

## Jennifer Rivera (Administration)

---

**From:** americanleisure@mindspring.com  
**Sent:** Wednesday, February 7, 2024 11:26 AM  
**To:** Jennifer Rivera (Administration)  
**Subject:** Fw: Constituent's testimony in opposition to re-zoning / variance request to build 3 additional single family residences on Green Dr in unincorporated north Hall County  
**Attachments:** Hall County Board of Commissioner 020824.docx; 3480 Clarks Bridge Rd Home Inspection by Scott Mitchell of Quality Assurance Home Inspections 052523.pdf

You don't often get email from americanleisure@mindspring.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WARNING: This communication has been detected as containing an attachment - Proceed with caution

Please forward a copy of the agenda for tomorrow's voting session as soon as it's available.

Here's what I emailed the Commissioners on 1/29/24.

Please share it with the County Administrator & Assistant County Administrators prior to tomorrow's meeting.

I'd prefer to reserve my right to amend my remarks prior to their entry into the record.

Thank you.

John

(770)776-8559 cell

-----Forwarded Message-----

From: <americanleisure@mindspring.com>  
Sent: Jan 29, 2024 9:46 PM  
To: <rhiggins@hallcounty.org>

Cc: <kcooper@hallcounty.org>, <bpowell@hallcounty.org>, <gpoole@hallcounty.org>, <jstowe@hallcounty.org>

Subject: Constituent's testimony in opposition to re-zoning / variance request to build 3 additional single family residences on Green Dr in unincorporated north Hall County

Good Evening Commissioners,

Please read the attached letter written in opposition to the request referenced above, currently scheduled to be heard in voting session on Thursday 2/8/24.

If you or your staff need any additional information, I'm happy to provide it.

Thanks for including my un-redacted testimony in the public record.

I'll see y'all then.

John Hurst

3840 Clarks Bridge Rd

Gainesville, GA 30506

[americanleisure@mindspring.com](mailto:americanleisure@mindspring.com)

(770)776-8559 cell

1/30/24

Hall County Board of Commissioners  
2875 Browns Bridge Road  
Gainesville, GA 30503  
Commission Chairman, Richard Higgins  
[rhiggins@hallcounty.org](mailto:rhiggins@hallcounty.org)  
(770)535-8288

Good Evening Chairman Higgins,

On 6/8/23 I purchased the single family residence located at 3840 Clarks Bridge Rd, in unincorporated north Hall County, further identified by the Hall County Tax Commissioner's Office as Parcel #:10156 000095. As a directly affected homeowner of the originally sub-divided parcel, I oppose granting Chao Li Real Estate's request for a variance, permitting 3 additional single family residences on Green Dr.

Here's why...numerous irregularities throughout the zoning, grading & building permit approval, & final inspection processes are the primary reason(s) for my email today.

The seller of my 1.62 acre parcel was Chao Li Real Estate, Inc. located at: 5291 Timber Ridge Rd, Gainesville, GA 30507-7775. This entity's date of formation was 2/13/21. Their corporate registration with the GA Secretary of State's Office can be found at: <https://ecorp.sos.ga.gov/BusinessSearch/BusinessInformation?businessId=3210329&businessType=Domestic%20Profit%20Coperation&fromSearch=True> .

According to this entity's Standard Industrial Classification (SIC) code, they are engaged in Real Estate Development, Rental & Leasing. But according to the folks with the GA Real Estate Commission Board & the GA Association of Realtors, none of the corporate officers is currently licensed to sell Real Estate in GA. Their Chief Financial Officer, Ah Kow (A.K.) Chan's previous GA Real Estate License lapsed on 3/31/92 for non-renewal.

Furthermore, Chao Li Real Estate, Inc. currently has no Hall County Business License. The Hall County Marshall's Office contacted them earlier today, to encourage their compliance. I continue to await the officer's response.

The Builder / General Contractor of my new home was Herman Donald Westmoreland (doing business as: Westmoreland Builders, Inc. located at: 3191 Clarks Bridge Rd, Gainesville, GA 30506). This entity's date of formation was 2/2/04. Their previous corporate registration with the GA Secretary of State's Office can be found at:

[nessType=Domestic%20Profit%20Corporation&fromSearch=True](#) . That corporation was administratively dissolved due to non-renewal in 2007. On the bright side, Westmoreland Builders, Inc. does have a currently valid Hall County Business License.

On 1/20/21 Patrick D. Canaday (GA Professional Engineers & Land Surveyors Board licensee Registered Land Surveyor # 3039) surveyed Land Lot 156, 10th District, Hall County, GA, (referred to as Lot 1 containing the entirety of the 1.62 acres I purchased). The resulting plat was filed 11/18/21 in Deed Book 881, Page 90 at the Hall County Courthouse.

On 2/21/22 Hall County Planning & Development issued a grading permit. On 6/30/22 they conducted a site inspection & issued their initial building permit. On 7/30/22 they issued a plumbing & slab permit. On 8/30/22 a revision or modification of the original building permit was issued. By the time I identified this, as my prospective replacement property, Hall County Planning & Development had already conducted their rough build-out inspection on 12/15/22.

On 1/14/23, I signed an Exclusive Buyer Brokerage Engagement Agreement with Harry Norman Realtors out of Cumming. Later that day, my agent hand delivered my signed & legally binding New Construction Purchase & Sale Agreement to the seller's duly authorized representative, the aforementioned Donald Westmoreland (a.k.a. seller's & developer's Builder/General Contractor). Unfortunately, both Chao Li, the seller, & her husband, A.K. Chan (a.k.a. the developer) were out of the country. Upon his return to the country, A.K. Chan accepted my all cash offer & signed our legally binding purchase agreement on 2/3/23.

Shortly thereafter, another prospective buyer apparently offered the seller more money. Mr. Westmoreland offered me \$50,000 to simply walk away. I needed a home, quickly; so I declined. And insisted on our original deal closing as soon as possible, since my existing residence had already sold.

That's when my troubles began in earnest. Rather than prioritizing completion of my new home, the seller, developer, & builder immediately shifted their focus to completing construction of their next new home located at 3910 Green Dr., Gainesville, GA 30506 that wasn't even under contract yet. The goal must have been to delay completion of my replacement residence until I simply walked away out of frustration.

I didn't. My \$2,000 Earnest Money deposit was hand delivered to my broker on 2/8/23 & placed into escrow. My broker promptly notified the seller. Furthermore, the entire outstanding balance of my \$425,000 purchase price (due at closing) was wired by

2

electronic funds transfer into the seller's preferred closing attorney's escrow account on 4/27/23. Despite knowing this, & the fact that were we desperately trying to close as soon as possible, the seller's preferred closing attorney, James M. Walters located at: 311

Green St, Suite # 103, Gainesville, GA 30501 left town on vacation. The seller's, developer's & builder's lack of any sense of urgency to complete construction of my new home, forced me to lease back my previous residence from the buyer at a rate of \$2,000 per month. And necessitated another one month extension on my \$201.64 lease of the shipping container holding my previous home's furnishings.

On 5/23/23 personnel from Hall County's Building Inspections Division were on site & conducted their final inspection of the residence & parcel. I was in attendance. And pointed out several deficiencies in compliance with Hall County's Residential Building Code. And deficiencies in construction relative to the National Association of Home Builders' "Residential Construction Performance Guidelines". The inspectors acknowledged my concerns & left.

2 days later, on 5/25/23, I paid Scott Mitchell with Quality Assurance Home Inspections \$375 for a highly detailed home inspection that highlighted & re-iterated the deficiencies I'd previously brought to the county inspectors' attention. Despite not requiring remediation of all known deficiencies by the builder, developer, or seller, Hall County erroneously issued their Certificate of Occupancy on 5/25/23.

Furious, on 5/30/23 I emailed a copy of that private inspection report to Hall County's Director of Planning & Development, Randi Doveton. No further action was ever taken by Hall County personnel about this matter. Shortly thereafter, the builder prematurely pulled his sub-contractors off the job.

Leaving many items detailed on the inspection reports un-addressed & unresolved. Neither the seller, developer, or builder ever cleaned up their construction mess prior to closing. Leaving me with an uninstalled dishwasher, exterior door dead bolts without corresponding holes or anchors, windows throughout the house that wouldn't close because of all the sheetrock debris in their tracks, a cracked window frame, 13 out of 13 torn window screens, a kitchen ceiling fan with a shorted out motor, & an HVAC system that already requires major service or replacement after less than 8 months of operation.

To add further insult to injury, the following section of the GA code requires a home warranty on all new residential construction. Please see: <https://rules.sos.state.ga.us/GAC/553-7>

After nearly 8 months, neither the seller, Chao Li Real Estate, Inc., the developer, A.K. Chan, or the builder/general contractor, Donald Westmoreland has provided any such compliant home warranty.

As a result, they are not only out of compliance with the relevant section of the GA Code, they're also out of compliance with Section B. 11 of the legally binding sales contract they signed on 2/3/23 guaranteeing a written home warranty. Furthermore, our closing statement clearly indicates that I, the buyer, paid all of my pro-rated 2023 Hall

County Property Taxes on 6/8/23 by electronic funds transfer. As of today, the seller, Chao Li Real Estate, Inc. hasn't even bothered to pay any of their pro-rated portion of those 2023 Hall County Property Taxes.

Instead, they continue to stick their previously opened tax bill in my mail box. Apparently expecting me to pay the entire \$10,838.02 due 11/15/23 for the entire un-subdivided 16.73 acre original parcel. Both of those actions constitute mail & wire fraud. It is not in the best interest of Hall County, it's homeowners, residents or taxpayers to facilitate playing fast & loose with the truth.

So I ask you, are these really the types of unscrupulous individuals & businesses the Hall County Commission wants operating here? I don't think so. We can do better!

In an ideal world, it would be nice to think that there are actually highly valid reasons for Hall County's convoluted building codes & permitting processes. Serving the public interest and protecting its citizens from bad actors, such as these, would be a great place to start.

Apparently, we do not live in a perfect world. In closing, I feel abused & railroaded. These same folks, the seller, the developer, & the builder are now requesting a zoning change / variance from your County Commission. How does granting their request to further subdivide this parcel remotely serve the public interest of Hall County's homeowners, residents & taxpayers. It doesn't.

That's why I'm opposed to granting their request. And why I'll be in attendance at the Hall County Commission's voting meeting on Thursday 2/8. I sincerely appreciate your time & thoughtful consideration. I respectfully request that this correspondence be entered into the public record in its un-redacted entirety.

John Hurst  
3840 Clarks Bridge Rd  
Gainesville, GA 30506  
[americanleisure@mindspring.com](mailto:americanleisure@mindspring.com)  
(770)776-8559 cell

cc: District 1 Commissioner, Kathy Cooper  
District 2 Commissioner, Billy Powell  
District 3 Commissioner, Gregg Poole  
District 4 Commissioner, Jeff Stowe

Enc: Quality Assurance Home Inspection Report by Scott Mitchell



# Inspection Report

John Hurst

**Property Address:**  
3840 Clarks Bridge Rd  
Gainesville Ga 30506



Scott Mitchell  
P.O. Box 771  
Braselton Ga 30517

770-317-7060  
smqahi@comcast.net



# 1. Exterior



## Styles & Materials

**Siding Material:**

Cement-Fiber

**Exterior Entry Doors:**

Metal Clad

**Driveway:**

Concrete

**Fire Hydrant Distance:**

35 Yards

		IN	NI	NP	RR
1.0	Wall Surfaces				•
1.1	Windows				•
1.2	Doors				•
1.3	Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls				•
1.4	Eaves, Soffits and Fascias	•			
1.5	Plumbing Water Faucets (hose bibs)				•
1.6	Decks, Balconies, Stoops, Steps, Porches, Railings	•			
1.7	Outlets and Lighting (Exterior)				•
		IN	NI	NP	RR

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

## Comments:

**1.0** The exhaust vent at the right side exterior wall should be secured flush with the wall surface and caulked to help prevent moisture penetration.



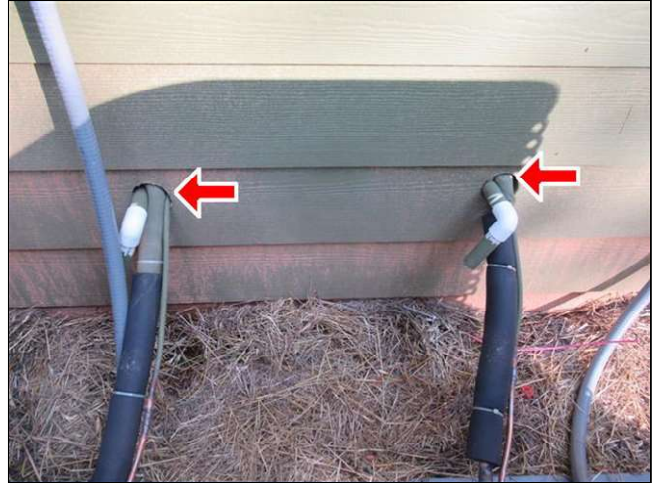
The right rear exterior wall should be properly sealed where the air conditioning lines penetrate the wall and rain hoods should be installed above these openings to help prevent moisture problems.

The exterior wall surfaces should be caulked where the light fixtures meet the siding and trim.

Minor repair is needed at the siding above the front entrance lights where holes were drilled.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

**1.1** One window sash has broken glass at the upper floor front bedroom.



1.1 Item 1(Picture)

**1.2** The right side rear exterior door lower latch should be serviced to catch at the threshold properly.



1.2 Item 1(Picture)

**1.3** The exterior grade appears to drain properly away from home. I recommend establishing vegetation at areas where the soil is exposed or install mulch to help reduce erosion.

There are some tree limbs that overhang the roof and drop debris on the roof. I recommend trimming back limbs directly above the roof.

**1.5** The exterior water bibs are required to have anti siphon check valves installed for safety.



1.5 Item 1(Picture)

level rim. ( ) above the flood

**P2902.4.3 Hose connection.** Sillcocks, hose bibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker.

**Exemptions**

1.5 Item 2(Picture)

**1.7** There is no bulb in one of the left rear exterior lights.

## 2. Roofing / Chimneys / Roof Structure and Attic

### Styles & Materials

**Viewed roof covering from:**

Ladder  
Binoculars

**Roof-Type:**

Gable

**Roof Covering:**

Architectural

**Chimney (exterior):**

Cement Fiber

**Roof Ventilation:**

Ridge vents

**Method used to observe attic:**

From entry  
Inaccessible

**Roof Structure:**

Stick-built  
Sheathing

**Attic info:**

Scuttle hole

**Attic Insulation:**

Batt  
Fiberglass  
Approximately R30

		IN	NI	NP	RR
2.0	Flashings				•
2.1	Roof Coverings	•			
2.2	Roof Drainage Systems (gutters and downspouts)				•
2.3	Roof Ventilation	•			
2.4	Skylights, Chimneys and Roof Penetrations	•			
2.5	Visible Electric Wiring in Attic	•			
2.6	Roof Structure and Attic				•
2.7	Insulation in Attic	•			
		IN	NI	NP	RR

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

## Comments:

**2.0** Drip edge flashing has not been installed at the roof edges and is required to be installed by code.

The exposed nail heads at the plumbing vent boots on the roof should be sealed to help prevent moisture penetration.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



**R905.2.8.5 Drip edge.** A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

2.0 Item 3(Picture)

**2.2** Splash blocks should be installed at the gutter downspouts to help channel water away from the home and reduce erosion.

**2.3** There are ridge vents and soffit vents but I could not determine if the side attic spaces are properly ventilated. No air baffles are visible at the upper attic to allow air flow from the soffit vents to the ridge vents,

**2.4** The chimney is in good condition but there is still tape on the cap.



2.4 Item 1(Picture)

**2.6** The visible roof framing is properly constructed and in good condition. The side attic spaces are not readily accessible for inspection. The panels are nailed or screwed down.



2.6 Item 1(Picture)

### 3. Garage/Carport

#### Styles & Materials

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

CHAMBERLAIN

		IN	NI	NP	RR
3.0	Garage Ceiling	•			
3.1	Garage Walls	•			
3.2	Garage Floor	•			
3.3	Garage Overhead Doors				•
3.4	Garage Doors				•
3.5	Outlets, Switches and Light Fixtures	•			
		IN	NI	NP	RR

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



## Comments:

**3.3** The garage overhead doors, openers and safety sensors are functioning properly but light bulbs have not been installed at the openers.

**3.4** The interior door at the garage binds slightly at the jamb and should be serviced.



3.4 Item 1(Picture)

## 4. Kitchen Components and Appliances

### Styles & Materials

**Dishwasher Brand:**

KITCHEN AID

**Exhaust/Range hood:**

VENTED

**Range/Oven:**

KITCHEN AID

**Cabinetry:**

Wood

**Countertop:**

Granite

**Clothes Dryer Vent Material:**

Metal

**Dryer Power Source:**

220 Electric

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floor	•			
4.3	Pantry/Closet Doors	•			
4.4	Windows	•			
4.5	Counters and a representative number of Cabinets	•			
4.6	Plumbing Drain and Vent Systems	•			
4.7	Plumbing Water Supply Faucets and Fixtures	•			
4.8	Outlets Wall Switches and Light Fixtures				•
4.9	Dishwasher				•
4.10	Ranges/Ovens/Cooktops				•
4.11	Food Waste Disposer			•	
4.12	Clothes Dryer Vent Piping	•			
4.13	Refrigerator	•			
		IN	NI	NP	RR

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

## Comments:

**4.8** The two power receptacles left and right of the oven are not ground fault protected and are required to be to meet code requirements. The ground fault receptacle at the right rear kitchen counter trips and does not reset. This may be caused by a short in the wiring. Have the ground fault and circuit evaluated and corrected by a qualified electrician.

**4.9** The dishwasher has not been adjusted and secured to the cabinet or counter at this time. The dishwasher outer insulation should be installed to damper the sound..

**4.10** I did not test the oven. it appears in good condition but has not been started up yet.



4.10 Item 1(Picture)

## 5. Bathroom and Components

		IN	NI	NP	RR
5.0	Bathtub	•			
5.1	Shower				•
5.2	Sink	•			
5.3	Toilet	•			
5.4	Outlets Switches and Light Fixtures	•			
5.5	Exhaust fan	•			
5.6	Counters and Cabinets	•			
5.7	Doors (Representative number)	•			
5.8	Windows	•			
5.9	Ceiling	•			
5.10	Floors	•			
		IN	NI	NP	RR

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

## Comments:

**5.1** The master shower glass enclosure has not been installed at this time.



5.1 Item 1(Picture)

## 6. 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

#### Window Types:

Thermal/Insulated

Tilt feature

		IN	NI	NP	RR
6.0	Walls	•			
6.1	Ceilings	•			
6.2	Floors	•			
6.3	Steps, Stairways, Railing, Hallways, Elevator	•			
6.4	Windows (Representative number)	•			
6.5	Doors (Representative number)				•
6.6	Outlets, Switches and Light Fixtures				•
		IN	NI	NP	RR

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

#### Comments:

**6.5** A door stop is needed to prevent the bonus bedroom door from damaging the ceiling.

**6.6** The upper floor front bedroom ceiling fan and light are not operational. It appears that the remote control battery is dead.

## 7. Foundation

### Styles & Materials

#### Foundation:

Poured Concrete Slab

		IN	NI	NP	RR
7.0	Foundations, Basements and Crawlspace	•			
		IN	NI	NP	RR

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

#### Comments:

**7.0** The visible poured concrete slab foundation is in good condition.

# 8. Plumbing System

## Styles & Materials

**Water Source:** Public  
**Plumbing Water Supply (into home):** Plastic  
**Plumbing Water Distribution (inside home):** CPVC  
**Plumbing Waste Line:** PVC  
**Water Heater Power Source:** Electric  
**Water Heater Capacity:** 50 Gallon

		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems	•			
8.1	Plumbing Water Supply and Distribution Systems and Fixtures				•
8.2	Main Water Shut-off Device (Describe location)		•		
8.3	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
		IN	NI	NP	RR

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

### Comments:

**8.0** Inspection of the septic tank and drain fields is beyond the scope of this inspection. The plumbing fixtures are draining properly at this time.

**8.1** The water lines at the refrigerator, Dishwasher and Laundry have quick closing valves and are required by code to have water hammer arresters installed to help prevent plumbing damage (604.9)



8.1 Item 1(Picture)



8.1 Item 2(Picture)



**8.2** I did not locate the main water valve or the valves that supply supply the exterior valves. They may be located in the garage behind stored items. The builder should be able to identify their location.

**8.3** The fifty gallon water heater is in good condition but the thermal expansion tank is required to be strapped to the wall to prevent damage to the cpvc pipe supporting the tank.



8.3 Item 1(Picture)

## 9. Electrical System

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
Aluminum

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
9.0	Service Entrance Conductors	•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
9.3	Smoke Detectors	•			
		IN	NI	NP	RR

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

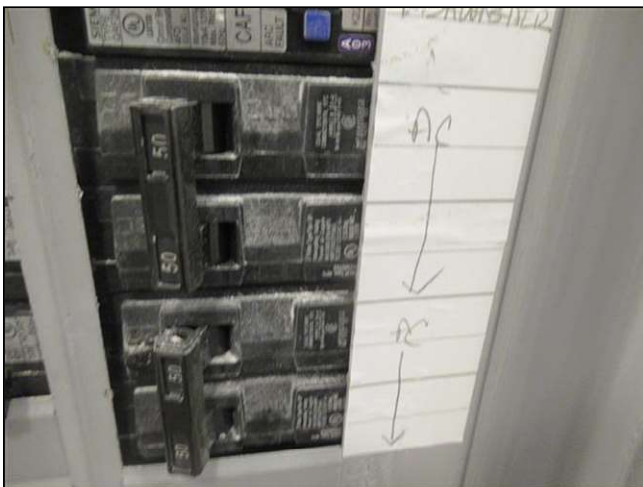
## Comments:

**9.1** The main two hundred amp breaker for the system is located at the left side exterior.

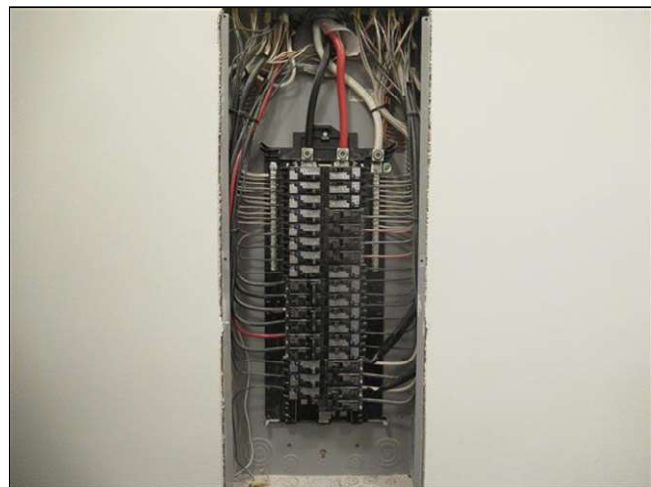


9.1 Item 1(Picture)

**9.2** The 200 amp power panel wiring is in good condition but the two fifty amp circuit breakers for the two heat pumps are oversized. One of the units requires a maximum thirty amp breaker and the other requires a maximum forty amp breaker.

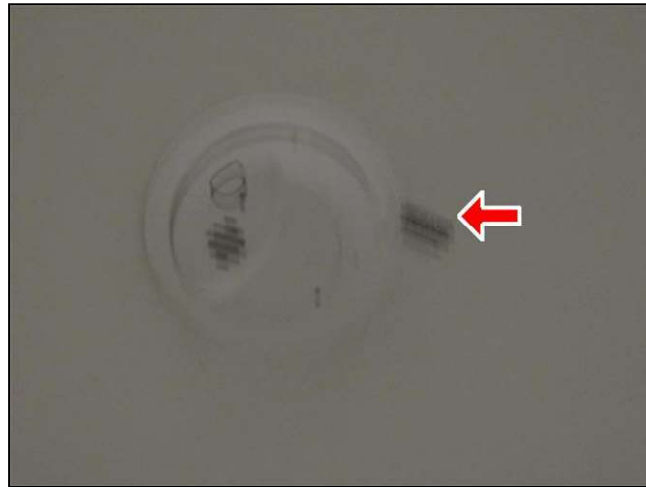


9.2 Item 1(Picture)



9.2 Item 2(Picture)

**9.3** The smoke detector batteries should be activated by removing the plastic sleeves.



9.3 Item 1(Picture)

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

## 10. 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:**

Heat Pump Forced Air (also provides cool air)

**Energy Source:**

Electric

**Heat System Brand:**

TRANE

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

Two

**Ductwork:**

Insulated

**Filter Type:**

Missing

**Types of Fireplaces:**

Solid Fuel

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

		IN	NI	NP	RR
10.0	Thermostats	•			
10.1	Automatic Safety Controls	•			
10.2	Heating Equipment	•			
10.3	Air Distribution and Filtering				•
10.4	Presence of installed heat source in habitable Rooms	•			
10.5	Solid Fuel heating Devices (Fireplaces, Woodstove)	•			
10.6	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
10.7	Gas/LP Firelogs and Fireplaces	•			
10.8	Cooling and Air Handler Equipment				•
		IN	NI	NP	RR

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

## Comments:

**10.2** The air handlers are in good condition.



10.2 Item 1(Picture)

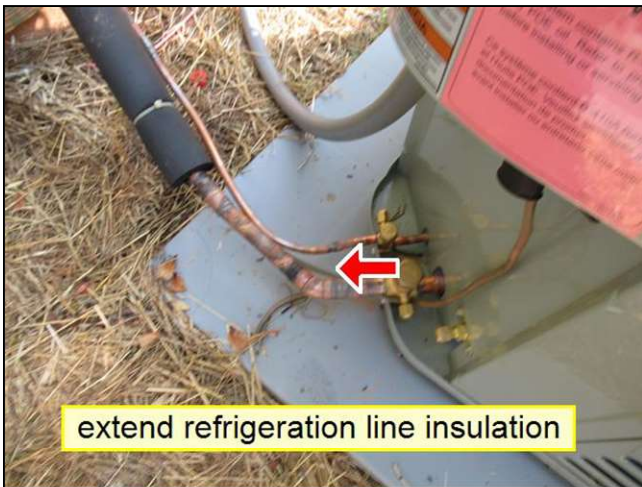
**10.3** There are not air filters installed at the hvac systems. In this dusty environment lack of air filters can cause dust and debris to collect on the ac coils and prevent proper air flow. The filters should be installed and I recommend having the coils checked and cleaned if required for proper air flow.

**10.5** The fireplace damper and visible flue are in good condition. The gas starter hardware is installed to be able to connect a gas tank in the future. The test gage is still installed at the exterior end of the gas line. This should be removed and the line capped.



10.5 Item 1(Picture)

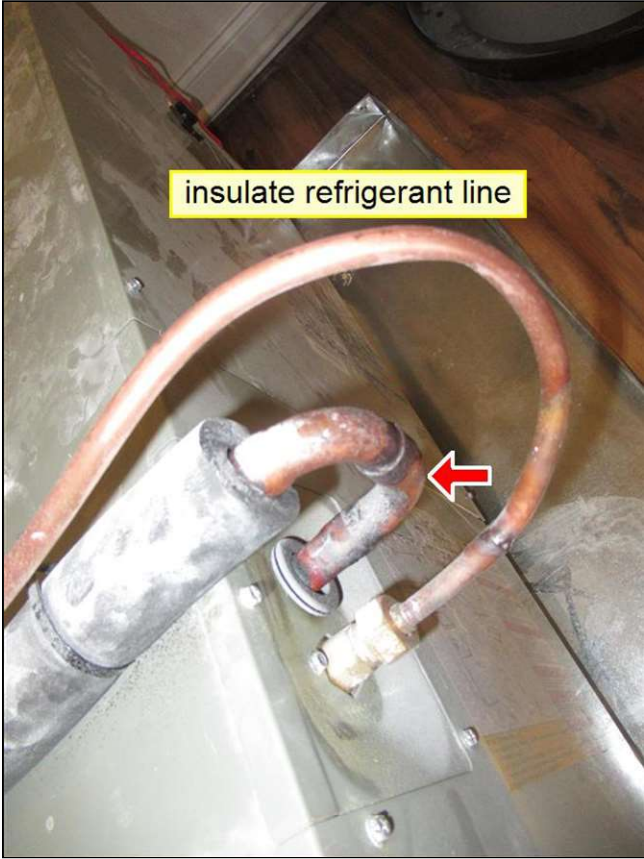
**10.8** The HVAC system refrigerant line insulation is missing at a small area at the air handler area. This causes condensation to collect and drip from the line. The line should be insulated and caulked at the coil wall. The refrigerant line also needs additional insulation at one of the units at the exterior for improved efficiency. Both three ton systems are cooling properly.



10.8 Item 1(Picture)



10.8 Item 2(Picture)



10.8 Item 3(Picture)



# Summary

## Customer

John Hurst

## Address

3840 Clarks Bridge Rd  
Gainesville Ga 30506

**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 Wall Surfaces

The exhaust vent at the right side side exterior wall should be secured flush with the wall surface and caulked to help prevent moisture penetration.

The right rear exterior wall should be properly sealed where the air conditioning lines penetrate the wall and rain hoods should be installed above these openings to help prevent moisture problems.

The exterior wall surfaces should be caulked where the light fixtures meet the siding and trim.

Minor repair is needed at the siding above the front entrance lights where holes were drilled.

### 1.1 Windows

One window sash has broken glass at the upper floor front bedroom.

### 1.2 Doors

The right side rear exterior door lower latch should be serviced to catch at the threshold properly.

### 1.3 Vegetation, Grading, Drainage, Driveways, Walkways and Retaining Walls

The exterior grade appears appears to drain properly away from home. I recommend establishing vegetation at areas where the soil is exposed or install mulch to help reduce erosion.

There are some tree limbs that overhang the roof and drop debris on the roof. I recommend trimming back limbs directly above the roof.

### 1.5 Plumbing Water Faucets (hose bibs)

The exterior water bibs are required to have anti siphon check valves installed for safety.

### 1.7 Outlets and Lighting (Exterior)

There is no bulb in one of the left rear exterior lights.

### 2.0 Flashings

Drip edge flashing has not been installed at the roof edges and is required to be installed by code.

The exposed nail heads at the plumbing vent boots on the roof should be sealed to help prevent moisture penetration.

### 2.2 Roof Drainage Systems (gutters and downspouts)

Splash blocks should be installed at the gutter downspouts to help channel water away from the home and reduce erosion.

## **2.6 Roof Structure and Attic**

The visible roof framing is properly constructed and in good condition. The side attic spaces are not readily accessible for inspection. The panels are nailed or screwed down.

## **3.3 Garage Overhead Doors**

The garage overhead doors, openers and safety sensors are functioning properly but light bulbs have not been installed at the openers.

## **3.4 Garage Doors**

The interior door at the garage binds slightly at the jamb and should be serviced.

## **4.8 Outlets Wall Switches and Light Fixtures**

The two power receptacles left and right of the oven are not ground fault protected and are required to be to meet code requirements. The ground fault receptacle at the right rear kitchen counter trips and does not reset. This may be caused by a short in the wiring. Have the ground fault and circuit evaluated and corrected by a qualified electrician.

## **4.9 Dishwasher**

The dishwasher has not been adjusted and secured to the cabinet or counter at this time. The dishwasher outer insulation should be installed to dampen the sound..

## **4.10 Ranges/Ovens/Cooktops**

I did not test the oven. it appears in good condition but has not been started up yet.

## **5.1 Shower**

The master shower glass enclosure has not been installed at this time.

## **6.5 Doors (Representative number)**

A door stop is needed to prevent the bonus bedroom door from damaging the ceiling.

## **6.6 Outlets, Switches and Light Fixtures**

The upper floor front bedroom ceiling fan and light are not operational. It appears that the remote control battery is dead.

## **8.1 Plumbing Water Supply and Distribution Systems and Fixtures**

The water lines at the refrigerator, Dishwasher and Laundry have quick closing valves and are required by code to have water hammer arresters installed to help prevent plumbing damage (604.9)

## **8.3 Hot Water Systems, Controls, Chimneys, Flues and Vents**

The fifty gallon water heater is in good condition but the thermal expansion tank is required to be strapped to the wall to prevent damage to the cpvc pipe supporting the tank.

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

The 200 amp power panel wiring is in good condition but the two fifty amp circuit breakers for the two heat pumps are oversized. One of the units requires a maximum thirty amp breaker and the other requires a maximum forty amp breaker.

## **10.3 Air Distribution and Filtering**

There are not air filters installed at the hvac systems. In this dusty environment lack of air filters can cause dust and debris to collect on the ac coils and prevent proper air flow. The filters should be installed and I recommend having the coils checked and cleaned if required for proper air flow.

## **10.8 Cooling and Air Handler Equipment**

The HVAC system refrigerant line insulation is missing at a small area at the air handler area. This causes condensation to collect and drip from the line. The line should be insulated and caulked at the coil wall. The refrigerant line also needs additional insulation at one of the units at the exterior for improved efficiency. Both three ton systems are cooling properly.



# INVOICE

Quality Assurance Home Inspections  
P.O. Box 771  
Braselton Ga 30517

Inspection Date: 5/25/2023  
Report ID: 052523-1

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

Customer Info:	Inspection Property:
John Hurst  <b>Customer's Real Estate Professional:</b> Holley Kay Harry Norman Realty	3840 Clarks Bridge Rd Gainesville Ga 30506

## Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	375.00	1	375.00
			<b>Tax \$0.00</b>
			<b>Total Price \$375.00</b>

**Payment Method:** Credit Card  
**Payment Status:** Paid At Time Of Inspection  
**Note:**

# 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: John Hurst

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

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

Scott Mitchell QualityAssurance Home Inspections

**Location:**

3840 Clarks Bridge Rd Gainesville Ga 30506

**Date: 5/25/2023**

**Inspector: Scott Mitchell**

**Total Inspection Cost: \$375.00**