

INSPECTION REPORT
Sample New Construction 3 Story Townhouse

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REPORT SUMMARY

NOTICE: This summary is intended to provide a quick review of the inspection findings and is provided as a convenience; it is not intended to be a substitute for the Inspection Report. Items listed in this summary may not reflect every finding of the Inspection; some items may have been intentionally or inadvertently left out of this summary. Client is advised to read the entire Inspection Report before proceeding with any decisions based upon the Inspection.

I. INSPECTION CONCERNS:

EXTERIOR

SCREENS:

CONDITION:

1. Not installed at the time of this inspection. Recommend installation of screens at all operable windows.

GARAGE - CARPORT

GARAGE DOOR(S):

CONDITION:

2. Operator works intermittently. It does not always close door when in full open position. Motor appears to seize up. Repairs as necessary recommended.

ATTIC AREAS

ATTIC:

CONDITION:

3. Improper fasteners (drywall or deck type screws) used to fasten attic folding stair frame. Recommend fastening folding stair properly at holes in accordance with manufacturers instructions. See warning label on unit item #5.

BATHROOMS:

MASTER BATH:

WHIRLPOOL TUB:

4. Access to pump is obstructed by framing member across top of access. Repairs as necessary recommended. Reference 2006 International Plumbing Code Article 421.5.

FIRST FLOOR BATH:

TOILET:

5. Flush handle sticks. Repairs as necessary recommended.

INTERIOR

INTERIOR DOORS:

CONDITION:

6. Door(s) won't latch: front upstairs bedroom. Repairs as necessary recommended.

FLOORS:

CONDITION:

7. At least three small holes noted in subfloor at third floor. Repairs as necessary recommended.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM:

8. Direct vent gas fired appliance. Some stains on inside of glass, probably deposits left by condensation that

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dried on glass. Repairs as necessary recommended.

HEATING - AIR CONDITIONING

FIRST AND SECOND FLOOR HEATING SYSTEM:

PUMP/BLOWER FAN:

9. The metal bottom is not installed at blower chamber. Furnace is set on a scrap piece of LVL wood beam. Repairs as necessary recommended. Reference 2006 International Residential Code Articles M1307.1 and M1601.3.1.

FIRST AND SECOND FLOOR AIR CONDITIONING SYSTEM:

SYSTEM CONDITION:

10. Too cool to properly check system. Annual service when the weather warms is recommended.

CONDENSATE LINE:

11. An overflow pan is not installed. Also there is no switch installed to shut down the AC system should the condensate line clog. Repairs as necessary recommended. Reference 2006 International Residential Code Article M1411.3.1.

THIRD FLOOR AIR CONDITIONING SYSTEM:

SYSTEM CONDITION:

12. Too cool to properly check system. Annual service when the weather warms is recommended.

DUCTWORK:

CONDITION:

13. Movement of damper arm on return air duct at downstairs furnace is obstructed, very limited. Repairs as necessary recommended.

ELECTRICAL SYSTEM

SWITCHES & RECEPTACLES:

CONDITION:

14. Top socket of receptacle at wall adjoining storage closet in living room appears to be clogged with glue. Replacement recommended. Reference 2008 National Electrical Code Article 110.12(B).

GROUND FAULT CIRCUIT INTERRUPTER (GFCI):

ACCESSORY BUILDINGS, STORAGE AREAS AND WORK AREAS:

15. GARAGE MECHANICAL ROOM: There appears to be no GFCI protected receptacle(s) at this location. Repairs as necessary recommended. Reference the 2008 National Electrical Code Article 210.8(A)(2).

ARC FAULT CIRCUIT INTERRUPTER (AFCI):

CONDITION:

16. Circuit(s) serving the first floor bedroom do(es) not appear to be AFCI protected. Repairs as necessary recommended. Reference 2008 National Electrical Code Article 210.12(B).

II. MAINTENANCE TIPS:

PLUMBING

HOSE FAUCETS:

SHUT OFF LOCATIONS:

1. One is near water heater. Verify location of others (if any) with the Seller. NOTE: Close shut off valves serving

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hose bibbs during extremely cold weather, disconnect any hoses and open hose bibbs to drain lines and so prevent pipes from freezing.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

CLIENT NAME: Mr. Wise Byer.
INSPECTION SITE: 7 Upscale Avenue.
INSPECTION CITY/STATE/ZIP: Atlanta, Georgia.

CLIMATIC CONDITIONS:

WEATHER: The weather was fair at the time of the inspection.
SOIL CONDITIONS: Ground covered with snow.
OUTSIDE TEMPERATURE: 20's.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: New construction.
BUILDING TYPE: Townhouse: The unit is three stories.

UTILITY SERVICES:

WATER SOURCE: Water source is public system.
SEWAGE DISPOSAL: Sanitary sewage disposal is a public system.
UTILITIES STATUS: All utilities were on at time of inspection.

REPORT LIMITATIONS AND INSPECTOR'S CERTIFICATION:

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 the 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 or 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, 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.

This inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. This 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 and our company 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, the inspection of this property was conducted and this inspection report was completed in substantial compliance with both the Standards of Practice of the American Society of Home Inspectors and the Standards of Practice of the Georgia Association of Home Inspectors. The inspection and this report were conducted and completed in good faith and to the best of our ability.

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signed: _____ date: _____

Russell E. Spornberger

International Code Council Residential Combination Inspector #5186179-R5

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ROOFING, GUTTERS AND OTHER ROOF COMPONENTS

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.

ROOF:

ROOF STYLE: Gable.
ROOF PITCH: Roof appears to be steep pitch, greater than 8 inches of vertical rise to 12 inches of horizontal run.
ROOF ACCESS: Roof not inspected. Unable to access due to: pitch, height, snow covering, and wet roof.
ROOF COVERING MATERIALS: Composition shingles.

GUTTERS & DOWNSPOUTS:

TYPE: Aluminum.
CONDITION: No visible defects noted.

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GROUNDS AND APPURTENANCES

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. Landscape lighting and sprinkler systems are not included in the scope of this inspection, operation of these systems should be verified with the seller. 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 recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Pressure treated lumber is often used in the construction of decks, porches and other outdoor structures; it is also often used for the bottom plates of walls and sill plates of floor systems. The chemicals used to make pressure treated lumber have been changed; beginning January 1, 2004 chromated copper arsenate (CCA) went out of use as a lumber preservative treatment due to the suspected cancer risk the chemical poses. A variety of new chemicals have been introduced to replace CCA. Several of the new chemicals used to preserve lumber are highly corrosive and can cause significant damage to nails, fasteners, and metal connectors commonly used to construct homes and outdoor structures. Positive identification of the chemicals used to treat lumber and the corrosion preventative properties of nails, fasteners and metal connectors is beyond the scope this inspection. All areas where preservative treated lumber is used should be inspected on a regular basis (at least annually) for signs of excessive corrosion at nails, fasteners and metal connectors.

DRIVEWAY:

TYPE: Concrete.
CONDITION: The driveway appears to be in serviceable condition. No major deficiencies were noted.

FRONT PORCH:

CONDITION: Porch appears to be in good condition; no major defects were noted.

DECKS:

TYPE: Wood.
CONDITION: Appears serviceable.

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EXTERIOR

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 recommend further evaluation be made by a qualified professional engineer who is registered in this state and experienced with residential construction. 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. Floor coverings can 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: Brick.
CONDITION: Appears serviceable.

TRIM:

MATERIAL: Cement planks, Wood.
CONDITION: Appears serviceable.

WINDOWS:

TYPE: Wood, Double hung, Insulated (double pane)
CONDITION: All windows including bedroom windows were operational at the time of this inspection.

SCREENS:

CONDITION: Not installed at the time of this inspection. Recommend installation of screens at all operable windows.

EXTERIOR DOORS:

FRONT ENTRY DOOR: Appears serviceable.
DECK DOOR: Appears serviceable.
GARAGE TO HOUSE: Appears serviceable.
GARAGE TO OUTSIDE: Appears serviceable.

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GARAGE - CARPORT

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

TYPE:

TYPE / LOCATION: Two car.

FLOOR:

CONDITION: Appears serviceable.

FIRE WALL:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Operator works intermittently. It does not always close door when in full open position. Motor appears to seize up. Repairs as necessary recommended.

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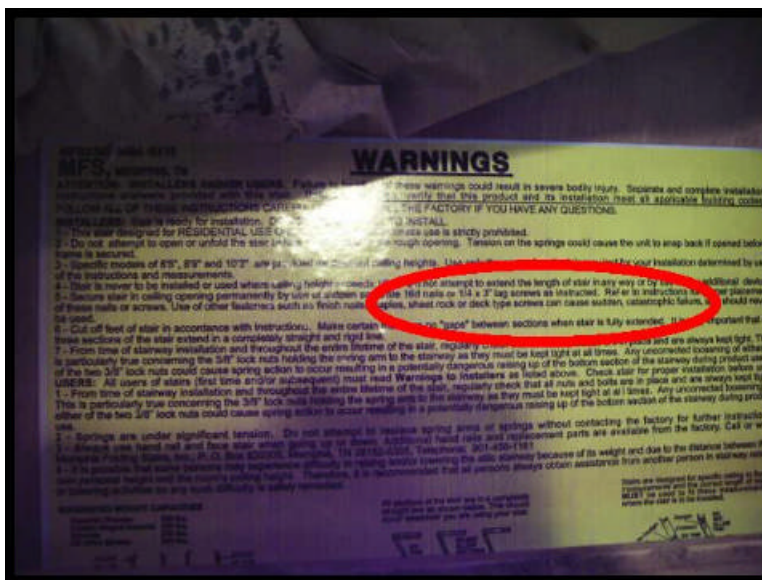
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ATTIC AREAS

ATTIC:

CONDITION:

Improper fasteners (drywall or deck type screws) used to fasten attic folding stair frame. Recommend fastening folding stair properly at holes in accordance with manufacturers instructions. See warning label on unit item #5.



ROOF FRAMING:

TYPE:

Truss framing.

CONDITION:

Appears serviceable.

INSULATION:

TYPE:

Fiberglass- Blown.

DEPTH AND R-FACTOR:

R-30 according to installer's certificate found in attic.

CONDITION:

Appears serviceable.

VENTILATION:

TYPE:

Eave vents, Mushroom vents.

CONDITION:

Appears serviceable.

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BATHROOMS:

FRONT UPSTAIRS BEDROOM BATH:

LAVATORY: Appears serviceable.
CABINET: Appears serviceable.
TOILET: Appears serviceable.
TUB / SHOWER FIXTURES: Appears serviceable.
TUB / SHOWER ENCLOSURE: Appears serviceable.
VENTILATION: Appears serviceable.
FLOOR: Appears serviceable.

MASTER BATH:

LAVATORY: Appears serviceable.
CABINET: Appears serviceable.
TOILET: Appears serviceable.
TUB / SHOWER FIXTURES: Appears serviceable.
WHIRLPOOL TUB: Access to pump is obstructed by framing member across top of access. Repairs as necessary recommended. Reference 2006 International Plumbing Code Article 421.5.



Access obstructed by framing

TUB / SHOWER ENCLOSURE: Appears serviceable.
VENTILATION: Appears serviceable.
FLOOR: Appears serviceable.

POWDER ROOM:

LAVATORY: Appears serviceable.
TOILET: Appears serviceable.
VENTILATION: Appears serviceable.

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FIRST FLOOR BATH:

<i>LOCATION:</i>	FIRST FLOOR:
<i>LAVATORY:</i>	Appears serviceable.
<i>CABINET:</i>	Appears serviceable.
<i>TOILET:</i>	Flush handle sticks. Repairs as necessary recommended.
<i>TUB / SHOWER FIXTURES:</i>	Appears serviceable.
<i>TUB / SHOWER ENCLOSURE:</i>	Appears serviceable.
<i>VENTILATION:</i>	Appears serviceable.
<i>FLOOR:</i>	Appears serviceable.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. 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. 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.

INTERIOR DOORS:

CONDITION: Door(s) won't latch: front upstairs bedroom. Repairs as necessary recommended.

INTERIOR WALLS:

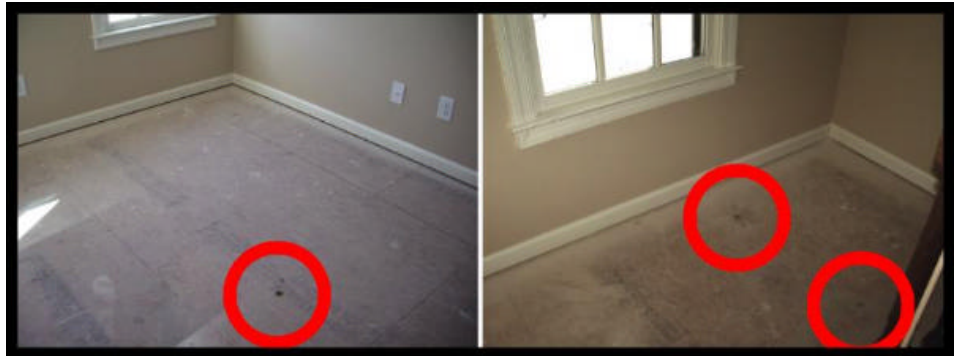
CONDITION: General condition appears serviceable.

CEILINGS:

CONDITION: General condition appears serviceable.

FLOORS:

CONDITION: At least three small holes noted in subfloor at third floor. Repairs as necessary recommended.



STAIRS & HANDRAILS:

CONDITION: Stairs appear serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: Direct vent gas fired appliance. Some stains on inside of glass, probably deposits left by condensation that dried on glass. Repairs as necessary recommended.

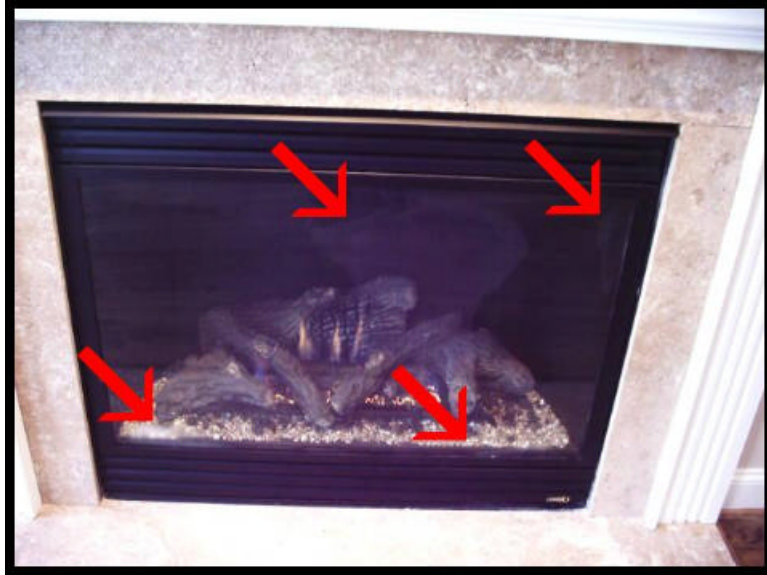
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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE: Stainless Steel.
CONDITION: Appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE / CONDITION: Gas Range, Appears serviceable.

VENTILATION:

TYPE AND CONDITION: Combination Microwave oven and indoor exhausting/ recirculating type vent hood. Appears serviceable.

DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS: Appear serviceable.
CABINETS: Cabinets appear serviceable.

Laundry appliances are not 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 to laundry are subject to leaking if turned.

LAUNDRY:

CONDITION: No problems noted.

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HEATING - AIR CONDITIONING

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. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not 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 determined 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 de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Normal service and maintenance is recommended on a annual basis. Filters should be cleaned / changed on a regular basis; we recommend seasonally. Refer to the furnace manufacturer's instructions for specific information.

FUEL PIPING:

FUEL SUPPLY LOCATION: Gas Meter is located at back of house.
FUEL PIPING CONDITION: Appears serviceable.

FIRST AND SECOND FLOOR HEATING SYSTEM:

LOCATION OF UNIT: Garage, mechanical room.
SYSTEM TYPE: Forced Air.
ENERGY SOURCE AND NOTES: Natural Gas.
FURNACE AGE IN YEARS: <1.
CAPACITY: 50,000 Btu's.
CONDITION: Appears to be operating properly.
NORMAL CONTROLS: Appear serviceable.
PUMP/BLOWER FAN: The metal bottom is not installed at blower chamber. Furnace is set on a scrap piece of LVL wood beam. Repairs as necessary recommended. Reference 2006 International Residential Code Articles M1307.1 and M1601.3.1.

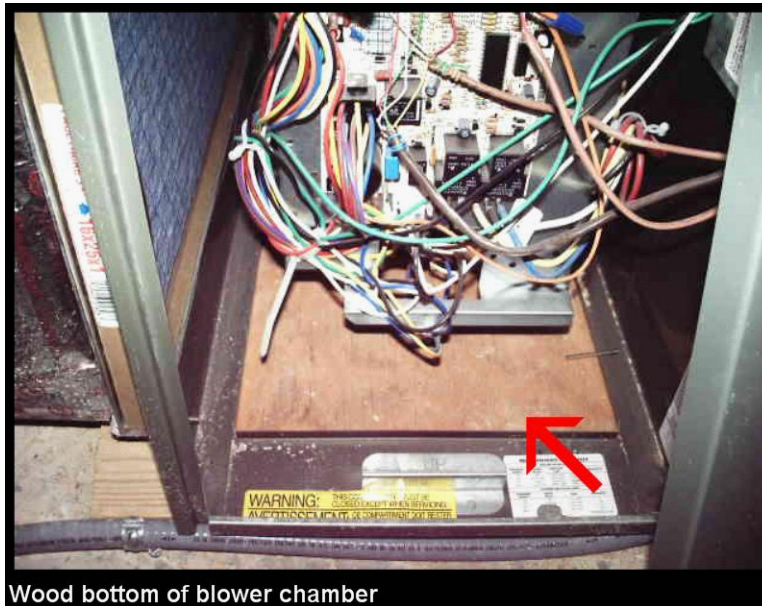
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COMBUSTION AIR: Combustion air appears to be available to the furnace through make up air vents.
VENTING: Appears serviceable.
AIR FILTERS: Appear serviceable.

THIRD FLOOR HEATING SYSTEM:

LOCATION OF UNIT: Attic.
SYSTEM TYPE: Forced Air.
ENERGY SOURCE AND NOTES: Natural Gas.
FURNACE AGE IN YEARS: <1.
CAPACITY: 50,000 Btu's.
CONDITION: Appears to be operating properly.
NORMAL CONTROLS: Appear serviceable.
PUMP/BLOWER FAN: Appears Serviceable.
COMBUSTION AIR: Adequate supply appears to be available.
VENTING: Appears serviceable.
AIR FILTERS: Appear serviceable.

FIRST AND SECOND FLOOR AIR CONDITIONING SYSTEM:

TYPE: Electric, Central.
POWER SOURCE: 240 Volt.
MAXIMUM FUSE: 30 amp.
COMPRESSOR AGE IN YEARS: <1.
CAPACITY OF UNIT: 2 tons.
SYSTEM CONDITION: Too cool to properly check system. Annual service when the weather warms is recommended.
CONDENSATE LINE: An overflow pan is not installed. Also there is no switch installed to shut down the AC system should the condensate line clog. Repairs as necessary recommended. Reference 2006 International Residential Code Article M1411.3.1.

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THIRD FLOOR AIR CONDITIONING SYSTEM:

TYPE: Electric, Central.
POWER SOURCE: 240 Volt.
MAXIMUM FUSE: 30 amp.
COMPRESSOR AGE IN YEARS: <1.
CAPACITY OF UNIT: 2 tons.
SYSTEM CONDITION: Too cool to properly check system. Annual service when the weather warms is recommended.

DUCTWORK:

TYPE: Flexible Round.
CONDITION: Movement of damper arm on return air duct at downstairs furnace is obstructed, very limited. Repairs as necessary recommended.

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Water quality or hazardous materials (lead) testing is beyond the scope of this inspection. All underground piping related to water supply, waste, or sprinkler use 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 just above grade or the floor elevation in a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. The function of the TPRV is not tested during the course of the inspection as these devices are prone to stick in the open position or begin leaking around the valve stem. TPRV manufacturer's instructions usually advise that the valve be tested annually and inspected every three years.

Industry standard for domestic water supply lines inside a home is a minimum of 40 p.s.i. and a maximum of 80 p.s.i.. A pressure reducing valve is typically installed in most home plumbing systems to reduce street pressure to acceptable levels. Pressure measured at hose bibbs may be street pressure as hose bibbs are often installed before the pressure reducing valve.

THERMAL EXPANSION DEVICES: The Federal Safe Water Drinking Act of 1974 included provisions to protect the public water systems in this country from contamination from backflow / back siphonage of water from water customers to the public system. In order to comply with the provisions of the law, many municipalities are installing and or have been installing for many years backflow preventers at existing meters. Installation of a backflow preventer, check valve and or a pressure regulating valve can create a "closed loop" system. Such a system needs a means to allow for thermal expansion that occurs when water is heated in a water heater. When water is heated it expands. For example, water heated from 90°F to a thermostat setting of 140°F in a 40 gallon hot water heater will expand by almost one-half gallon. This is because when water is heated, its density decreases and its volume expands. Since water is not compressible, the extra volume created by expansion must go someplace. During no-flow periods in a system, pressure reducing valves, backflow preventers, and other one-way valves are closed, thus eliminating a path for expanded water to flow back to the system supply. Hence, system pressure increases.

Thermal expansion of water in a closed plumbing system can create a number of annoying and potentially dangerous problems. These include: the build up of unusually high pressure in a system (even when a pressure reducing valve is installed); pressure surges; and the chronic or continuous dripping of a temperature and pressure (T&P) relief valve. In addition, dripping faucets and leaking toilet tank ball cock fill valves are also symptomatic of thermal expansion. More serious problems can also occur due to thermal expansion. When dangerous pressures are built up in a water heater, internal parts may fail such as the internal flues, fittings or water connections. If a flue way collapses it can lead to the potential release of toxic gases, such as carbon monoxide into living spaces. Thermal expansion can also lead to a ruptured or distorted hot water heating tank and may void the manufacturer's warranty. **Installation of a thermal expansion device will protect the water heater.** Plumbing codes require this safety problem be addressed.

MAIN LINE:

MAIN SHUT OFF LOCATION: near water heater.

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INSPECTION REPORT
Sample New Construction 3 Story Townhouse



Main shut off

MAIN SHUT-OFF CONDITION: Appears serviceable.
MATERIAL: Plastic.
MAIN PIPE CONDITION: Appears serviceable.

SUPPLY LINES:
MATERIAL: Plastic.
CONDITION: Appears serviceable.

WASTE LINES:
MATERIAL: Plastic.
CONDITION: Appears serviceable.

HOSE FAUCETS:
OPERATION: Hose faucets are winterized. Verify operation with the seller.

SHUT OFF LOCATIONS: One is near water heater. Verify location of others (if any) with the Seller. NOTE: Close shut off valves serving hose bibbs during extremely cold weather, disconnect any hoses and open hose bibbs to drain lines and so prevent pipes from freezing.

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Hose bibb shut off

WATER HEATER:

<i>LOCATION:</i>	Garage, mechanical room.
<i>TYPE:</i>	Flammable Vapor Ignition Resistant type (FVIR)
<i>AGE:</i>	<1.
<i>SIZE:</i>	50 Gallons.
<i>HEATING CAPACITY:</i>	38,000 Btu's.
<i>COMBUSTION AIR:</i>	combustion air appears to be available to water heater through make up air vents.
<i>VENTING:</i>	Flue vent appears serviceable.
<i>THERMAL EXPANSION DEVICE (TED):</i>	Appears serviceable.
<i>WATER HEATER CONDITION:</i>	Appears serviceable.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. 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. Smoke alarms should be tested on a regular basis.

The National Electric Code (NEC) is the creation of the National Fire Protection Association. Different jurisdictions have different dates for adoption and / or enforcement of the requirements of the National Electric Code. Therefore, if this report is for an existing home not a new home, references to the NEC in this report are made as an "industry standard", and should not necessarily be construed as legal requirements. Electrical problems by their nature often involve fire hazard and life safety issues, and so, should be considered with utmost seriousness.

SERVICE AND SERVICE EQUIPMENT:

LOCATION: At right side of building.
TYPE: Underground.
AMPERAGE: 200 amps.
CONDITION: Appears serviceable.

SYSTEM GROUNDING AND BONDING:

LOCATION: Ufer ground connection is located at mechanical room in garage.
CONDITION: Appears serviceable.

MAIN DISCONNECT:

LOCATION: At service.
CONDITION: Appears serviceable.

EQUIPMENT DISCONNECTS:

AC DISCONNECT: Appears serviceable.

BREAKER PANEL / FUSE BOX:

LOCATION: Garage.
TYPE: Overcurrent protection is provided by breakers.
CONDITION: Appears serviceable.

CONDUCTORS:

WIRING METHOD: Non-metallic cable (ROMEX)

ENTRANCE CABLES:

MATERIAL: Aluminum.
CONDITION: Appears serviceable.

BRANCH WIRING:

MATERIAL: Copper.
CONDITION: Appears serviceable.

SWITCHES & RECEPTACLES:

CONDITION: Top socket of receptacle at wall adjoining storage closet in living room appears to be clogged with glue. Replacement recommended. Reference 2008 National Electrical Code Article 110.12(B).

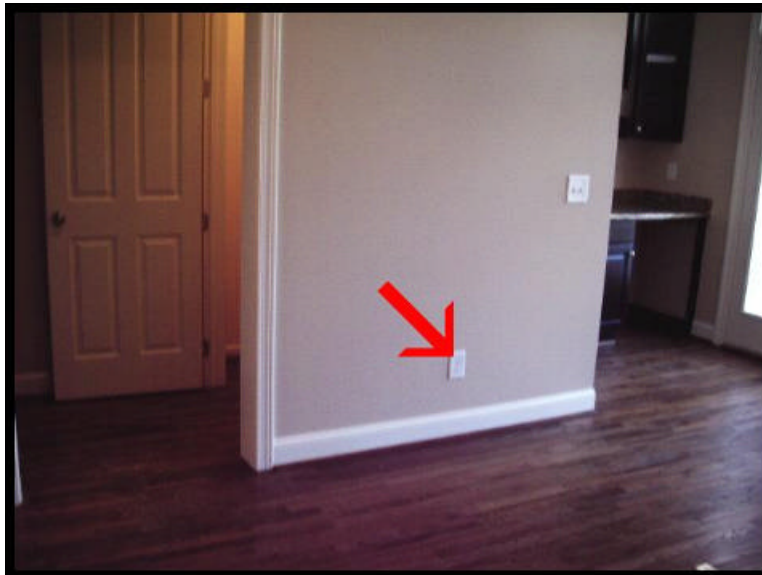
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FIXTURES:

CONDITION: Appear serviceable.

GROUND FAULT CIRCUIT INTERRUPTER (GFCI):

OUTDOORS (including porches, carports and similar areas): GFCI protected receptacle(s) at this location responded to test button and / or GFCI receptacle testing device.

GARAGE: GFCI protected receptacle(s) at the garage responded to test button and / or GFCI receptacle testing device.

ACCESSORY BUILDINGS, STORAGE AREAS AND WORK AREAS: GARAGE MECHANICAL ROOM: There appears to be no GFCI protected receptacle(s) at this location. Repairs as necessary recommended. Reference the 2008 National Electrical Code Article 210.8(A)(2).



Receptacle is not GFCI protected

BATHROOMS: ALL BATHROOMS: GFCI receptacle(s) / protection in bathrooms responded to test button and or GFCI receptacle testing device.

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HYDROMASSAGE TUB: GFCI receptacle(s) / protection for hydromassage tub responded to test button and/or GFCI receptacle testing device.

KITCHEN COUNTERTOP: GFCI protected receptacle(s) serving the kitchen countertops responded to test button and/or GFCI receptacle testing device.

WET BAR: GFCI receptacle(s)/protection at wet bar responded to test button and/or GFCI receptacle testing device.

ARC FAULT CIRCUIT INTERRUPTER (AFCI):

CONDITION: Circuit(s) serving the first floor bedroom do(es) not appear to be AFCI protected. Repairs as necessary recommended. Reference 2008 National Electrical Code Article 210.12(B).

SMOKE ALARMS:

FIRST FLOOR: Smoke alarm(s) at this location responded to test button operation.

SECOND FLOOR: Smoke alarm(s) at this location responded to test button operation.

THIRD FLOOR: Smoke alarm(s) at this location responded to test button operation.

CARBON MONOXIDE DETECTOR:

CONDITION: Combination smoke/CO alarms in hallways on each floor responded to test button operation.

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