
**Complete Home Inspection
by Mark Watkins
770-527-1865**

Printed Friday, April 8, 2016

Inspected By:
Kelly Watkins

Referral Information

Client Information: Record Number 1456

**1456 Drayton Woods
Drive Tucker, GA 30084**

Inspected 4/8/16 1:00 PM

FRONT VIEW

PHOTO



General Information

Please review

Please review this report in its entirety.

This inspection will be of readily accessible areas of the dwelling and is limited to visual observation of apparent conditions existing at the time of the inspection only. It is understood the inspection is a visual in nature and the report is furnished on an "Opinion Only" basis. The inspector does not represent himself as a licensed plumber, electrician, HVAC technician, engineer, or exterminator.

Resale
Single Family Detached Home
Home is occupied
Buyer present at time of inspection

Latent, in accessible, or concealed defects are excluded from the inspection. We did not dismantle any item or equipment or invasive test any component. Unless specifically ordered by the client, we did not test for any potentially harmful substances or environmental hazards.

Location of items outlined in this report are based on facing the structure left to right.

The exterior of home is in very good condition. Pride of ownership is exhibited.

Inspection Summary

Complete Home Inspection
by Mark Watkins
770-527-1865

Record 1456 - 1456 Drayton Woods Drive, Tucker, GA 30084

Maintenance Items

GROUNDS

Driveway

Some cracks and slight settlement were noted. Seal cracks with concrete caulking to prevent water penetration and further settlement.



GUTTERS

Gutter Type

Secure loose gutter over the front of the garage.

Secure loose gutter on the right side of the home.

Secure loose gutter in the back of the home.

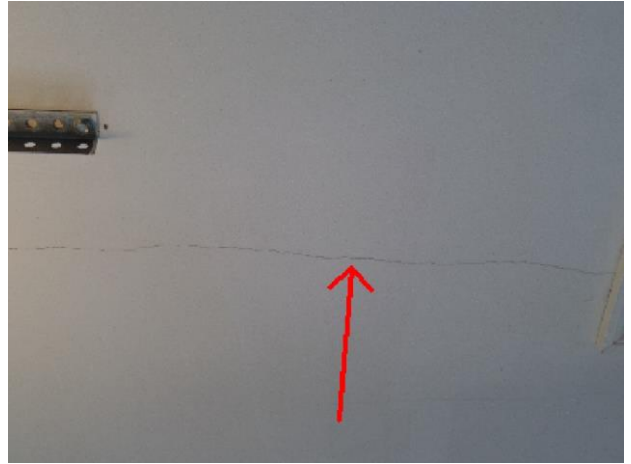


Maintenance Items

GARAGE

Garage Interior Ceiling

Repair minor drywall cracks in the garage ceiling.



PLUMBING

Type of Outside Spigots

Unprotected hose connections should be shut off and drained before first freeze each year.

It would be advisable to insulated the exposed water line for the front exterior spigot to prevent from freeze breaks.



KITCHEN

Kitchen Floors

Replace one cracked tile in the kitchen (the corner between the sink and the cook top).



Maintenance Items

ATTIC

Attic Insulation Thickness

Average thickness of insulation is 4".

Very little insulation installed and suggest adding more. R-30 is suggested (approximately 8 more inches).



INTERIOR

Interior Ceilings

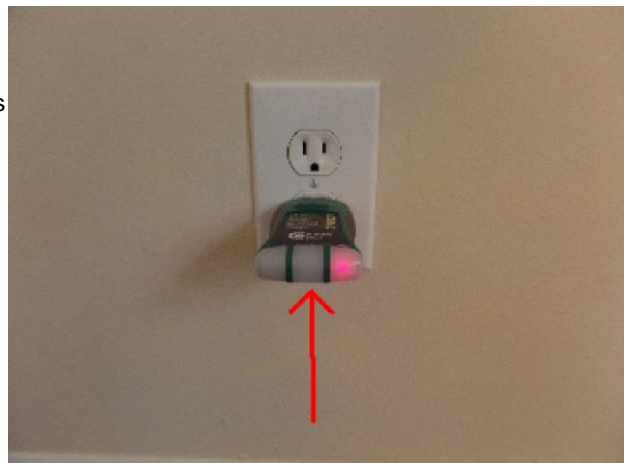
Repair cracks at the corners of the attic hatch in the hallway.



Interior Outlets

A few three prong ungrounded outlets noted and should be repaired.

Receptacles that are not grounded are recommend to have a surge protector installed when using high powered and sensitive electronics (computers, sound systems, televisions, microwaves, etc.).



Major Defect

EXTERIOR

Outside Outlets

Deck exterior outlet has reverse polarity and needs to be repaired. REVERSE POLARITY means the wiring is backwards. The black wire should connect to the gold screw and the white wire should connect to the silver screw.



Entry Doors

Front door is solid wood with half light glass.

Garage entry door is hollow core wood.

Non fire rated door between house and garage and should be replaced with a proper fire rated door.



Major Defect

INTERIOR

Interior Walls

Stress cracks noted at the corners of both master bathroom doors in foyer and master bedroom. Also cracks noted above the hallway entry above the jamb and on the ceiling. This usually indicates settlement. It appears that these issues have been resolved. However, This should be evaluated by a qualified structural contractor and all required repairs need to be made.



Safety Hazard

GROUNDS

Hand Rail

Install missing balusters 4" on center for the hand rail on the deck steps.



ELECTRIC

Main Panel

Replace two missing panel cover knock out seals in the breaker box in the garage.



KITCHEN

Kitchen Wall Receptacles

Recommend adding GFCI outlets in areas near water. GFCI were not a code at the time the home was built (This is considered to be grandfathered in. However ASHI recommends that all receptacles around a wet area be changed out with GFCI receptacles).

Inspection Report Details

Record 1456 - Choudhury, Mohammad 1456 Drayton Woods Drive, Tucker, GA 30084

EXTERIOR

Satisfactory EXTERIOR - General Comment

Our inspection of the building includes a visual examination of the accessible finished surfaces, wall cladding, windows, doors, flashing, trim, fascia, eaves, soffit, decks, porches, and railings. These items are examined for excessive or unusual wear and general state and repair. Exterior wood components are randomly probed where deterioration is suspected, but we did not probe every inch feature. Hidden or latent damages can be present but not visible at the time of the inspection. If we report one area of deterioration, the client should assume other areas of similar damage is present, and the client should have a qualified contractor determine the exact extent of damaged before proceeding to escrow closing. Components may not be visible because of soil, vegetation, storage, surface paint and or the nature of construction. In such cases are considered inaccessible and are not inspected. We can not accept responsibility for inaccessible, or camouflaged or hidden damage.

Major Defect Outside Outlets - Tested

Deck exterior outlet has reverse polarity and needs to be repaired. REVERSE POLARITY means the wiring is backwards. The black wire should connect to the gold screw and the white wire should connect to the silver screw.

Satisfactory Type of Home - 1 Story

1 Story home built on a crawl space.

Satisfactory Exposed Foundation - Brick

Satisfactory Soffit\Fascia - Wood

Satisfactory Grading - Adequate

Satisfactory Siding - Wood

Satisfactory Masonry Walls - Brick

4 side brick

Satisfactory Trim Work - Wood

Major Defect Entry Doors - Wood Solid Core, Wood Hollow Core

Front door is solid wood with half light glass.

Garage entry door is hollow core wood.

Non fire rated door between house and garage and should be replaced with a proper fire rated door.

Satisfactory Patio Doors - Sliding

Deck door is a sliding glass door.

Satisfactory Exterior Lights - Front Flood Lights, Porch Light, Patio Light

Satisfactory Window Character Material - Wood

Satisfactory Window Character Type - Double Hung

EXTERIOR

- Satisfactory** Glass - Single Pane
- Satisfactory** Windows Storm\Screen - MFG Fitted Storms
- Satisfactory** Weather Stripping - Metal, Fiber\Felt
- Satisfactory** Caulking - Windows, Doors, Siding Ends, Penetrations

GROUNDS

- Satisfactory** GROUNDS - General Comment
- Satisfactory** Walks - Concrete, Brick
- Satisfactory** Steps - Wood
- Satisfactory** Patio - Wood
- Satisfactory** Porches - Concrete, Brick
- Satisfactory** Decks - P.T. Wood

Maintenance Items Driveway - Concrete

Some cracks and slight settlement were noted. Seal cracks with concrete caulking to prevent water penetration and further settlement.

Safety Hazard Hand Rail - Wood

Install missing balusters 4" on center for the hand rail on the deck steps.

GUTTERS

- Satisfactory** GUTTER SYSTEM - General Comment
Gutters should be cleaned regularly to prevent rot and roof damage.
- Satisfactory** Inspected From - Roof

Maintenance Items Gutter Type - Galvanized

- Secure loose gutter over the front of the garage.
- Secure loose gutter on the right side of the home.
- Secure loose gutter in the back of the home.

GUTTERS

Satisfactory Downspout Type - Galvanized

Satisfactory Splash Blocks - Concrete

ROOF

Satisfactory **ROOF - General Comment**

Evaluation of the roof is to determine if any portions are missing and/or deteriorating and, therefore subject to possible leaking. Portions of decking are hidden from view and cannot be evaluated by a visual inspection.

Inspectors cannot determine the watertight integrity of a roof from a visual inspection nor can they predict future leaks.

Leakage can develop at any time and may depend on rain intensity, wind direction, and other factors.

The general condition of roof is good.

Satisfactory **How Inspected - Walk on Roof**

Satisfactory **Roof Style - Gable, Hip**

Satisfactory **Roof Covering - Asphalt**

Satisfactory **Approx. Age - 5 thru 10**

Roof appears to be approximately 8-10 years old.

Satisfactory **Number of Layers - 1**

Satisfactory **Roof Ventilation System - Soffit, Roof, Turbine**

Satisfactory **Flashing - Aluminum**

Satisfactory **Plumbing Vents - Cast Iron**

Satisfactory **Valleys - Asphalt**

COOLING

Satisfactory **COOLING SYSTEM - General Comment**

This inspection cannot determine the heating or cooling supply adequacy or distribution balance.

The typical life expectancy of a compressor is ten to fifteen years. However many units operate well beyond this time frame.

The unit should be serviced on an annual basis to maintain peak efficiency.

Any piece of mechanical equipment can fail at any time. It is impossible to determine which component will fail or when; The condition of the HVAC system is only verifiable at the time of the inspection and no opinion is offered as to the continued operation. Mechanical devices and structural components may be functional at the time of the inspection and later malfunction. A full evaluation of the HVAC system requires extensive testing and is beyond the scope of a home inspector.

Satisfactory **Cooling System 1 Brand - American Standard**

Model #4A7A5030E1000AA, Serial #9284XCL5F, 2.5 Tons, 20 amp service. Located in the back of the home.

Satisfactory **Cooling System 1 Approx. Age - 7**

Manufactured in 2009.

Satisfactory **Cooling System Coils and Fins - Clean**

Satisfactory **Cooling System Electrical - Ext. Disconnect**

Satisfactory **Cooling Lines - Insulation**

Satisfactory **Condensate Drain - Plastic**

Satisfactory **Differential Temp 1 - Details**

Return temp = 69° Supply temp = 51° Differential Temp = 18° (good)

GARAGE

Satisfactory **GARAGE - General Comment**

The garage is an attached two car garage with a single overhead door.

Satisfactory **Garage Type - 2 Car Attached**

Front entry

Satisfactory **Garage Exterior Walls - Same as House**

Satisfactory **Garage Electrical System - Switches, Overhead, Lighting, Grounded, Outlets**

Satisfactory **Auto Garage Door Lift Controls - Auto Opener, Auto Safety Reverse, Electronic Eye**

Satisfactory **Garage Interior Walls - Drywall\Plaster**

GARAGE

Maintenance Items

Garage Interior Ceiling - Drywall\Plaster

Repair minor drywall cracks in the garage ceiling.

Satisfactory

Garage Floor - Concrete

Satisfactory

Garage Doors - Overhead, Wood\Panel

ELECTRIC

Satisfactory

ELECTRICAL SYSTEM - General Comment

Satisfactory

Main Electrical Service - Attached To House

Electric meter located on right side of home. Power company is Georgia Power.

Satisfactory

Main Electrical Service Wire - Aluminum

Satisfactory

Overhead Clearance - 16 Feet

Satisfactory

Voltage Available - 110 / 220

Satisfactory

Main Electrical Distribution Panel Accessibility - Typical

Satisfactory

Main Electrical Distribution Panel Location - Garage

Breaker box located in the garage and is labeled.

Satisfactory

Main Electrical Disconnect - Breaker

Main disconnect is located in the breaker box in the garage.

Safety Hazard

Main Panel - 60

Replace two missing panel cover knock out seals in the breaker box in the garage.

Satisfactory

Interior Wiring - Copper

Satisfactory

Type of Wire - Romex

Satisfactory

Grounding - Water Pipe

Satisfactory

Breakers in Use - Room for Expansion

Satisfactory

Electrical Duplex Receptacles - 3 Slotted Grounded, 3 Slotted Ungrd

See Interior Outlets

PLUMBING

Satisfactory **PLUMBING - General Comment**

It is possible that latent plumbing defects could exist that may not be readily apparent during this inspection. Some defects could only become apparent during normal (daily) use where some/all of the plumbing system is used in its designed capacity. This normally occurs during consistent maximum occupancy.

Satisfactory **Water Source - Municipal**

Satisfactory **Municipal Main Supply Size - 3/4**

Satisfactory **Municipal Main Supply Type - Copper**

Satisfactory **Main Water Shut Off - Garage**

Main water shut off valve is located in the garage by the garage entry door.

Satisfactory **Main Gas Valve - Outside**

Gas meter located on left side of home.

Satisfactory **Interior Visible Water Pipes - Copper**

Satisfactory **Waste System - Municipal**

Satisfactory **Interior Waste/Vent Pipes - Cast Iron**

Most piping concealed supply and drain.

Satisfactory **Number of Outside Spigots - 3**

Water pressure inside the home is 65 lbs.

Exterior water faucets located in front, back, and right sides of the home.

Main water shut off valves for spigots on the front and back of the home are located in the crawl space behind the water spigots.

Main water shut off valve for spigot on the right side is on the laundry room wall behind the spigot.

Maintenance Items **Type of Outside Spigots - Unprotected**

Unprotected hose connections should be shut off and drained before first freeze each year.

It would be advisable to insulated the exposed water line for the front exterior spigot to prevent from freeze breaks.

W. HEATER

Satisfactory **WATER HEATER - General Comment**

Any piece of mechanical equipment can fail at any time. It is impossible to determine which component will fail or when; The condition of the water heater is only verifiable at the time of the inspection and no opinion is offered as to the continued operation. Structural components may be functional at the time of the inspection and later malfunction. A full evaluation of the water heater requires extensive testing and is beyond the scope of a home inspector.

The water heater is located in laundry room.

Satisfactory **Water Heater 1 Mfg. - GE**

Model #GG40T06AVG01, Serial #GELN0109A01743.

Temperature of the hot water is 112° (good).

W. HEATER

Satisfactory Water Heater 1 Rated BTU Per Hour - 30,000 +
36,000 BTU

Satisfactory Water Heater 1 Approx. Age - 7
Manufactured in 2009.

Satisfactory Water Heater 1 Size - 40

Satisfactory Water Heater Fuel - Gas

Satisfactory Water Heater Flue Pipe - Single Wall, Double Wall

Satisfactory Water Heater Gas Piping - Valve On Off

Satisfactory Water Heater Cold Water Valve - Present

Satisfactory Temp. Pressure Relief Valve and Pipe - Present

Satisfactory Water Heater Exterior Jacket - OK

LAUNDRY

Satisfactory LAUNDRY - General Comment
The laundry room is located off of the garage.

Satisfactory Laundry Water Faucets - Single Handle

Satisfactory Washer Drains - Trapped Line, Laundry Sink

Satisfactory Dryer Vented - Wall

Satisfactory Laundry Energy Source - 220 Electric, Gas
You will need a 3 prong pigtail for your dryer.

There is a gas line there if you prefer a gas dryer.

FURNACE

Satisfactory FURNACE - General Comment

Any piece of mechanical equipment can fail at any time. It is impossible to determine which component will fail or when; The condition of the HVAC system is only verifiable at the time of the inspection and no opinion is offered as to the continued operation. Mechanical devices and structural components may be functional at the time of the inspection and later malfunction. A full evaluation of the HVAC system requires extensive testing and dismantling of some components of the system. This is beyond the scope and level of this inspection.

The unit should be serviced on an annual basis to maintain peak efficiency.

FURNACE

Satisfactory **Forced Air System 1 Mfg. - American Standard**

Model #AUD080R9V4K4, Serial #8255PDE1G, 80,000 BTU. Located in the crawl space.

Forced air temperature is 116° (good).

Satisfactory **Forced Air System 1 Approx. Age - 7**

Manufactured in 2009.

Satisfactory **Forced Air System Energy Source - Gas**

Satisfactory **Hot Air System - Direct Drive**

Satisfactory **Heat Exchanger Flame Pattern - Pass**

Satisfactory **Heat Exchanger Visual - Pass**

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

Satisfactory **Distribution System Type - Side Flow**

Satisfactory **Distribution System Material - Metal Duct, Insul. Flex Duct**

Satisfactory **Thermostat - Programmable**

Satisfactory **Flue Piping - Double Walled**

Satisfactory **Filter System - Disposable**

Size is 20 x 25 x 4 and is located in the crawl space to the right of the furnace.

Condition of the filter at time of inspection is clean.

This type of filter needs to be changed once per year (twice per year for allergies).

CRAWL SPACE

Satisfactory **CRAWL SPACE - General Comment**

There is a crawl space under the entire house.

Satisfactory **Crawl Space Type - Full**

Satisfactory **Crawl Space Access - Exterior**

Satisfactory **Crawl Space Foundation Walls - Cement Block**

Satisfactory **Crawl Space Bridging - Wood**

CRAWL SPACE

Satisfactory Crawl Space Structural Columns - Cement Block

Satisfactory Crawl Space Structural Beams - Wood

Satisfactory Crawl Space Ceiling Sub Floor - Plywood

Satisfactory Crawl Space Ceiling Joist - 2X8X16 O.C.

Satisfactory Crawl Space Insulation - Between Joist
Insulation limits inspection.

Satisfactory Crawl Space Ventilation - Wall Vents

Satisfactory Crawl Space Floor Vapor Barrier - Present

Satisfactory Crawl Space Floor Type - Dirt

Satisfactory Crawl Space Drainage - None

KITCHEN

Satisfactory **KITCHEN - General Comment**

The inspection of the built-in ice maker, microwave, convection oven and garbage compactors are outside the scope of this inspection, no opinion is offered as to the adequacy of dishwasher operation. Oven, self or continuous cleaning operations, cooking, functions, clock, timing device, lights and thermostat accuracy are not tested during the inspection, nor is representation made as to the continued life expectancy of any appliance.

Satisfactory Kitchen Walls - Drywall

Satisfactory Kitchen Ceiling - Drywall

Maintenance Items Kitchen Floors - Ceramic Tile

Replace one cracked tile in the kitchen (the corner between the sink and the cook top).

Satisfactory Kitchen Doors Windows - Tested

Satisfactory Kitchen Cabinets - Custom Wood

Satisfactory Kitchen Sink - Cast Iron Porcelain

Satisfactory Kitchen Sink Faucet - Single Lever

KITCHEN

Satisfactory Kitchen Drain and Trap - Brass Nickel

Satisfactory Garbage Disposal - None

Satisfactory Dishwasher Mfg. - Magic Chef

Satisfactory Exhaust Fan Hood - Hood Exhaust

Satisfactory Range Oven - Drop In

Satisfactory Surface Cooktop - Electrical

Safety Hazard Kitchen Wall Receptacles - Grounded

Recommend adding GFCI outlets in areas near water. GFCI were not a code at the time the home was built (This is considered to be grandfathered in. However ASHI recommends that all receptacles around a wet area be changed out with GFCI receptacles).

Satisfactory Kitchen Switches Fixtures - Hanging, Fixed

BATHROOM

Satisfactory BATHROOM - General Comment

Satisfactory Bathroom Doors, Windows - Door Lock

Satisfactory Bathroom Electric Switches and Fixtures - Wall

Satisfactory Bathroom Receptacles - None

Satisfactory Bathroom Walls and Ceilings - Drywall

Satisfactory Bathroom Sink Faucets - Individual

Satisfactory Bathroom Sink Stopper - Push Pull

Satisfactory Bathroom Sink Basin - Porcelain

Satisfactory Bathroom Sink Drain and Trap - Chrome, PVC

BATHROOM

Satisfactory Toilet Bowl and Tank - 2 Piece, Anchored

Toilets are low flow toilets.

Satisfactory Toilet Operation - Flushes, Drains, Refills

Satisfactory Bathtub Faucets - Individual

Satisfactory Bathtub Stopper - Rubber Stopper

Satisfactory Bath Showerhead - Standard

Satisfactory Tub Wall Encl. - Ceramic

Satisfactory Bathroom Ventilation - Window, Fan

Satisfactory Bathroom Floor - Ceramic

Satisfactory Shower Stall Walls - Ceramic Tile

Satisfactory Shower Drain - Tub, Floor Drain Stall

Satisfactory Shower Faucets - Individual

Satisfactory Number of Full Baths - 2

ATTIC

Satisfactory ATTIC - General Comment

There is a full attic over main house.

Satisfactory Attic Entry Access - Hatch

Satisfactory Attic Access Location - Hallway, Garage

Satisfactory Attic Structural Framing Type - Trusses

Satisfactory Attic Structural Framing Spacing - 24 inches on Center

Satisfactory Attic Sheathing - Plywood

ATTIC

Satisfactory Attic Floor Insulation - Blown

Maintenance Items Attic Insulation Thickness - Other

Average thickness of insulation is 4".

Very little insulation installed and suggest adding more. R-30 is suggested (approximately 8 more inches).

Satisfactory Attic Insulation Approx. R. Value - 11

Satisfactory Attic Ventilation - Roof Vents, Roof Turbines, Soffit

Satisfactory Attic Wiring - Covered with Insulation, Exposed

Satisfactory Attic Vent Pipes - Vented Outside

Satisfactory Attic Exhaust - Vents Outside

INTERIOR

Satisfactory INTERIOR ROOMS - General Comment

The condition of walls behind wall covering, paneling and furnishings cannot be judged. As a general rule, cosmetic deficiencies are considered normal wear and tear, not reported and are typically address during routine maintenance.

Satisfactory Interior Rooms - Living Room, Family Room

Satisfactory Number of Bedrooms - 3

Major Defect Interior Walls - Dry Wall

Stress cracks noted at the corners of both master bathroom doors in foyer and master bedroom. Also cracks noted above the hallway entry above the jamb and on the ceiling. This usually indicates settlement. It appears that these issues have been resolved. However, This should be evaluated by a qualified structural contractor and all required repairs need to be made.

Maintenance Items Interior Ceilings - Dry Wall

Repair cracks at the corners of the attic hatch in the hallway.

Satisfactory Interior Doors - Doors In Place

Satisfactory Interior Floors - Wood, Tile, Vinyl Composition Tiles

Satisfactory Interior Switches - Tested

Satisfactory Interior Fixtures - Properly Wired

INTERIOR

Maintenance Items

Interior Outlets - Three Prong Ungrounded, Three Prong Grounded

A few three prong ungrounded outlets noted and should be repaired.

Receptacles that are not grounded are recommend to have a surge protector installed when using high powered and sensitive electronics (computers, sound systems, televisions, microwaves, etc.).

Satisfactory

Interior Heat Source - Tested

Satisfactory

Interior Cooling Source - Tested

Satisfactory

Interior Cabinets and Shelving - Accessible

Satisfactory

Closets - Doors in Place

Satisfactory

Smoke Detectors - One On Each Level

Smoke detectors should be checked on the day home is occupied.

Satisfactory

Ceiling Fan - Tested

Satisfactory

Windows - Operated

Satisfactory

GFCI Reset - None

INSPECTION DEFINITIONS/LIMITATION

Satisfactory	Inspection Discription/limitation - Information
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DEFINITION/LIMITATION

INSPECTION DEFINITION/LIMITATION

Report Definitions/Limitations - Definitions of inspection opinions or areas that the inspection is limited.

Satisfactory - An item in normal operation, or serviceable condition, but may show normal wear.

Monitor/Maintain - An item that will require immediate maintenance and should be carefully monitored to avoid larger problems.

Service/Repair - An item in need of repair or maintenance, the expected cost of which should be at a level less than that of a major defect, at the time of inspection. Also noted, may be some inaccessible items or items not working.

Safety Concern - An item that affects the safety of the occupants of the home, and is in need of immediate repair.

Major Defect - An item that is currently broken and will have a substantial monetary value to repair, or needs evaluation to determine the cost of a likely expensive repair.

Home inspectors are generalist and are not experts in any specific field, and further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspect system and not be limited to specific areas sighted in the home inspection. Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence where accessible. When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or current problems noted during the inspection. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Once you have settled on the inspected property, please call our office with any questions related to the home or its maintenance for the time that you own the property. The "Whole House Inspection" is conducted according to the standards set by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might effect your decision whether to purchase. Unfortunately, we cannot take away all the risks of home ownership. Although Service/Repair items may be mentioned, this report does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture and personal property or dismantle any appliances aside from removing covers on heaters, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observations of the apparent condition the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to insure you against failure of some of the major systems of the house. These warranties do not, however, cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully. Home buyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advise, and recommendations had been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting the problem. Please consult your inspector before you engage a contractor to examine or correct possible defects. Unless prior consultation occurs, we cannot assist you further.