

Inspection Report for Mike Hill

Provided by: Aerial View Solutions LLC



Aerial View Solutions LLC.

Inspector: Oscar Gregory Jr Oscar Gregory Jr

Phone: 770-467-7805

Email: aerialviewsolutionsllc@gmail.com

(CEO) Oscar Gregory Jr

4922 Summersun Drive

Morrow Ga 30260

Property Address: 7809 Bell Tower Lane Fairburn Ga 30213

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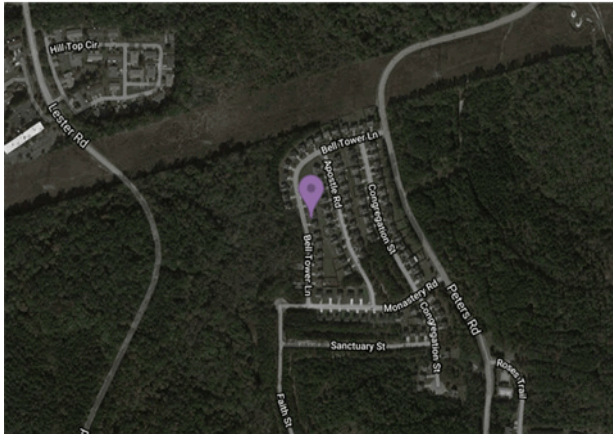
GA MLS # 6965916



1 Report Information

Property Photo

- 1) Aerial Photography of said property Aerial Photography of said property.



Client Information

Client Name	Mike Hill
Client Phone	000-000-0000

Property Information

Approximate Year Built	2010
Approximate Square Footage	2170
Number of Bedroom	4
Number of Bath	2.5
Direction House Faces	North

Inspection Information

Inspection Date	11/10/2021
Inspection Time	10:30 AM
Weather Conditions	Dry
Outside Temperature	71
Price for Inspection	\$375

Sample Inspection Agreement

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company

harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Grounds

Grading

Grading Slope

The site is moderately sloped.

2) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Driveways - Sidewalks - Walkways

Driveway Material Concrete

3) Driveway Conditions

AS

The driveway appeared to be in serviceable condition at the time of the inspection.



Sidewalk Material Concrete

4) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Retaining Wall

Retaining Wall
Material

N/A

5) Retaining Wall
Conditions

NI

N/A

3 Exterior

Front - Back Entrance

Front Entrance Type

Patio

6) Front Entrance
Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.



Back Entrance Type

Patio

7) Back Entrance
Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Walls

Structure Type	Wood frame
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are wood shingles.
8) Exterior Wall Conditions	<div><div>R</div><div>Damaged siding was observed at. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred.</div></div>



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior Windows - Doors

Window Type Double Hung

Window Material Vinyl

9) Window Conditions

AS

 All the home window appears serviceable at the time of inspection.



10) Exterior Door Conditions

AS

 The door(s) appeared to be in serviceable condition at the time of the inspection.

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Exterior Water Faucet(s)

Faucet Location

North side of home. South side of home.

11) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures. Front side of home PSI pressure 140. The home back side of home 80 PSI.

Chimney

**12) Chimney
Conditions**

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

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4 Roofing

Roof Covering

Method of Inspection	The roof was inspected by observing from a ladder placed at the edge of the roof.
Roof Style	Gable
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One

13) Roof Covering Condition	<div>AS</div> The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.
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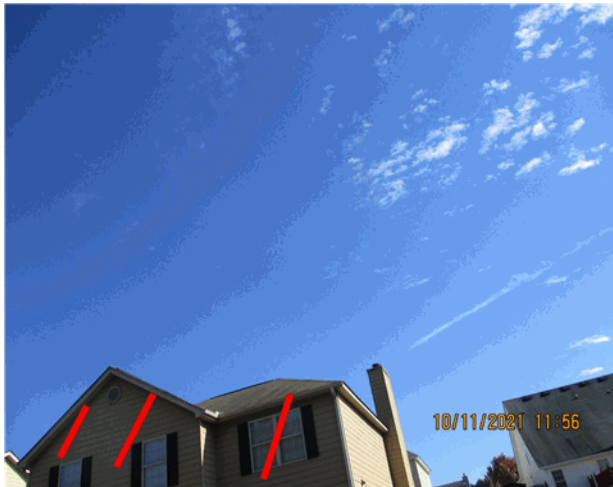
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



14) Flashing Conditions

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.



15) Gutter & Downspout Conditions

AS

The gutter system appeared to be in serviceable condition at the time of the inspection.

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Attic Area

Attic Access	Hallway
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with rafter framing.

16) Attic Conditions

<div>AS</div>	The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.
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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Attic Ventilation Type	Soffit vents
Attic Ventilation Conditions	The attic screens appears serviceable at the time of inspection.
Attic Insulation Type	Loose fill
17) Attic Insulation Conditions	<div>AS</div> The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



18) Attic Ladder

The home Attic appears serviceable at the time of inspection.



5 Heating - Air

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

Heating

Location of Unit Attic
Heating Type Forced Air
Energy Source Geothermal
Approximate BTU Rating 280,000

19) Unit Conditions

AS

The heating attic filter is dirty and need to be change. Filter sizes 18X20X1



Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

20) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

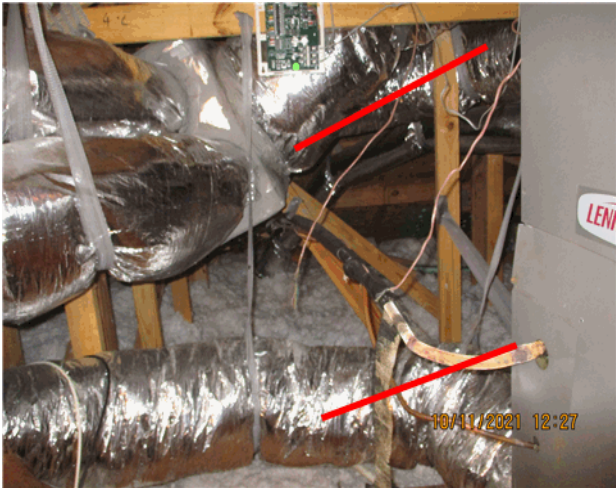


21) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



22) Thermostat Condition

R

 The home thermostat is not working down stair in the kitchen. The thermostat up stairs is working



23) Home Heating Unit

The home unit type- Lennox The unit manufacturer date 12/6/2009



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Air Condition - Cooling

Type of Cooling System Geothermal

AC Unit Power 240V

24) AC Unit Conditions

AS

The home Ac unit appears serviceable at the time of inspection. The unit is a Tirane Manufacturer date 07/20/12



6 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

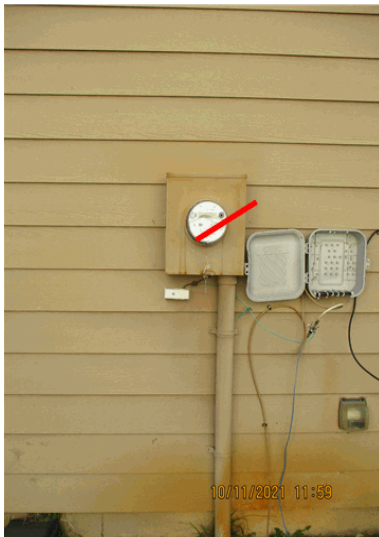
Electrical Service Material Copper

Number of Conductors Three

25) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Main Electrical Panel

Main Disconnect

At Main Panel

Location

Electric Panel Location

The main electric panel is located at the garage.

Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as amps.

Circuit Protection Type

Breakers

26) Wiring Methods

AS

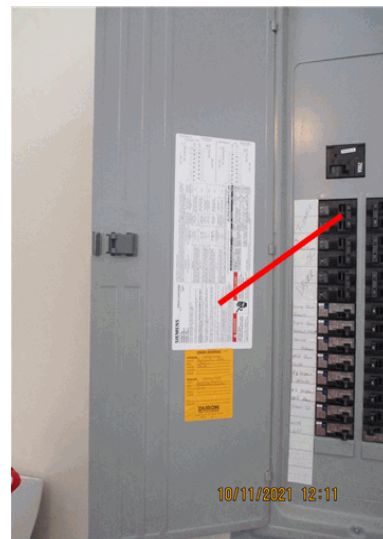
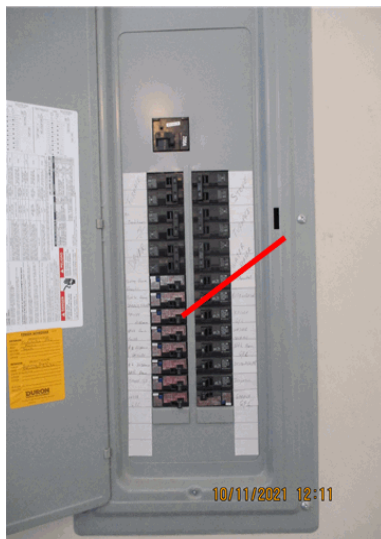
The main power cable is copper. The branch cables are copper.



27) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



28) Electrical Outlets Outside

The home outside electrical outlets appears serviceable at the time of inspection.



Electrical Subpanel

Subpanel Location

A sub panel is located at the garage.

29) Subpanel Conditions

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



7 Plumbing

Water Main Line

Main Shutoff Location In the front yard

Main Line Material The visible material of the main line / pipe appears to be galvanized.

30) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material The visible material used for the supply lines is plastic.

31) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

32) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



Water Heater(s)

Water Heater Type

Electric

Water Heater Location

Garage

Water Heater Capacity

40 Gallon

33) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

Manufacturer Dates 07/20/12

Type of unit Rheem

8 Interiors

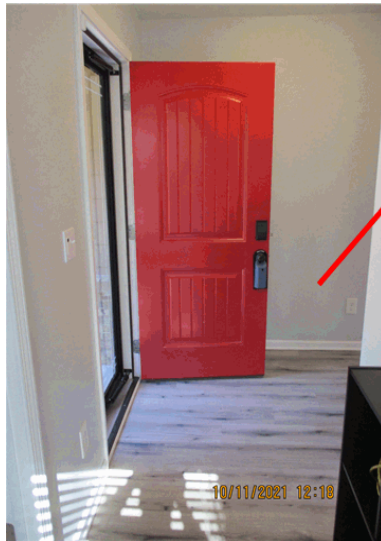
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Walls - Ceilings - Floors

34) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



35) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



36) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



37) Heat Source
Conditions

AS All the home register appears serviceable at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Windows - Doors

38) Interior Window Conditions

AS

Some of the window screens were missing or not installed at time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

39) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

40) Electrical Conditions

AS

The home door bell appears serviceable at the time of inspection.



41) Lighting Conditions

R

Light(s) were out or inoperative at. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



42) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.



43) Smoke Detector Conditions

AS

The home smoke detector appear serviceable at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Fireplace

Fireplace Location

A fireplace is located at the family room.

Fireplace materials

The fireplace is metal/pre-fabricated.

44) Fireplace Conditions

AS

The fireplace is gas fired and was operable at the time of inspection. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks if any.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



9 Kitchen

Walls - Ceilings - Floors

45) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



46) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



47) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



48) Heat Source Conditions

AS

The kitchen registers appears serviceable at the time of inspection.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

Windows - Doors

49) Kitchen Window Conditions



Some of the window screens were missing or not installed at time of inspection.



50) Kitchen Door Conditions



The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

51) Electrical Conditions



The kitchen outlets appears serviceable at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



52) Lighting Conditions

AS

The kitchen lighting appears serviceable at the time of inspection.



53) Ceiling Fan Conditions

NI

N/A

Kitchen Sink - Counter tops - Cabinets

54) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



55) Cabinet Conditions

AS The kitchen cabinets appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



56) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.



57) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Appliances

Stove - Range Type

The oven is electric.

58) Stove - Range
Condition

AS

The oven was in operational condition at the time of the inspection.
This does not however guarantee future conditions after the time of inspection.

Manufacture name Whirlpool



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



**59) Hood Fan
Conditions**

AS

The fan / hood and light were in operational condition at the time of the inspection.



**60) Dishwasher
Conditions**

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

The dishwasher Manufacture Samsung.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



10 Bath(s)

Walls - Ceilings - Floors

61) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



62) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



63) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



64) Heat Source Conditions

AS

All the bathroom Registers appears serviceable at the time of inspection.



Windows - Doors

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**65) Bathroom Window
Conditions**

AS

Some of the window screens were missing or not installed at time of inspection.



**66) Bathroom Door
Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Electrical Conditions

67) Electrical Conditions

AS

The bathroom electrical outlets working at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

68) Lighting Conditions**AS**

All the bathroom lights appears serviceable at the time of inspection.

**69) Vent Fan Conditions****AS**

The bathroom vent fan was working at the time of inspection



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Bathroom Sink

70) Counter - Cabinet Conditions

AS

All the bathroom counter appears serviceable at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

71) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath



Shower - Tub - Toilet

72) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



73) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath



11 Basement

AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected

Walls - Ceilings - Floors

74) Basement Stair Conditions	NI	N/A
75) Wall Conditions	AS	N/A
76) Ceiling Conditions	NI	N/A
77) Floor Conditions	NI	N/A
78) Heat Source Conditions	NI	N/A

Windows - Doors

79) Basement Window Conditions	AS	N/A
80) Basement Door Conditions	NI	N/A

Electrical Conditions

81) Electrical Conditions	NI	N/A
82) Lighting Conditions	NI	N/A
83) Sump Pump Conditions	NI	N/A

Other Conditions

84) Other Conditions	NI	N/A
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12 Garage - Laundry

Walls - Ceilings - Floors

Garage Type Number of cars is two.

85) Siding Conditions (if detached)	AS	The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection. .
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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



86) Roof Conditions (if detached)

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



87) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



88) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.



89) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

☐ appeared to be in serviceable condition at the time of the inspection.



90) Window Conditions

☐ NI N/A

91) Door Conditions

☐ AS The interior doors appeared to be in serviceable condition at the time of the inspection.



92) Vehicle Door Conditions

☐ AS The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



93) Electrical Conditions

AS

The garage electrical outlets appears serviceable at the time of inspection.



94) Lighting Conditions

AS

All the garage lights was working at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Laundry Room

Location

The laundry facilities are located at the upper level.

95) Laundry Room Conditions

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



13 Foundation - Crawl Space

Foundation

Foundation Type

Slab on grade

Foundation Material

Block Brick Concrete Stone

96) Foundation Conditions

AS

The home foundation appears serviceable at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Flooring Structure

Flooring Support Type	Slab on grade
97) Flooring Support Conditions	<div>AS</div> The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

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