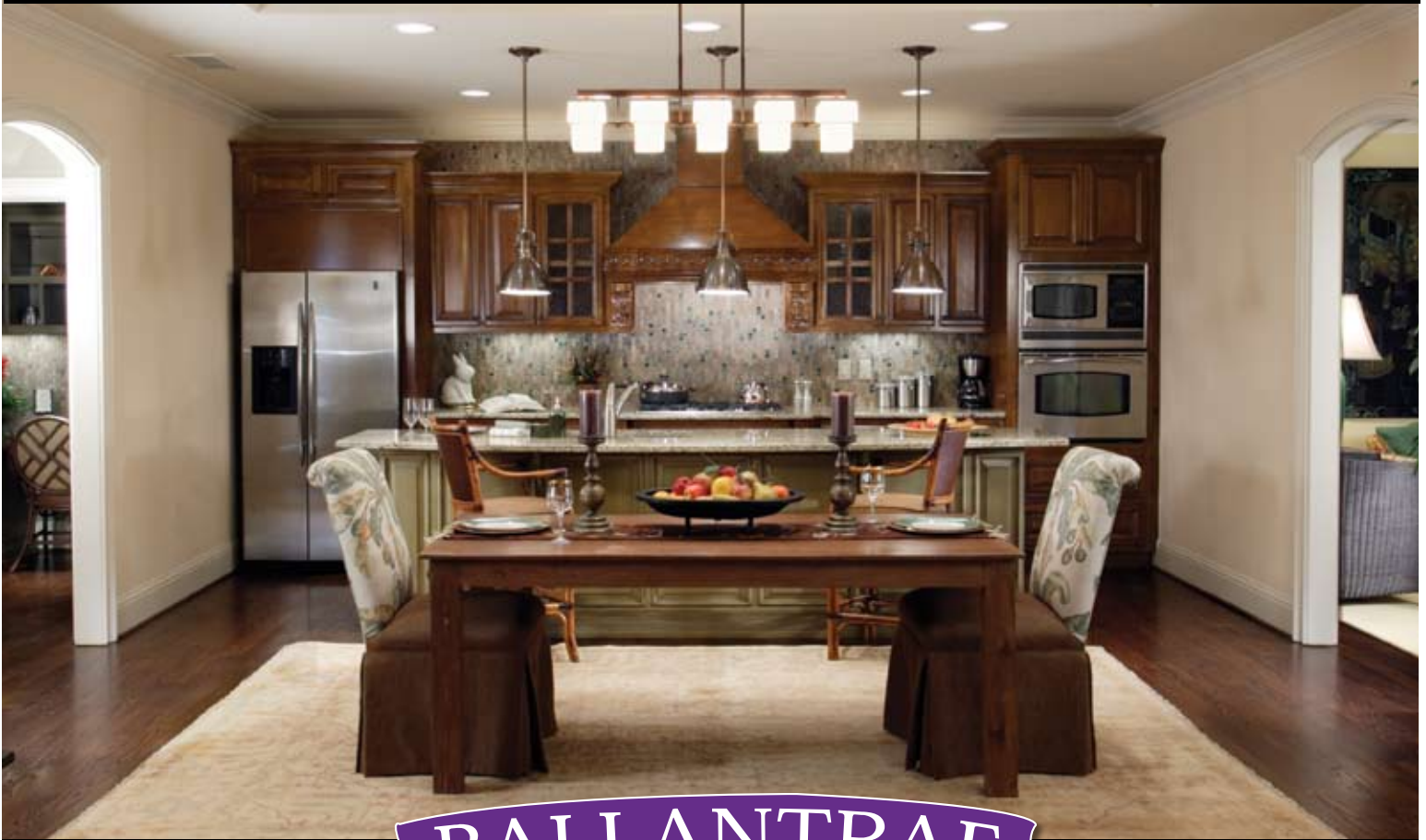


# EXCELLENT INSPECTION REVIEW



## BALLANTRAE

Home Inspected by  
Robert T. Floyd

### *At Creekstone Estates*

#### Quotes from the inspection report:

##### Discounted Fee

In 40 years of inspections, I have rewarded a purchaser three times via a discounted fee, for doing an excellent job shopping for a home. You are one of those three.

The home you selected I find to be exceptional in planning, execution and attention to detail.

This means, specifically, that I have an easy job of reporting the inspection results. Instead of 3 or 4 pages of defect notes here I have NONE.

You are to be commended for selecting carefully, your builder onsite, Greg Busby is an accomplished craftsman/builder. The unit was a pleasure to inspect.

##### General

The home has a gable roof, R-2 windows, deck and a premium roof. The exterior features brick, some Cedar, and James Hardie board siding. Premium-cladding materials. With the right siding and trim paint, you'll enjoy durable, maintenance-free features. The home also has a (unvented) fireplace.

The unit is elegant, it has a nice trim level, upgraded features everywhere, lots of living area, and a garage; it is in a gated community.

The home is located in a planned, beautiful quite neighborhood. Layout is excellent, with your own "cove".

#### ROBERT T. FLOYD

Indoor Aircessments, LLC, Principal, Senior Inspector, 10 Years

The firm provides real estate services including Radon testing, mechanical and structural inspections, arbitration and expert witness testimony on builder homeowner disputes. Several hundred inspections have been performed on many building types ranging from commercial, to residential properties. Inspections follow the guidelines established by the American Society of Home Inspectors (ASHI), the Georgia Association of Home Inspectors (GAHI) and the National Society of Home Inspectors (NSHI).

##### Professional Affiliations

ASHI Member Id#205475  
GAHI Member Id#99061  
CABO Certified #2971  
Code Certified, ICC Combination Residential Inspector 5187469-R5  
Certified Mold Oversight Specialist (RO-S)  
Certified Microbial Remediation Specialist (MR-S)  
SBCCI Member #13865  
Indoor Environment Engineer IEE #261 Certified 2004

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