

Steadfast Inspections LLC

Steadfast Inspections LLC
(770) 294-9224
26 Brookwood Dr
Dawsonville, GA 30534

Summary Report

26 Brookwood DR E
Dawsonville, Ga 30534



Inspector: Eric O'Neill
Inspection Date: 1/30/2019

Date: 1/30/2019	Time: 3:00 PM	Report ID: 19013015EVO
Property: 26 Brookwood DR E Dawsonville, Ga 30534	Customer: Eric O'neill Peggy O'neill	Real Estate Professional: Eric O'neill

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Steadfast Inspections LLC offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise

inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional

problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

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

Not Inspected (NI) = This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

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.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Standards of Practice NACHI National Association	In Attendance Vacant	Type of Building Single Family (1 Story)
Temperature 30-39	Weather Clear	Ground Soil Surface Condition Dry
Radon Test No	Water Test No	Mold Screen No

General Summary

Steadfast Inspections LLC

26 Brookwood Dr | Dawsonville, GA 30534
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Customer
Eric O'Neill

Property Address:
26 Brookwood DR E
Dawsonville, Ga 30534

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/Chimney

1.12 Plumbing Vents Repair or Replace



1.12.1 • One plumbing vent(s) had a rubber boot flange seal at the vent pipe(s) that were damaged and may allow moisture intrusion of the roof assembly. Replacement or caulking around the perimeter of pipe and boot is recommended. A qualified contractor should evaluate and repair or replace as necessary.



1.15 Chimney Repair or Replace

- 1.15.1 • Cracks must be repaired by capable contractor.



- 1.15.2 • Roof repair has small cracks, needs additional sealing.



1.17 Mounting Penetrations

Repair or Replace

- 1.17.1 • Fastener and mounting penetrations for the satellite dish did not appear to be sealed correctly at the time of the inspection. A qualified contractor should inspect and repair as necessary.



- 1.17.2 • The satellite dish could use a sealant on top of the screwheads holding down the dish onto the roof.



-  1.17.3 • Fastener and mounting penetrations for the satellite dish did not appear to be sealed correctly at the time of the inspection. A qualified contractor should inspect and repair as necessary.



1.19 Roof Drainage Systems - Gutters

Repair or Replace

-  1.19.1 • Gutters are filled with leaves. They must be cleaned out for proper drainage.



-  1.19.2 • Shingles are cut short, needs flashing

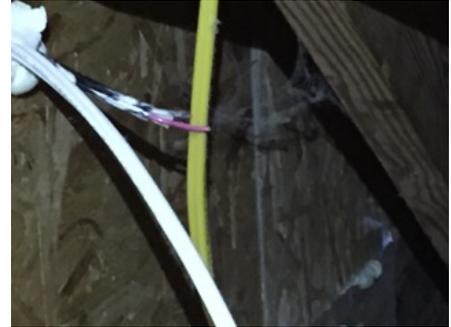


2 • Roof Structure and Attic

2.06 Visible Electric Wiring in Attic

Repair or Replace

-  2.06.1 • A loose wire end in the attic above the guest bath need placing in boxes with coverplates. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



2.07 Vent Ducts

Repair or Replace



2.07.1 • A bathroom exhaust fan vent duct terminated in the attic and did not vent to the exterior of property. A qualified contractor should evaluate and repair as necessary.



2.01 Attic Access Location

Repair or Replace

- 2.01.1 • The attic access was provided by an opening located car port. The access hatch pull down stairs deteriorating . A qualified contractor should evaluate and repair or replace as necessary.



3 • Site Exterior

3.01 Wall Siding, Flashing and Trim Condition

Repair or Replace

- 3.01.1 • The siding and trim at the back right corner is in contact with ground. A qualified contractor should evaluate and repair or replace as necessary.



3.03 Doors

Repair or Replace

- 3.03.1 • The rear entry door did not operate properly. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



3.03.2 • Basement door does not latch properly, automatic deadbolt not in service, air leaking around the door, Insufficiently insulated.



3.06 Outlets (exterior) Repair or Replace



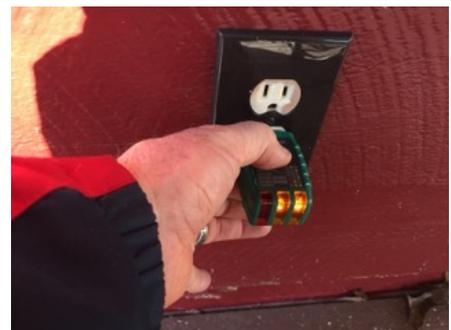
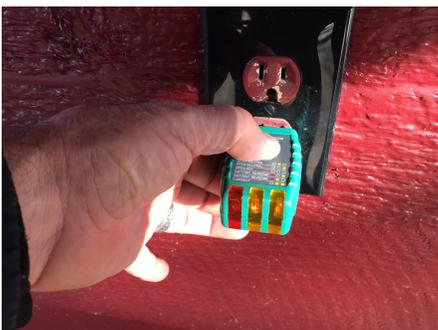
3.06.1 • No Ground Fault Circuit Interrupter (GFCI) protection was provided for the exterior electrical outlets.

Although GFCI protection of exterior circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

A qualified electrical contractor should inspect and repair as necessary.





3.07 Windows

Inspected



3.07.2 • The window . A qualified contractor should evaluate and repair or replace as necessary.

3.09 Driveways

Repair or Replace



3.09.1 • The concrete driveway has dropped or settled, causing a steep or uneven step. A qualified contractor should evaluate and repair or replace as necessary.



3.10 Walkways

Repair or Replace



3.10.1 • The concrete walkway at the front of the home lower than grade. A qualified contractor should evaluate and repair or replace as necessary.



3.11 Grading and Drainage Repair or Replace

- 3.11.1 • The property had areas of neutral or negative drainage at the front of the home, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the property ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.



- 3.11.2 • 8 inches of dirt needs to be removed from Column.



- 3.11.3 • Wood at the front deck Comes in contact with the ground. Would must be removed and concrete installed.



- 3.11.4 • Wood at the front step is rotted must be replaced with pressure-treated material.



3.12 Vegetation

Repair or Replace

- 3.12.1 • The tree limbs that are in contact with the roof or hanging near the roof should be trimmed. Evaluating trees lies beyond the scope of the general property inspection.



3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace

- 3.14.1 • The outside water faucet at the front of the house drips when off. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



- 3.14.2 • The rear Spicket is leaking also. A qualified plumber must replace.



3.18 Vent Covers

Repair or Replace

- 3.18.1 • The dryer exhaust vent at the rear of the home had a screen that was clogged with debris and could prevent proper air flow. A qualified contractor should inspect and repair as necessary and according to current standards.



3.20 Additional Structures

Not Inspected

- 3.20.2 • The garage separated from the home was not inspected.



3.21 Decks and Balconies

Repair or Replace

- 3.21.1 • The guard/hand rail at the rear of the home was missing. In order to comply with generally accepted current standards, a handrail is required at steps and stairways with 4 or more risers, and where clearance between a deck or porch and surrounding grade is greater than 30". A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



- 3.21.2 • Jacuzzi tub needs a continuous handrail



- 3.21.3 • Leaves need to be cleaned away from deck support



3.22 Exterior Wall Covering Material Not Inspected

 3.22.1 • Cedar siding



3.23 Roof Drainage System - Down Spouts & Extensions Repair or Replace

 3.23.1 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.





 3.23.2 • Downspout connected upside down



5 • Kitchen Components and Appliances

5.06 Counters

Repair or Replace

 5.06.1 • The kitchen laminated countertop is swollen and beginning to blister. A qualified contractor should evaluate and repair or replace as necessary.



 5.06.2 • Countertop is chipped



5.18 Refrigerator Inspected

- 5.18.2 • Lightbulb at water and ice dispenser not working



6 • Laundry Room/Closet

6.04 Floors Repair or Replace

- 6.04.1 • The linoleum floor in the laundry area was loose. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



6.07 Exhaust Fan Repair or Replace

- 6.07.1 • There was no ventilation in the laundry room. And exhaust fan should be added.



8.1 • Bathroom and Components

8.1.02 Exhaust Fan Repair or Replace

- 8.1.02.1 • The fan only exhaust fan in the bathroom did not work. A qualified contractor should evaluate and repair or replace as necessary.



8.1.04 Walls

Repair or Replace

- 8.1.04.1 • Possible leak detected in the wall on the right side of the sink. Possible leak in the vent going into the roof



8.1.16 Fixture Valve Installation and Temperature

Repair or Replace

- 8.1.16.1 • Hot water should not be sit above 130°, water should be adjusted down within the parameters.



8.2 • Bathroom and Components

8.2.16 Fixture Valve Installation and Temperature

Repair or Replace

- 8.2.16.1 • Water temperature should be said from 122 130°, the water should be adjusted within those parameters



9 • Plumbing System

9.07 Gas Piping Inspected

- 9.07.2 • There are many unnecessary fittings with the gas piping. Replacing with fewer fittings would lower the chances of future leaks



10 • Water Heater

10.02 Water Heater Age Repair or Replace

- 10.02.1 • The water heater was approximately 21 years old and at or past its warranty and/or expected service life.

According to the U.S. Department of Energy, these major appliances are intended to run for between 10 and 15 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of maintenance, volume of water utilized, size of tank, brand and quality of water heater.

Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.



10.04 Water Shut-Offs

Repair or Replace

-  10.04.1 • There is a cold water shut off valve but no hot water shut off valve. I licensed plumber should add a hot water shut off valve.



10.07 Exhaust Flue

Repair or Replace

-  10.07.1 • The exhaust vent Joins the ventilation for the HVAC. The water heater should be vented independently and have fresh air entering in for its use.



10.08 Temperature & Pressure Relief Valve

Repair or Replace

-  10.08.1 • . A qualified contractor should evaluate and repair/replace as necessary.



-  10.08.2 • The TPR valve should terminate into the pipe that runs directly within 6 inches of the floor. The termination should be in the room on the hot water heater.



10.13 Combustion Air Supply Repair or Replace

-  10.13.1 • The combustion air supply for this appliance was not present and/or inadequate. A qualified contractor should evaluate and make necessary corrections according to current standards.

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

10.14 Burn Chamber Repair or Replace

-  10.14.1 • The water heater burn chamber had rust flakes visible. A qualified contractor should evaluate and repair or replace as necessary.



10.17 Drip Pan Repair or Replace

-  10.17.1 • The water heater drip pan did not have a drain line attached. A qualified contractor should evaluate and repair or replace as necessary.



10.19 Water Temperature Repair or Replace

-  10.19.1 • The water temperature was higher than the acceptable range of 120-130 degrees. Recommend adjusting the water heater thermostat.



11 • Electrical System

11.03 Manufacturer's Label Not Present

-  11.03.1 • The manufacturer's label was missing, partial, or illegible at the main electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.



11.05 Service Entrance Conductors Repair or Replace

-  11.05.1 • The service entrance conductors enter the electrical masthead without a drip loop, and water is likely to run down the wires into the conduit. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



11.11 Electrical Grounding

Repair or Replace

-  11.11.1 • The ground for the main panel has no grounding rod.



-  11.11.2 • Grounding wire from the main electrical panel has no Grounding rod



12 • Cooling System

12.01 AC Cooling System Description

Repair or Replace

-  12.01.1 • The air-conditioner is well past it's years of service, but at present time it is working properly.



12.03 AC Electrical Disconnect Repair or Replace



12.03.1 • The electrical disconnect for the air conditioning condenser was not present. A disconnect is required unless the condenser is within fifty feet of and within the line of sight of the main electrical panel. A qualified contractor should evaluate and repair or replace as necessary.



12.04 AC Refrigerant Lines Repair or Replace



12.04.1 • The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas.. A qualified contractor should evaluate and repair or replace as necessary.



12.05 AC Compressor Cabinet Repair or Replace



12.05.1 • There was damage to the air-conditioner condenser coil fins. This limits their ability to dissipate heat. Further damage to the coil fins should be avoided in order to maintain cooling system efficiency and avoid problems from overheating of the compressor. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



12.06 Cooling System Operation

Inspected

-  12.06.1 • An ambient air test was performed to determine if the difference in temperatures of the supply and return air was between 14 degrees and 22 degrees, which indicates that the unit was cooling as intended. The supply air temperature was 39 degrees, and the return air temperature was 61 degrees. Air temperature measured at supply and return registers had a difference that fell within the acceptable range of between 14 and 22 degrees F.



13 • Heating System

13.07 Combustion Air Supply

Repair or Replace

-  13.07.1 • The combustion air supply for this appliance was not present and/or inadequate. A qualified contractor should evaluate and make necessary corrections. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

13.10 Air Filter

Repair or Replace

-  13.10.1 • The disposable (16x25) air filter is located in the left side of the blower chamber. The filter door does not seal the filter compartment completely. If a gas leak occurs, the gas could be drawn in through the gap and distributed throughout the house.



15 • Structural Basement

15.02 Basement Floor Structure

Inspected

- 15.02.1 • The basement has 2 x 10 floor joist that rest on top of CMU block walls on the exterior and A I beam in the middle of the house.



15.03 Basement Foundation Wall Structure

Inspected

- 15.03.1 • The CMU block walls appear to be in good condition at time of inspection. The front and rear walls have concrete that has been filled in the interior of the block. The front wall shows a crack that has been repaired and no movement since the repair is visible.



15.05 Basement Interior Wall Structure

Inspected

- 15.05.1 • Basement is not finished



15.08 Basement Insulation

Not Present



15.08.1 • The basement is not insulated. Heat loss can occur more on this property than one that is properly insulated.

15.09 Basement Vapor Barriers

Inspected



15.09.2 • Dry lock has been installed on all interior walls



15.10 Basement Electrical

Repair or Replace



15.10.1 • There are many old unused wires in the basement. A qualified electrician should inspect and remove any unused wiring.



16 • Structural Crawl Space

16.03 Crawl Space Floor

Inspected



16.03.1 • Crawlspace has a plastic floor.



16.06 Crawl Space Floor Structure Configuration

Inspected

- 16.06.1 • Floor configuration is a 2 x 10 floor joist that rest on a CMU block wall on the exterior and runs to a 2 x 10 beam on the interior.



16.10 Crawl Space Insulation

Not Present

- 16.10.1 • There is no insulation on the crawl space exterior walls or floor system. Heat loss can occur more on this property than one that is properly insulated. A qualified contractor should evaluate and install as necessary.



Property 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. Property 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.

Steadfast Inspections LLC

AGREEMENT FOR INSPECTION SERVICES

The address of the property is: 26 Brookwood DR E , Dawsonville, Ga 30534. Fee for the home inspection is \$295.

THIS AGREEMENT made 1/30/2019 by and between (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the inspected property (the "Property") and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. The INSPECTOR makes no representations or warranties and offers no opinion as to the presence or absence of latent, concealed, or hidden defects not discoverable by a non-intrusive, non-invasive, visual inspection.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the International Association of Certified Home Inspectors (<http://www.nachi.org/sop.htm>). Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. Unless otherwise included in a separate agreement: CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon - a colorless, odorless, radioactive gas; CLIENT understands that INSPECTOR will NOT be testing for mold; CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, hazardous plants or animals, and other environmental hazards or violations; CLIENT understands that INSPECTOR will NOT be inspecting or performing a sewer scope. Any agreement for such additional inspections shall be in a separate writing.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, sellers, repairpersons, and other interested Parties. INSPECTOR accepts no responsibility for use or misinterpretation by third Parties. INSPECTOR's inspection of the Property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the Property or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. **CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR's negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive.** CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the Property even if the CLIENT has been advised of the possibility of such damages. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does NOT perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

AGREEMENT FOR INSPECTION SERVICES

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 48 hours of discovery, and (2) Access to the premises before any repairs are made. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. All of the other terms of the Agreement (Inspection Contract) are incorporated herein by reference.
8. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to Mediation conducted by Construction Dispute Resolution Services, LLC. Absent a voluntary settlement through Mediation, the aggrieved party shall submit to Construction Dispute Resolution Services, LLC for final and binding Arbitration, if necessary, as conducted by and according to the rules and procedures of Construction Dispute Resolution Services, LLC. The accepted standard against which the inspection shall be judged is the "International Standards of Practice for Performing a General Home Inspection" of InterNACHI. The costs charged by Construction Dispute Resolution Services, LLC and the arbitrator shall be shared equally among the Parties; however, each party shall be responsible for paying his or her own attorney's fees, expert witness costs, and other costs incurred in connection with the arbitration. In the event that CLIENT fails to prove any adverse claims against INSPECTOR, CLIENT agrees to pay all legal costs, expenses and attorney fees of INSPECTOR in defending said claims. The Parties realize that they are giving up their rights to utilize the court systems for any disputes or claims.
9. The Inspection Report is not to be construed as an appraisal and may not be used as such for any purpose.
10. This Agreement represents the entire agreement between the Parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the Parties. This Agreement shall be binding upon and enforceable by the Parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of delivery of the report to the CLIENT. If a court of competent jurisdiction determines that any section, provision, or part of this Agreement is void, voidable, unenforceable, or contrary to the law, the remaining provisions of this Agreement shall remain in full force and effect.
11. Fee Payment is due to the INSPECTOR at or prior to the time of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including costs of collection and attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity. The CLIENT agrees that any balance left unpaid 30 days after date of inspection is subject to interest at 18% APR.
12. If CLIENT requests a re-inspection, the re-inspection is subject to all terms and conditions set forth in this agreement.
13. This Agreement is not transferable or assignable.
14. I authorize INSPECTOR to accept my check and initiate an electronic debit as payment for services.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND UNDERSTANDS THAT IN NO EVENT SHALL LIABILITY EXTEND BEYOND THE FEE PAID FOR SERVICES PROVIDED.

WAIVER OF SEWER SCOPE TESTING AND RELEASE

My signature below acknowledges that I have read and understand the following:

The Inspector has advised me that the subject property may be subject to sewer lines that are cracked or blocked. The typical sewer scope inspection involves sending a camera into the property's sewer line in order to determine if the system is functioning properly. Potential defects that can be found during this inspection include cracks, leaks, debris, and tree root intrusion. The inspection of the sewer pipes is highly recommended due to the high potential costs for sewer repairs.

AGREEMENT FOR INSPECTION SERVICES

Nevertheless, I have directed the Inspector to perform no sewer scope testing. In doing so, I agree to hold INSPECTOR, Its agents, Employees and the Inspector harmless and free from all liability and legal action relating to any presence of sewer defects at the subject property, regardless of the legal theory upon which any such claim rests.

This waiver and release shall be binding for myself, and all my heirs, agents, assignees, successors, and on any other person(s) who might otherwise be entitled to file suit or make a claim on my behalf.

WAIVER OF MOLD TESTING AND RELEASE

My signature below acknowledges that I have read and understand the following:

The Inspector has advised me that the subject property may be subject to contamination by mold. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed.

I have been advised of the potential health effects and symptoms associated with mold exposures including allergic reactions, asthma, and other respiratory complaints. There is no way to determine if there is mold and if it is a health concern without testing.

Nevertheless, I have directed the Inspector to perform NO Mold Testing, and in doing so I agree to hold INSPECTOR, its agents, employees and the Inspector harmless and free from all liability and legal action relating to any presence of Mold at the subject property, regardless of the legal theory upon which any such claim rests.

The waiver and release shall be binding on all my heirs, agents, assignees, successors, and on any other person(s) who might otherwise be entitled to file suit or make a claim on my behalf.

WAIVER OF RADON MEASUREMENT AND RELEASE

My signature below acknowledges that I have read and understand the following:

The Inspector has advised me that the subject property may be subject to contamination by Radon, a colorless, odorless, radioactive gas listed by the US Environmental Protection Agency (EPA) as being the second-leading cause of lung cancer in the US. I have been advised that Radon decay products may modify, damage or destroy cells of DNA in human lungs.

Nevertheless, I have directed the Inspector to perform NO Radon Measurement Test, and in doing so I agree to hold INSPECTOR, its agents, employees and the Inspector harmless and free from all liability and legal action relating to any presence of Radon at the subject property, regardless of the legal theory upon which any such claim rests.

The waiver and release shall be binding on all my heirs, agents, assignees, successors, and on any other person(s) who might otherwise be entitled to file suit or make a claim on my behalf.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND UNDERSTANDS THAT IN NO EVENT SHALL LIABILITY EXTEND BEYOND THE FEE PAID FOR SERVICES PROVIDED.

Signed: