



# Inspection Report

Ankur Harek

**Property Address:**  
6851 Roswell Rd Unit I 4  
Sandy Springs Ga 30328



**Scott Mitchell**  
2133 Lawrenceville Suwanee Rd.  
Suite 12-336  
Suwanee Ga. 30024

770-317-7060  
smqahi@comcast.net

# 1. Exterior

## Styles & Materials

**Siding Material:**

Composite board  
Hard Coat Stucco

**Appurtenance:**

Covered porch

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 1.0 | Doors  |    |    |    | •  |
| 1.1 | Wall Surfaces  | •  |    |    |    |
| 1.2 | Windows  | •  |    |    |    |
| 1.3 | Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls | •  |    |    |    |
| 1.4 | Decks, Balconies, Stoops, Steps, Porches, Railings                     | •  |    |    |    |
| 1.5 | Outlets and Lighting (Exterior)  | •  |    |    |    |
|     |  | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**1.0** The front door lower latch should be repaired to function properly for security.

**1.1** The exterior wall surfaces at this unit are in good condition.

**1.4** The porch is in good condition.



1.4 Item 1(Picture)

# 2. Roofing / Chimneys / Roof Structure and Attic

## Styles & Materials

**Viewed roof covering from:**

Ground  
Binoculars

**Roof-Type:**

Gable

**Roof Covering:**

3-Tab fiberglass

**Roof Ventilation:**

Ridge vents  
Soffit Vents

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 2.0 | Flashings                                      | •  |    |    |    |
| 2.1 | Roof Coverings                                 | •  |    |    |    |
| 2.2 | Roof Drainage Systems (gutters and downspouts) | •  |    |    |    |
| 2.3 | Roof Ventilation                               | •  |    |    |    |
|     |  | IN | NI | NP | RR |

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### 3. Kitchen Components and Appliances



#### Styles & Materials

**Dishwasher Brand:**

GENERAL ELECTRIC

**Disposer Brand:**

WASTE KING

**Exhaust/Range hood:**

RE-CIRCULATE

**Range/Oven:**

FRIGIDAIRE

**Built in Microwave:**

SAMSUNG

**Cabinetry:**

Wood

**Countertop:**

Granite

**Refrigerator:**

Samsung

**Clothes Dryer Vent Material:**

Metal

**Dryer Power Source:**

220 Electric

|      |  | IN | NI | NP | RR |
|------|--|----|----|----|----|
| 3.0  | Ceiling  | •  |    |    |    |
| 3.1  | Walls  | •  |    |    |    |
| 3.2  | Floor  | •  |    |    |    |
| 3.3  | Counters and a representative number of Cabinets | •  |    |    |    |
| 3.4  | Plumbing Drain and Vent Systems                  | •  |    |    |    |
| 3.5  | Plumbing Water Supply Faucets and Fixtures       | •  |    |    |    |
| 3.6  | Outlets Wall Switches and Light Fixtures         |    |    |    | •  |
| 3.7  | Dishwasher                                       | •  |    |    |    |
| 3.8  | Ranges/Ovens/Cooktops                            | •  |    |    |    |
| 3.9  | Range Hood                                       | •  |    |    |    |
| 3.10 | Food Waste Disposer                              | •  |    |    |    |
| 3.11 | Microwave Oven                                   | •  |    |    |    |
| 3.12 | Clothes Dryer Vent Piping                        | •  |    |    |    |
| 3.13 | Refrigerator                                     | •  |    |    |    |
|      |  | IN | NI | NP | RR |

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## Comments:

**3.6** There are exposed wiring connections below the kitchen sink that should be corrected to be in covered and secure electrical junction box.

The kitchen ceiling fan shakes when it is on and should be serviced.,



3.6 Item 1(Picture)

## 4. Bathroom and Components

|     |                                     | IN | NI | NP | RR |
|-----|-------------------------------------|----|----|----|----|
| 4.0 | Bathtub                             | •  |    |    |    |
| 4.1 | Toilet                              | •  |    |    |    |
| 4.2 | Sink                                |    |    |    | •  |
| 4.3 | Outlets Switches and Light Fixtures |    |    |    | •  |
| 4.4 | Exhaust fan                         | •  |    |    |    |
| 4.5 | Counters and Cabinets               | •  |    |    |    |
| 4.6 | Doors (Representative number)       | •  |    |    |    |
| 4.7 | Floors                              | •  |    |    |    |
|     |                                     | IN | NI | NP | RR |

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### Comments:

**4.2** The sink drain stopper control should be repaired to be operational at the master bathroom.

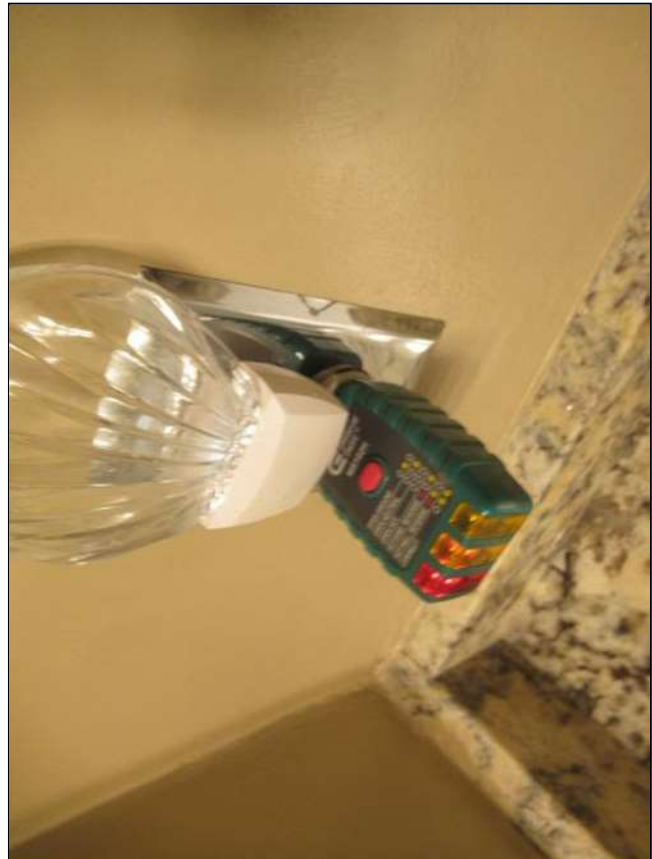


4.2 Item 1(Picture)

**4.3** The master bathroom power receptacles have reversed wiring that should be corrected for proper operation.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

## 5. Rooms

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering:**

Carpet

**Window Types:**

- Single pane
- Single-hung
- Storm windows

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 5.0 | Ceilings                                      | •  |    |    |    |
| 5.1 | Walls   | •  |    |    |    |
| 5.2 | Floors  |    |    |    | •  |
| 5.3 | Steps, Stairways, Railing, Hallways, Elevator | •  |    |    |    |
| 5.4 | Doors (Representative number)                 |    |    |    | •  |
| 5.5 | Outlets, Switches and Light Fixtures          | •  |    |    |    |
| 5.6 | Windows (Representative number)               | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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**Comments:**

**5.2** The carpet in the front bedroom is raised and should be re stretched to prevent tripping.

There are areas where the floors are not level because of settlement. This is not unusual and does not appear to be from recent movement.



5.2 Item 1(Picture)

**5.4** The master bedroom door binds and should be adjusted. The master closet door binds and should be adjusted.

The front bedroom door binds and does not latch and closet doors bind and should be adjusted,

**6. Plumbing System**

**Styles & Materials**

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Pex

**Plumbing Water Distribution (inside****home):**

Copper

**Plumbing Waste Line:**

PVC

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 6.0 | Plumbing Drain, Waste and Vent Systems                      | •  |    |    |    |
| 6.1 | Plumbing Water Supply and Distribution Systems and Fixtures | •  |    |    |    |
| 6.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents      |    | •  |    |    |
|     |   | IN | NI | NP | RR |

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**Comments:**

6.1 The visible copper plumbing supply lines are in good condition.

## 7. Electrical System

**Styles & Materials****Electrical Service Conductors:**Below ground  
Aluminum**Panel capacity:**

125 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 7.0 | Service Entrance Conductors  | •  |    |    |    |
| 7.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels         | •  |    |    |    |
| 7.2 | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage |    |    |    | •  |
| 7.3 | Smoke Detectors  | •  |    |    |    |
|     |  | IN | NI | NP | RR |

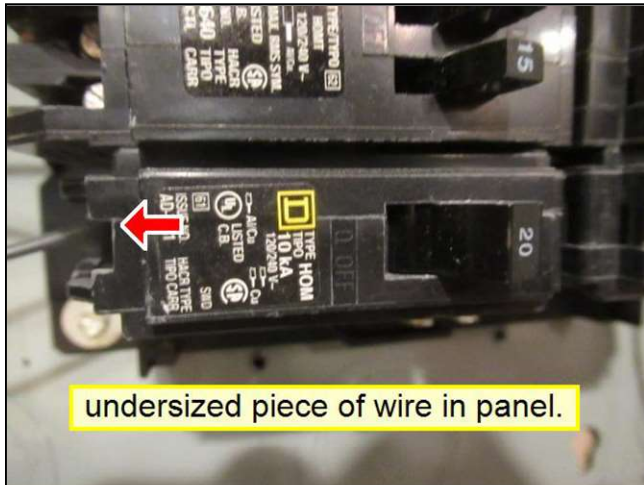
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## Comments:

**7.2** One electrical circuit (#9 BREAKER) in the power panel has undersized number fourteen wire on a twenty amp breaker. The undersized wire was added to a properly sized number twelve wire in the panel. Have the undersized wire in the panel replaced for safety.

Four of the circuit breakers should be labeled to know what they control.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

Any outlet not accessible (behind the refrigerator or bed for example) was not inspected.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Electric heat  
Forced Air

**Energy Source:**

Electric

**Heat System Brand:**

CARRIER

**Number of Heat Systems (excluding wood):**

One

**Ductwork:**

Non-insulated

**Filter Type:**

Disposable

**Cooling Equipment Type:**

Building Chiller System

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 8.0 | Heating Equipment                                    | •  |    |    |    |
| 8.1 | Thermostats  | •  |    |    |    |
| 8.2 | Automatic Safety Controls                            | •  |    |    |    |
| 8.3 | Air Distribution and Filtering                       | •  |    |    |    |
| 8.4 | Presence of installed heat source in habitable Rooms | •  |    |    |    |
| 8.5 | Cooling and Air Handler Equipment                    | •  |    |    |    |
|     |  | IN | NI | NP | RR |

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## Comments:

**8.0** The seventeen year old Carrier hvac system is functioning properly.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

# Summary

## Customer

Ankur Harek

## Address

6851 Roswell Rd Unit I 4  
Sandy Springs Ga 30328

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. 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.

## General Summary

### 1.0 Doors

The front door lower latch should be repaired to function properly for security.

### 3.6 Outlets Wall Switches and Light Fixtures

There are exposed wiring connections below the kitchen sink that should be corrected to be in covered and secure electrical junction box.

The kitchen ceiling fan shakes when it is on and should be serviced.,

### 4.2 Sink

The sink drain stopper control should be repaired to be operational at the master bathroom.

### 4.3 Outlets Switches and Light Fixtures

The master bathroom power receptacles have reversed wiring that should be corrected for proper operation.

### 5.2 Floors

The carpet in the front bedroom is raised and should be re stretched to prevent tripping.

There are areas where the floors are not level because of settlement. This is not unusual and does not appear to be from recent movement.

### 5.4 Doors (Representative number)

The master bedroom door binds and should be adjusted. The master closet door binds and should be adjusted.

The front bedroom door binds and does not latch and closet doors bind and should be adjusted,

### 7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

One electrical circuit (#9 BREAKER) in the power panel has undersized number fourteen wire on a twenty amp breaker. The undersized wire was added to a properly sized number twelve wire in the panel. Have the undersized wire in the panel replaced for safety.

Four of the circuit breakers should be labeled to know what they control.

# Inspection Agreement

This contract is an agreement between the client listed below, and Quality Assurance Home Inspections, to perform an inspection of the home or building listed below according to the "Standards of Practice" of **the American Society of Home Inspectors (ASHI)**. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, irrigation systems, security alarms, intercoms, phone, cable, satellite, window treatments or blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Quality Assurance Home Inspections will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Quality Assurance Home Inspections in outside temperatures of 60 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Quality Assurance Home Inspections does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of Quality Assurance Home Inspections. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and

Quality Assurance Home Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

**Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.**

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Quality Assurance Home Inspections. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Quality Assurance Home Inspections and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon the size, age and type of home to be inspected. Payments must be made at the time of inspection. Quality Assurance Home Inspections agrees to provide you with a report within three business days or sooner by providing your email address.

A copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy.

**Quality Assurance Home Inspections MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.**

Client Name: Ankur Harek

Customer Signature (if signing in person)\_\_\_\_\_

Inspector Signature (if signing in person)\_\_\_\_\_

Scott Mitchell Quality Assurance Home Inspections

**Location:**

6851 Roswell Rd Unit I 4 Sandy Springs Ga 30328

**Date: 9/17/2020**

**Inspector: Scott Mitchell**

**Total Inspection Cost: \$300.00**



# INVOICE

**Quality Assurance Home Inspections**  
 2133 Lawrenceville Suwanee Rd.  
 Suite 12-336  
 Suwanee Ga. 30024

**Inspection Date:** 9/17/2020  
**Report ID:** 091720-2

770-317-7060  
 smqahi@comcast.net  
**Inspected By: Scott Mitchell**

|  |  |
|--|--|
| <b>Customer Info:</b>  | <b>Inspection Property:</b>                        |
| Ankur Harek<br><br><b>Customer's Real Estate Professional:</b><br>Stacy Shafritz<br>Maximum One Executive Realtors | 6851 Roswell Rd Unit I 4<br>Sandy Springs Ga 30328 |

### Inspection Fee:

| Service         | Price  | Amount | Sub-Total                   |
|-----------------|--------|--------|-----------------------------|
| Home Inspection | 300.00 | 1      | 300.00                      |
|                 |        |        | <b>Tax \$0.00</b>           |
|                 |        |        | <b>Total Price \$300.00</b> |

**Payment Method:**  
**Payment Status:** Payment Due  
**Note:**