORMATION

- Obtain all easements, surveys, and permits from previous alterations before closing.
- New construction cosmetic issue disputes: Arbitration with the Atlanta division of the NAHB.

GROUNDS

- Trees/shrubs touching or hanging over building should be cut back to avoid future impact.
- To avoid future soil erosion and concrete settling, all cracks in driveways and exterior patios should be sealed.
- Landscaping ground covers and plants should be kept away from the siding to avoid termite and water damage.
- Check the base of the foundation wall twice a year for termite tubes; even the hard to reach areas.

GUTTERS

- Sub-surface drains should be checked once a year, gutters(and down spouts) **at least** twice a year.
- Down spouts should be directed away from the foundation and at least 5 feet from footers.
- Estimated Useful Life (EUL) for gutters is about 30 years, or when rust forms at the bottom of gutter.

MISCELLANEOUS

- Good ventilation of crawl/basement space is required for reducing many problems.
- Closing crawl space vents in the two coldest months of the year in the Atlanta area is suggested to reduce power usage and potential freeze damage. Conditioning crawl space air helps reduce mold.
- Chimney enclosures, and entry pediments' trim have a propensity to dryrot and/or water damage. Caulk, seal and paint as needed, usually twice as often as other areas of the house.
- Breakers in the electrical panel should be tested and reset yearly.
- Check smoke alarms for proper operation before move-in. Check battery **and** smoke sensor twice a year (a good rule-of-thumb is to check with the time change twice a year.)
- Carbon Monoxide detector is recommended for gas heaters over five years old or if non-vented type. Non-vented fireplaces are not permitted in sleeping areas.
- General appliance maintenance includes; cleaning hood exhaust filters, cleaning refrigerator seals and dusting motor, checking clothes washer connections, and checking clothes dryer vent duct.
- Check the water heater temperature and pressure (T&P) valve yearly.
- Gas water heaters have an EUL of about 15 years or when rust covers the bottom of the water heater. (If built between 8/1993 & 10/1996, it may have defective dip tubes; see www.pbpipeline.com)
- Open and close all water valves yearly to assure proper operation and to avoid larger problems.
- Service the heating/cooling unit yearly; clean(replace) the filter at least four times a year (once per month if the fan is set at "ON",) clean out the humidifier reservoir at spring (after yearly furnace use,) clean attic condensate lines and assure they are directed away from the compressor and foundation.
- Gas furnaces built today have an EUL of 20 years; when heat exchangers crack, poisonous CO gas enters the house. Yearly service calls should start when the unit is no older than 5 years old.
- AC compressor units built today have an EUL of about 10 years (less for heat pump units.) Yearly service calls should start when the unit is no older than 5 years old (3 for heat pumps.)
- Concrete walls and slabs hold significant moisture for 2 years after construction; circulating the air and keeping the humidity down below 50% will reduce most **molds** from growing.
- EPA's Safe Drinking **Water**: www.epa.gov/safewater. Gwin.County Public Utility. # (770)614-2020.
- **Weaterization Program**: www.gefa.org from the American Recovery and Reinvestment Act.
- **Radon** Information: 1(800)247-2435, Mold Information 1(972)247-9373.
- Synthetic Stucco (**EIFS**) Information: NAHB Research Center www.toolbase.org.
- **Hard Board**/composition board: frequent maintenance required. ClaimSource One (404)252-1771.

INSPECTION CONDITIONS & NOTES

CLIENT & SITE INFORMATION:

FILE #:

ir1850ad.

DATE/TIME OF INSPECTION:

8/2/10 3:30 pm.

CLIENT:

Buyers NameL

INSPECTION ADDRESS:



Address
Grayson, GA 30017.

CLIMATIC CONDITIONS:

Overcast, Soil Cond; Damp soil, Aprox.-Temp; 80-90 degrees.

BUILDING CHARACTERISTICS:

5-15 years old, 1 Family, Traditional, Ranch, 1 story, The main floor is on a slab.

UTILITY SERVICES AND STATUS:

All of the utilities are on.

OTHER INFORMATION:

The house is located in the suburbs. The house is not occupied. The client is not present.

PAYMENT INFORMATION:

TOTAL FEE:

\$300

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, radon, 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, not 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.

A: GROUNDS AND SURROUNDING AREA

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Cracks noted are typical shrinkage cracks.

Poor drainage noted. The driveway is sloped toward building. Rain drainage may not drain away from the house sufficiently. General building standards require a 1/2 inch drop in grade for the first ten feet. IRC 2006 Monitoring of this situation is suggested.

GRADING:

SITE:

The back slope of the soil is not pitched away from the foundation properly. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. IRC 2006; R401.3. The condition of the grounds at this point is marginal and should be monitored over time.



B: EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. 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. Most 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. It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a qualified general contractor prior to the close of escrow.

GUTTERS & DOWN SPOUT:

TYPE & CONDITION:

Appear Functional. We routinely suggest that the down spout be routed away from the building. This avoids future dirt erosion from footers and potential water problems in basements. IRC 2006; R801.3 Roof Drainage; water disposal should discharge the roof drainage to the ground surface at least 5 feet from foundation walls or to an approved drainage system.

SIDING:

TYPE & MATERIAL:

Vinyl siding.

CONDITION:

Siding is touching/(close to) ground/concrete . This promotes water and termite damage. Only brick siding is allowed to touch the ground as long as the level of the dirt touching the brick is lower than the interior wood building materials by four inches. Termite clearance letters for sale of the property might be hindered. Please check with the present exterminator company. Noted around the bay window. Vision blocked at the back deck area.



Vent cover(s)/screen(s) missing or not venting properly.



TRIM:

MATERIAL:

Vinyl, Wood.

CONDITION:

Back door trim has some dry rot noted at the bottom molding.



DECKS:

TYPE:

Wood.

CONDITION:

Access to deck underside is blocked. Restricted viewing is noted. Low elevation of deck prevents any viewing under the deck structure.



C: ROOF COMPONENTS, & ATTIC:

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. It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a qualified roofing specialist prior to the close of escrow.

ROOF:

DESCRIPTION:

The inspection of the roof and gutters was conducted from the ground with binoculars.

ROOF COVERING STATUS:

"Nail pops" are noted at roof shingles. This could be evidence of poor ventilation in the attic. When a roof heats excessively it expands and contracts and pushes roofing nails out of the sheathing. Noted at the back of the house.



Poor vent boot condition exists. The vent boot is aging or is damaged from falling debris. Most vent boots require replacement after 6 to 12 years.

Plumbing vent is not vertical. Likely damage at the inside attic area.

**GENERAL CONDITION:**

Given proper maintenance, the roof is functional with a low probability of needed replacement within the next 7 years.

ATTIC AND INSULATION:**ACCESSIBILITY:**

Viewing was limited to accessible areas of the attic only.

VENTILATION:

4 inch plumbing vent is installed at an angle and appears to be properly vented.

The attic ventilator fan was not operating at the time of inspection. Thermostat functions were not tested at the time of the inspection. Testing fans are outside the scope of the inspection. The attic ventilator fan at gable end is set up in not as efficient as it could be. Ventilator fans designed and set up as the only vent at the upper portion of the roof, vent the attic properly in the Summer months as long as the ventilator fan is set to the proper temperature and does not break. We often find that the fans only work for a few years and then does not vent the attic during the necessary Summer months. Lack of ventilation in the Summer months cause increased power bills and and decreased estimated useful life of the roofing shingles.

This ventilation design does not allow for any roof/attic ventilation during the winter months. Though it might help power bills slightly in the sunny winter days, the lack of ventilation promotes mold growth that may enter the living area.

INSULATION TYPE:

Fiberglass batting in special ceilings and vertical walls noted in attic; and blown insulation on the floor joists of the attic.

INSULATION CONDITION:

The insulation is somewhat compacted and the true R-Value at this point may be less than that was originally installed. Adding more insulation will raise the R-Value.



The insulation has been disturbed and good coverage is no longer present. The general volume of the insulation appears too low to adjust and create good coverage.



STRUCTURE:

The roof is constructed using truss framing methods.

Cut, split, missing or damage truss noted at the step entry way.



Previous damage was repaired, at rafters at the right side of the front middle. The repair appears sufficient though not professionally completed. No other damage or present leaking is visible. Any damage on truss systems could be significant. Assuring the damage is fixed satisfactorily would require an evaluation by the engineering department of a truss manufacturer (the original manufacturer is not necessary). Some fixes may be as simple as sistering (scabbing) the damaged member; others may require replacement of the entire truss. We routinely suggest obtaining a letter from a truss company assuring a proper fix



D: GARAGE - CARPORT

Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

FLOOR:

CONDITION:

Crack/damage to the concrete garage pad is typical shrinkage crack.

GARAGE DOOR(S):

CONDITION:

Major damage is noted. Broken spring is visible; the door was not tested.



E: ELECTRICAL SYSTEM

The home owner should test all breakers according to the manufacturer's instructions to ensure proper function.

Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. All light fixtures should have working light bulbs at the time of the final walk through to ensure correct wiring. Wiring electrical panels not to the exact code is common. Often grounding conductors are wired with two or more wires behind one screw. This could promote dangerous conditions if ground wires are not connected snugly. 240 amp. appliances are often wired with one white and one black wire. The conductors physically operate correctly. However, the convention of only black and red conductors carrying current is violated.

It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed electrician prior to the close of escrow.

OUTSIDE SERVICE:

TYPE & AMPERAGE:

150 amp. service noted at the outside cut-off.

CONDITION:

Appears functional.

ELECTRICAL PANELS:

TYPE & FINDINGS:

The main panel located in the garage appears functional.

GENERAL CONDITION:

The electrical system appears functional with a low probability of failure within 10 years.

F: HEATING AND VENTILATION

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit by a licensed mechanical contractor. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. Industry practices do not have home inspectors light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

Determining the condition of oil/gas tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil/gas tanks represent an environmental hazard which is sometimes costly to remedy. It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed mechanical contractor prior to the close of escrow.

HEATING SYSTEM CONDITION:

SYSTEM TYPE:

Forced Air Gas unit(s), located in the attic.

GENERAL CONDITION:

Given proper maintenance, the furnace appears functional with a low probability of failure within 5 years.

G: AIR CONDITIONING

It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed mechanical contractor prior to the close of escrow.

AIR CONDITIONING:

TYPE:

Central

POWER SOURCE:

Electrical disconnect is present.

COMPRESSOR:

Capacity of the compressor: The total capacity of the air conditioners should service approximately 1800 sf.

The insulation on the coolant line is loose/off/ineffective at the attic coil unit.

**CONDENSATE LINE:**

The condensation drain line discharges in the back of the compressor pad; the volume of water discharged from the condensation drain line could wash away a lot of dirt over time and cause numerous problems. We often recommend extending the drain line discharge to the other side of the compressor unit. This will help avoid future damage from erosion. An inexpensive easy solution could be extending the drain line with a typical sump pump drain line.

**SYSTEM CONDITION:**

Given proper maintenance, the compressor unit appears functional with a medium probability of failure within 4 years.

H: PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping or septic related to water supply, waste, sprinkler or "low flow" fixture sizing are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating in a safe location. The valve is not tested at the inspection; older valves that are rusty may start to leak if tested or touched at the inspection. If no drain is located in the floor at main level or upper level a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed plumbing contractor prior to the close of escrow.

Water main exterior cut-off is flooded with water.



MAIN WATER LINE:

TYPE & MATERIAL:

Main line is 3/4 inch diameter. Copper, The viewing of the incoming water line is not possible. The incoming water service enters the house within a wall and the material that enters through the concrete is not visible. And is located located at the water heater area

CONDITION:

Gas odor detected at the garage area.

Damage/Defects noted water lines at exterior wall. Probability of freezing/bursting is high at super cold exterior temperatures. If the main water supply line is located in the garage, the potential for freezing is increased greatly if the garage door is left open. IRC 2006; P2603.6. Protection/Freezing.

WATER HEATER:

DESCRIPTION:

Gas, 40 gallons located in the garage.

The water heater appears functional with a low probability of failure within 3 years.

I: INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be evaluated. It is beyond the scope of this visual inspection to determine the condition of the material used to manufacture sheetrock anywhere in the building.

Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

DOORS:

MAIN ENTRY DOOR:

Double Keyed dead bolt was found.

Note: **In the event of fire** and the key was not in the door, this situation could be a major fire safety hazard.

OTHER EXTERIOR DOORS:

Back door: Double Keyed dead bolt was found.

INTERIOR DOORS:

Damaged or loose hinges noted at the master bathroom.

INTERIOR WALLS:

TYPE & CONDITION:

Damage at the left front bedroom.



The inspection of the firebox, damper and flu was done with a flashlight from the firebox level; if further investigation is desired the client should consult with a chimney sweep or proper fire place expert. Wood burning fire boxes should be operated with the bulk of the fire and logs to the back of the firebox. Best operation of a fireplace given a correct design of the flue system is to have a fresh air (vent) source free and clear during operation, do not have the clothes dryer or bathroom ventilator fan operating at the time of the fireplace operation. Proper design of fireplace gas logs require the flame to not touch the logs when the gas is burning; this produces extra carbon monoxide when burning. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. The liner condition of the fireplace flue can be determined by commissioning a licensed chimney sweep to inspect and clean this system.

FIREPLACE/WOOD BURNING DEVICES:

TYPE - CONDITION:

Not tested. Utilities are not on.

SMOKE/FIRE/CO DETECTOR:

Smoke and CO (if needed by code) alarm(s) responded to test button operation. The battery on one or more smoke detectors appear in poor condition.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

KITCHEN:

COUNTERS AND CABINETS:

The counters and cabinets appear in satisfactory condition.

KITCHEN SINK:

The vegetable sprayer does not function properly.

GARBAGE DISPOSAL:

The garbage disposal appears functional with a low probability of failure within 5 years.

DISHWASHER:

The dishwasher appears functional with a low probability of failure within 5 years.

COOK TOP (STOVE):

The stove top appears functional with a low probability of failure within 5 years.

VENTILATION/LIGHT:

Both the light and ventilation system appear functional.

OVEN:

The oven appears functional with a low probability of failure within 5 years.

MICROWAVE:

The microwave appears functional with a low probability of failure within 5 years.

REFRIGERATOR:

Refrigerator appears functional.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF TOILET:

The following problems were noted at the commode: The commode is loose at floor. This could mean continual leakage has damaged the sub flooring.

BATHROOM AREA:

BATH LOCATION:

Hall appears functional.

J: BASEMENT, CRAWL SPACE, SLAB

SLAB ON GRADE:

CONDITION:

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