



# **Contractor's Inspection Report**

Westley Court

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**Inspection Date:**  
12/17/2012

**Prepared For:**  
USA Investments

**Prepared By:**  
**Property Inspectors of Atlanta**  
**2518 Sewell Mill Rd.**  
**Marietta, GA 30062**

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**Report Number:**  
30300

**Inspector:**  
David L. Hixon

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

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### CONVENTIONS USED IN THIS REPORT

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**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

### THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### BUILDING DATA

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Approximate Age:	0 Years
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Dry



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## ITEMS NOT OPERATING

Utilities were not on at the time of the inspection, limiting operational portion of inspection to visual

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## MAJOR CONCERNS

Front gutter downspout is buried but doesn't lead anywhere. Believe this is causing the moisture stains in the utility room on the bottom level

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## POTENTIAL SAFETY HAZARDS

Second back window upper pane is cracked, recommend replacement  
Front right corner exterior light fixture has been removed, leaving exposed wires  
Ground broken inside master bath outlet  
Dishwasher has been removed, leaving exposed wires

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## DEFERRED COST ITEMS AND COSMETIC ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

End to the front right downspout is missing, recommend splash block as well  
First window on the right side of the home is missing screen  
First back gutter downspout is missing its end, recommend extension as well  
Second back window is missing its screen  
Door bell button is in disrepair  
Front door sidelight frames are in disrepair  
Front left corner gutter is becoming detached  
First right front porch banister post is becoming  
Bottom of the garage access door is in disrepair  
Drywall corner by the stairs on the bottom level is damaged  
Bottom floor base molding is missing  
Bottom floor bedroom ceiling has not been installed  
Recommend air filter replacement (16x25x1)  
Recommend carpet replacement  
Recommend caulking around base of master bath tub  
Three door knobs are missing from the master bath  
Kitchen cabinet handles are missing  
Back bedroom door handle is missing  
Back bedroom light fixture is missing  
Bedroom hall light fixture is missing  
Front bedroom door handle is missing (bringing total handles to 5)  
Front bedroom and dining room insulated glass windows are leaking, recommend blinds or replacement  
Drywall between the dining room and kitchen is in disrepair  
AC: Coleman AC042X1021A  
Water heater: State Select (gas) PR640NNBRS  
Furnace: Fraser-Johnston G1UA048S17B  
No garage door openers

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\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

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