

PROPERTY INSPECTION REPORT



Paris Pressley: www.ppinspect.com; info@ppinspect.com; 404-617-4973



374 Citadella Court, Johns Creek, GA.

Inspection Date:

May 22, 2021

This confidential report is prepared exclusively for:

R. Scott Zimmer

Prepared By:

PPREI

Report Number:

1628

Inspector:

Paris Pressley: Certified Master R-5 Building, Plumbing, Electrical & HVAC Inspector/State Licensed Building Contractor

Real estate agent/Broker:

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

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.

SUMMARY SECTION CATEGORIES:

MAJOR CONCERNS: Significant item(s) that have failed or have potential of failing soon. Systems or components that are considered significantly deficient.

MONITOR: Item(s) that should be monitored to see if conditions worsen.

SAFETY HAZARD: Item(s) or conditions that are unsafe and in need of prompt attention.

Maintenance: 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.

THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the 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

Approximate Age: 2005
Style: Single Family
Main Entrance Faces: West
State of Occupancy: Occupied
Weather Conditions: Sunny
Recent Rain: No
Ground Cover: Dry
Temperature: 81

THE HOUSE IN PERSPECTIVE

[Well Built / Repairs](#)

Report Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

The home was furnished at the time of inspection and all areas were not visible. Buyer advised to walk-through after vacated. 11,940 S.F.

Major Concerns

Grounds

There is a large dead standing tree on the left side of the house;

Roof

Roof shingles have began to lift and roll back; roof shingles are near or at end of use;

Room1

1st Level: Foyer floor slopes to the basement stairwell (checked with a ball); Main center room or great room floor sags to the center or settling in the center of the room (checked with a ball); buyer stated there was water damage to the hardwood flooring at the patio door on the right side but had been replaced; master closet floor lower than the master bath floor can be a trip hazard when egress;

Interior

Missing spacer clips between OSB or engineered structural board panels for roof decking (spacer clips create a air gap between each OSB panel for expansion or swelling, where there is no space between panels for expansion panels can push against each other and bulge under certain conditions);

Potential Safety Hazards

Electrical

Belongings in the basement block access to the distribution panels (distribution panels shall have 3 feet clearance on all sides and in front for safe access);

Plumbing

Makeup air air duct detached near the ceiling in the utility room in the basement;

Items to Monitor

Exterior

Verify the front porch floor does not slope to the left slightly (only a visual observance and no testing, not a nor performing engineer determination); verify building does not have a slight lean to the left (only a visual observance and not verified, not a qualified engineer result and may be a illusion);

Electrical

Verify front portico ceiling recessed lights illuminate and switch location (did not come on using light switches near front door); could not locate a light switch for the light in the office over the fireplace or light did not illuminate when switches turned on in the office; 2nd floor closet light did not illuminate; rear bedroom ceiling fan hum when turned on; one light switch did not toggle properly in the den at the interior wall;

Plumbing

Verify if the lid in the soil near the pool equipment in the back yard is covering the opening of a septic tank or verify what is in the ground at this location;

Maintenance

Grounds

Missing mortar at front steps brick joints can allow water entry and water damage (repair mortar); driveway has moderate cracks at some areas; courtyard driveway section has settled towards the house foundation (water can drain towards the foundation); poor soil slope away from the foundation where the courtyard driveway slopes toward the foundation can trap water in the soil; there is a large standing dead tree on the left side of the house; missing mortar between pool deck stones can allow water to get under and into soil and cause erosion; there is exposed soil at the rear yard where the pool equipment is and there is soil erosion at this area; the exterior hose faucets leak at the handles (need rope packing) and there are no anti siphon devices connected to the hose faucets (hose water can backflow into to faucet when shut off.

Exterior

Copper gutters need cleaning; stucco trim needs pressure wash and may or may not need painting after wash; there is a downspout slightly detached from the ground drain pipe at the left side of the front porch; there is a section of downspout that has come loose at the rear of the home at the left side; there appears to be missing gutters at the rear left of the roof area and at the left side based on the drone photo; missing caulk around light fixtures mounted on the brick veneer can allow water to get in holes in the brick behind light fixtures; front door frame has slight water intrusion at the bottoms and need caulk and pant; brick and mortar contact soil at various areas (water in soil can deteriorate mortar); window screens not installed; Algae growing on the brick veneer at the rear of the home and the rear on the left side; there is a settling crack between the brick veneer, foundation wall and retaining wall junction area at the rear left corner of the building at the basement level;

Roof

There are no gutters at the left side and rear left corner of the roof system. There is soil erosion below the drip line or under these eaves. Excessive water in the soil at the foundation can cause soil erosion, soil loss and differential settling in the foundation at this side of the house under certain conditions.

Plumbing

Expansion tank resting on the water pipe above water heater in closet can cause damage; water pipe elbow in the gas pipe leading to the water heater in the closet; copper and steel water pipe join above water heater without dielectric fittings (can cause corrosion at pipe joints under certain conditions);

Heating

There is a disconnected air duct from the floor boot or register seen in the basement ceiling above the furnace room; there is a air duct too long and too many turns in the attic on the floor near the stair opening; It is advised to verify furnaces have been serviced in the last 2 years or have all units checked for service before closing to verify good maintenance and operation;

Cooling

Refrigerant line insulation deteriorated and missing at the exterior at the AC units on the right side of the garage (all damaged, deteriorated and missing refrigerant line insulation shall be replaced);

Kitchen

Exhaust fan has slight fan rattle or mechanical noise when operating; cannot see a gas regulator valve in the gas pipes inside the cabinet leading to the gas cook top; dishwasher drain pipe is not high looped up to the counter top and back down to the disposal can let sink water back into the dishwasher drain pipe under certain conditions;

Laundry

There is no washer drain pan under the washer at the time of the inspection; sink cabinet finish worn;

Room1

Main front doors have slight daylight between doors at the bottom; one light switch would not toggle in the den;

Room2

2nd floor hall closet light did not illuminate when switched on; rear bed ceiling fan has excessive hum; 2nd floor hall closet door lock not latching when closing;

Bathroom1

Den 1/2 Bath sink faucet has air noise when water is flowing hot side;

Bathroom3

Bonus Room bath missing caulk where the toilet rest on the floor; shower door has defective tracks and or rollers (not sliding in either direction); missing caulk at the shower base where it contacts the floor tile;

Bathroom4

Rear bed bath tub stopper missing and sink stopper missing; can see air duct in the attic terminating into the roof soffit instead of to a terminal in the roof soffit (can blow moist air back into the attic);

Bathroom5

Left Bedroom Bath toilet missing caulk where it rest on the floor;

Bathroom6

Master Bath left sink stopper missing closet floor lower than the bath floor can be a trip hazard during egress and access; some cabinet drawers stick when opening;

Basement

Basement: Left patio door deadbolt lock not striking plate; utility room makeup air vent pipe disconnected from the pipe in the ceiling; basement storage room light did not illuminate when switched on the first time; utility room door lock not latching fully when closing door; verify all exterior basement door deadbolt locks strike plates fully and smoothly;

Interior

Missing spacer clips between OSB board panels throughout the roof covering system; poor attic ventilation through the roof ridge vents (OSB panel boards not cut out wide enough at the roof ridge can restrict hot airflow out of the attic); bath exhaust fan air duct terminates in the attic; rodent trap placed in the attic;

Grounds

Service Walks

Material Concrete Flagstone Gravel Brick Other
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Settling cracks

Stoops/Steps

Material Concrete Wood Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted Cracked Settled

Deck/Balcony

Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Patched Safety Hazard Improper attachment to house Railing loose

Fence/Wall

Type Brick Block Wood Metal Chain Link Rusted Vinyl N/A
Condition Satisfactory Marginal Poor Loose Blocks/Caps Typical cracks
Gate N/A Satisfactory Marginal Poor Planks missing/damaged **Operable:** Yes No

Driveway/Parking

Material Concrete Asphalt Gravel/Dirt Brick Other
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Trip hazard Fill cracks

Landscaping affecting foundation

Negative Grade: East West North South Satisfactory Wood in contact with/improper clearance to soil
 Recommend window wells/covers Trim back trees/shrubberies Recommend additional backfill

Retaining wall

Material Brick Concrete Concrete block Railroad ties Timbers Other Stone
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed Drainage holes recommended

Hose bibs

Condition Satisfactory Marginal Poor **Operable:** Yes No **Anti-siphon valve** Yes No

Ground General Comments:

Major Concern:

There is a large dead standing tree on the left side of the house;

Maintenance:

Missing mortar at front steps brick joints can allow water entry and water damage (repair mortar); driveway has moderate cracks at some areas; courtyard driveway section has settled towards the house foundation (water can drain towards the foundation); poor soil slope away from the foundation where the courtyard driveway slopes toward the foundation can trap water in the soil; there is a large standing dead tree on the left side of the house; missing mortar between pool deck stones can allow water to get under and into soil and cause erosion; there is exposed soil at the rear yard where the pool equipment is and there is soil erosion at this area; the exterior hose faucets leak at the handles (need rope packing) and there are no anti siphon devices connected to the hose faucets (hose water can backflow into to faucet when shut off).

Grounds Pictures



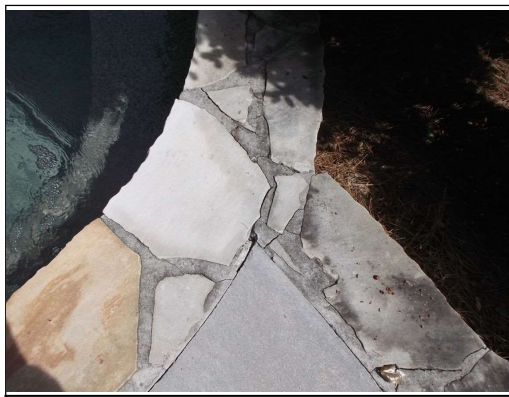
Moderate crack in driveway



Driveway has moderate crack/slope to house



Missing ground cover & soil erosion rear yard



Missing mortar at pool stones



Dead tree left side of house

Exterior

Chimney(s)

- Viewed From** Roof Ladder at eaves Ground (Inspection Limited) With Binoculars
Chase Brick Stone Metal Blocks Framed
Flue Tile Metal Unlined Not Visible
Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
Condition Satisfactory Marginal Poor Recommend Repair **Rain Cap/Spark Arrestor** Yes No

Gutters/Scuppers/Eavestrough

- Material** Copper Vinyl/Plastic Galvanized/Aluminum **Leaking** Corners Joints Hole in main run
Extension needed North South East West
Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair Needs cleaning

Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco Wood Asphalt Metal/Vinyl
Condition Satisfactory Marginal Poor Recommend Repair/Painting

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Other
Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Fascia

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other _____
Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Caulking

Condition Satisfactory Marginal Poor Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows

Material Wood Metal Vinyl Aluminum/Vinyl Clad **Screens** Not Installed Glazing Compound/Caulk needed
Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other _____
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Service Entry

Service Entry Underground Overhead Weather head/mast needs repair Overhead wires too low
Condition Satisfactory Marginal Poor
Exterior receptacles Yes No **Operable:** Yes No **Condition** Satisfactory Marginal Poor
GFCI present Yes No **Operable:** Yes No Safety Hazard Reverse polarity Open ground(s)

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other _____ **Door condition:** Satisfactory

Exterior Door

Main Entrance	Weatherstripping: Satisfactory	Door condition: Satisfactory
Patio	Weatherstripping: Satisfactory	Door condition: Satisfactory
Rear door	Weatherstripping: Satisfactory	Door condition: Satisfactory
Other door	Weatherstripping: Satisfactory	Door condition: Satisfactory
Other	Satisfactory	

Exterior A/C - Heat pump # 1

Unit #1 **Location** All at Side of Garage
Brand: Trane, Bryant, Payne... **Model #:** General **Approx Age:** 3, 5...
Condition Satisfactory Marginal Poor Cabinet/housing rusted
Energy source Electric Gas Other _____
Unit type Air cooled Water cooled Geothermal Heat pump
Outside Disconnect Yes No Improperly sized fuses/breakers
Maximum fuse/breaker rating (amps): 40, 60 Fuses/Breakers installed (amps): _____
Level Yes No Recommend re-level unit **Improper Clearance (air flow)** Yes No **Insulation** Yes No Replace
Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line
Condition Satisfactory Marginal Poor Cabinet/housing rusted **Improper Clearance (air flow)** Yes No

Exterior General Comments:

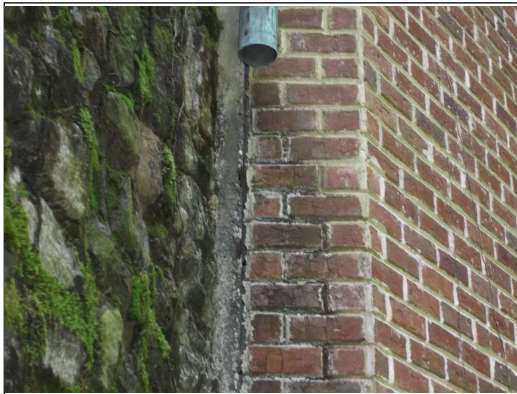
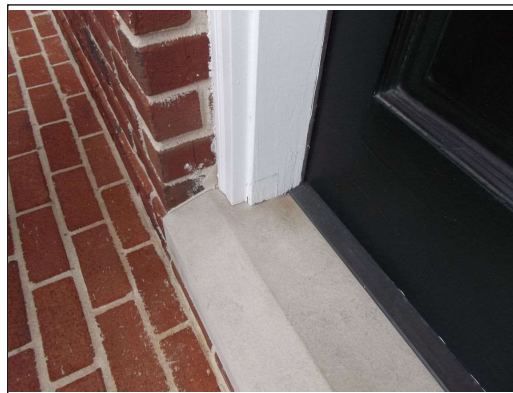
Item to Monitor:

Verify the front porch floor does not slope to the left slightly (only a visual observance and no testing, not a nor performing engineer determination); verify building does not have a slight lean to the left (only a visual observance and not verified, not a qualified engineer result and may be a illusion);

Maintenance:

Copper gutters need cleaning; stucco trim needs pressure wash and may or may not need painting after wash; there is a downspout slightly detached from the ground drain pipe at the left side of the front porch; there is a section of downspout that has come loose at the rear of the home at the left side; there appears to be missing gutters at the rear left of the roof area and at the left side based on the drone photo; missing caulk around light fixtures mounted on the brick veneer can allow water to get in holes in the brick behind light fixtures; front door frame has slight water intrusion at the bottoms and need caulk and pant; brick and mortar contact soil at various areas (water in soil can deteriorate mortar); window screens not installed; Algae growing on the brick veneer at the rear of the home and the rear on the left side; there is a settling crack between the brick veneer, foundation wall and retaining wall junction area at the rear left corner of the building at the basement level;

Exterior Pictures



Movement crack/downspout detached/Algae

Algae on brick from leaking or overflow gutte

Soil contact brick & mortar can cause damage

Roof

Roof Visibility

- None
 All
 Partial
 Unable to walk on tile
 Unable to walk on roof

Inspected From

- Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof Roof # 2 N/A Roof # 3 N/A Roof # 4 N/A

Roof # 1 Pitch Steep Layers 1 Age 2005 Location West Style Hip Type Polyurethane with Elastomeric

Ventilation System

Soffit Ridge Gable Roof Turbine Powered Other

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Painted sheet metal

Condition Satisfactory Rusted Missing Separated from chimney/roof Recommend Sealing

Skylights

Condition N/A Cracked/Broken Satisfactory Marginal Poor

Plumbing Vents

Condition Satisfactory Marginal Poor Not Visible Not Present

Roof General Comments:

Major Concern:

Roof shingles have begun to lift and roll back; roof shingles are near or at end of use;

Maintenance:

There are no gutters at the left side and rear left corner of the roof system. There is soil erosion below the drip line or under these eaves. Excessive water in the soil at the foundation can cause soil erosion, soil loss and differential settling in the foundation at this side of the house under certain conditions.

Roof Pictures



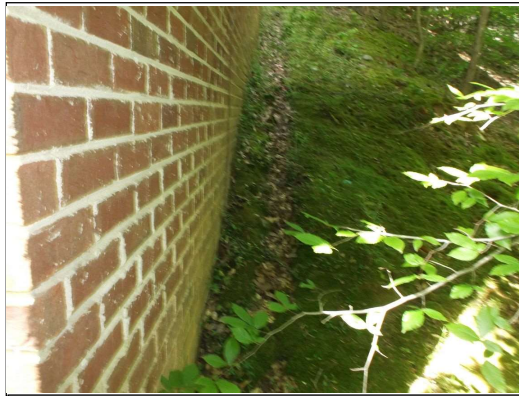
Shingles near end of use



Defective shingles throughout roof system



Missing gutter left side and rear left of house



Soil erosion on left side of house no gutter



Soil erosion at the rear of the house no gutter



Shingles on rear roof lifting and curling

Garage/Carport

Type

None
 Attached
 Detached
 1-Car
 2-Car
 3-Car
 4-Car

Automatic Opener

Yes
 No
 Operable
 Inoperable

Safety Reverse

Operable
 Inoperable
 Need(s) adjusting
 Safety hazard
 Photo eyes and pressure reverse tested

Roofing

Same as house
 Approx. age:
Approx. layers:
Type

Gutters/Eavestrough

Condition
 Same as house
 Satisfactory
 Marginal
 Poor

Siding

Material
 Same as house
 Wood
 Metal
 Vinyl
 Stucco
 Masonry
 Slate
 Fiberboard
 Fiber Cement

Condition
 Satisfactory
 Marginal
 Poor
 Recommend Repair/replace
 Recommend painting

Trim

Material
 Same as house
 Wood
 Aluminum
 Vinyl

Condition
 Satisfactory
 Marginal
 Poor
 Recommend Repair/replace
 Recommend painting

Floor

Material
 Concrete
 Gravel
 Asphalt
 Dirt
 Other

Condition
 Satisfactory
 Typical cracks
 Large settling cracks
 Recommend evaluation/repair
 Safety hazard

Burners less than 18" above floor
 Yes
 No
 N/A

Sill Plates

Condition
 Not Visible
 Floor level
 Elevated
 Rotted/Damaged
 Recommend repair

Overhead Door(s)

Material
 Wood
 Fiberglass
 Masonite
 Metal
 Composite
 Recommend repair

Condition
 Satisfactory
 Hardware loose
 Safety Cable Recommended
 Weatherstripping missing/damaged
 Loose

Exterior Service Door

Condition
 Damaged/Rusted
 Satisfactory
 Marginal
 Poor

Electrical Receptacles

Reverse polarity
 Yes
 No
 Open ground
 Yes
 No
 Safety Hazard

GFCI Present
 Yes
 No
 Operable:
 Yes
 No
 Handyman/extension cord wiring
 Recommend GFCI Receptacles

Fire Separation Walls & Ceiling

Present

Missing

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No **Typical Cracks** Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Auto closure N/A Satisfactory Inoperative Missing

Garage/Carport General Comments:

Maintenance:

Some ceiling lights no illuminating when switched on; remote vehicle door openers were not readily available at the time of inspection (verify all remote openers for gate and vehicle doors that will remain, verify operational); verify last service and any maintenance for courtyard gate system;

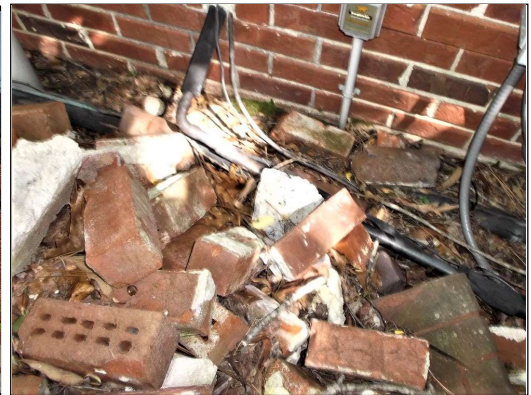
Garage/Carport Pictures



Lights not illuminating garage/globe missing



Verify all remote gate and door openers



Bricks and debris on the side of the garage

Electrical

Main panel

Location Exterior **Condition** Satisfactory Marginal Poor **Adequate Clearance to Panel** Yes No

Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v

Breakers/Fuses Breakers Fuses **Appears grounded** Yes No Not Visible

GFCI breaker Yes No **Operable:** N/A Yes No **AFCI breaker** Yes No **Operable:** N/A Yes No

Main wire Copper Aluminum Not Visible Double tapping **Condition** Satisfactory Marginal Poor

Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable Conduit

Knob/Tube Double tapping Wires undersized/oversized breaker/fuse Panel not accessible

Not evaluated Reason: _____

Electrical General Comments:**Safety Hazard:**

Belongings in the basement block access to the distribution panels (distribution panels shall have 3 feet clearance on all sides and in front for safe access);

Item to Monitor:

Verify front portico ceiling recessed lights illuminate and switch location (did not come on using light switches near front door); could not locate a light switch for the light in the office over the fireplace or light did not illuminate when switches turned on in the office; 2nd floor closet light did not illuminate; rear bedroom ceiling fan hum when turned on; one light switch did not toggle properly in the den at the interior wall;

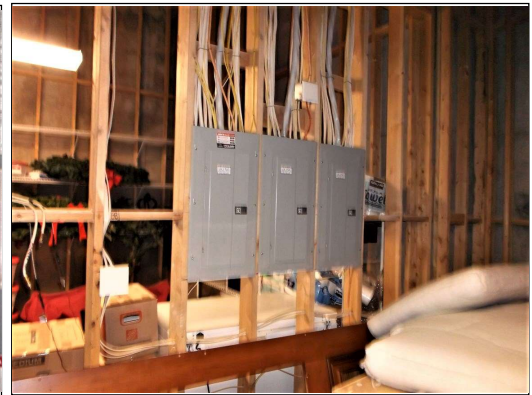
Electrical Pictures



Main panels side of garage 5x200 watt breake



Five 200 watt breakers in main panel



Basement panels blocked by belongings

Plumbing

Water service

Main shut-off location: Front of House

Water entry piping Not Visible Copper/Galv PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic Lead

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic
 Not Visible

Condition Satisfactory Marginal Poor **Flow** Satisfactory Marginal Poor

Water pressure over 80 psi Recommend plumber evaluate Recommend pressure regulator box

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes No
 Not Visible

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass Polyethylene Not Visible

Condition Satisfactory Marginal Poor **Support/Insulation** N/A **Type:**

Traps proper P-Type Yes No P-traps recommended **Drainage** Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No **Leaking:** Yes No

Gas entry piping N/A Copper Brass Black iron Stainless steel CSST Not Visible

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Water heater

Brand Name: A O Smith

Capacity: 50 X 2 Approx. age: 2014...

Type Gas Electric Oil LP OtherCombustion air venting present N/A Yes NoSeismic restraints needed N/A Yes NoRelief valve Yes No Extension proper: Yes No Missing Recommend repair Improper materialVent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repairCondition Satisfactory Marginal Poor**Plumbing General Comments:****Safety Hazard:**

Makeup air air duct detached near the ceiling in the utility room in the basement;

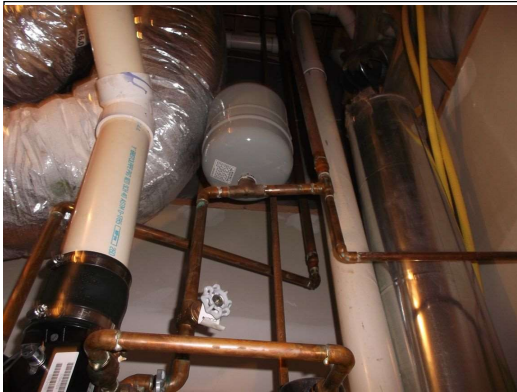
Item to Monitor:

Verify if the lid in the soil near the pool equipment in the back yard is covering the opening of a septic tank or verify what is in the ground at this location;

Maintenance:

Expansion tank resting on the water pipe above water heater in closet can cause damage; water pipe elbow in the gas pipe leading to the water heater in the closet; copper and steel water pipe join above water heater without dielectric fittings (can cause corrosion at pipe joints under certain conditions);

Plumbing Pictures



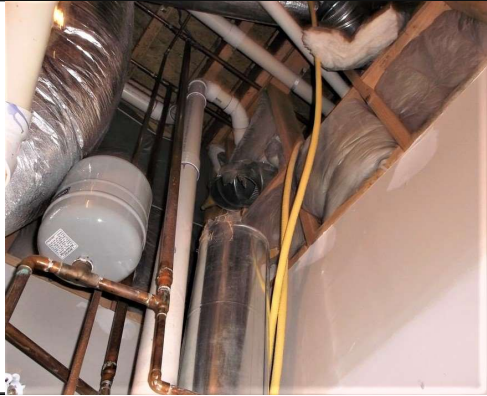
Expansion tank resting on pipe can damage



Copper & steel pipe join above water



Water pipe elbow in gas pipe @ W/H



Makeup air duct section disconnected



Verify if there is a septic tank at the rear yard

Heating

[Remove](#)

Heating system

Unit #1	Brand name: 2 Carrier Units	Location In Attic
	System condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 2016...
Unit #2	Brand name: 1 Trane, 2 Ameriastar	Location In Basement
	System condition <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommended HVAC technician examine	Approx. age: 2005?

Energy source Gas Electric Oil LP Solid fuel [Other](#)

Warm air system Belt drive Direct drive Gravity Central system Floor/wall unit

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested

CO test **Tester:** [Combustion air venting present](#) N/A Yes No

Controls **Disconnect:** Yes No Normal operating and safety controls observed

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair Not Visible

Filter N/A Standard Electrostatic Satisfactory Needs cleaning/replacement Missing Electronic not tested

When turned on by thermostat Fired Did not fire **Proper operation:** Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor **Water/Sand Observed:** Yes No

Heating General Comments:

Maintenance:

There is a disconnected air duct from the floor boot or register seen in the basement ceiling above the furnace room; there is a air duct too long and too many turns in the attic on the floor near the stair opening; It is advised to verify furnaces have been serviced in the last 2 years or have all units checked for service before closing to verify good maintenance and operation;

Heating Pictures



Air duct disconnected in basement ceiling



Air duct too long, too many turns

Cooling System

Heat Pump - A/C Unit #1

Brand Name: Carrier, Trane, Ameristar, Bryant **Location:** Attic and Basement **Approx. age:** 2014? Central system Wall unit

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other _____

Secondary condensate line/drain Present: Yes No **Needed:** Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation **Differential:** _____ Not operated due to exterior temperature

condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service

Cooling General Comments:

Maintenance:

Refrigerant line insulation deteriorated and missing at the exterior at the AC units on the right side of the garage (all damaged, deteriorated and missing refrigerant line insulation shall be replaced);

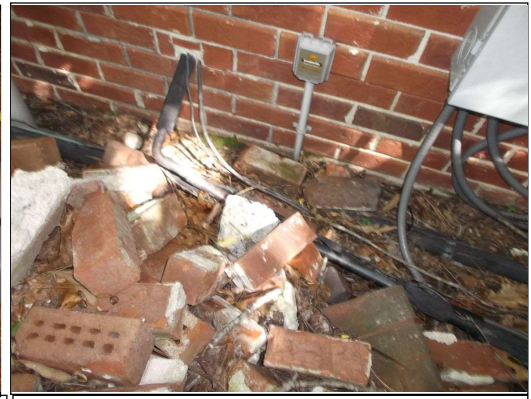
Cooling Pictures



6 AC units on the right side of garage



Refrigerant line insulation missing



Refrigerant line insulation missing

Kitchen

ADD Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

Faucet Leaks Yes No **Pipes leak/corroded** Yes No **Functional drainage** Satisfactory Marginal Poor

Sink/Faucet Satisfactory Corroded Chipped Cracked Need repair **Functional flow** Satisfactory Marginal Poor

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

Disposal N/A **Operable:** Yes No Not tested **Trash Compactor** N/A **Operable:** Yes No Not tested

Dishwasher N/A **Operable:** Yes No Not tested **Exhaust fan** N/A **Operable:** Yes No Not tested

Range N/A **Operable:** Yes No Not tested **Refrigerator** N/A **Operable:** Yes No Not tested

Oven N/A **Operable:** Yes No Not tested **Microwave** N/A **Operable:** Yes No Not tested

Range/Oven Gas Electric **Cooktop** N/A **Operable:** Yes No Not tested

Other **Operable:** Yes No Not tested

Dishwasher airgap Yes No **Dishwasher drain line looped** Yes No **Receptacles present** Yes No **Operable:** Yes No

GFCI Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard(s)

Kitchen General Comments:**Maintenance:**

Exhaust fan has slight fan rattle or mechanical noise when operating; cannot see a gas regulator valve in the gas pipes inside the cabinet leading to the gas cook top; dishwasher drain pipe is not high looped up to the counter top and back down to the disposal can let sink water back into the dishwasher drain pipe under certain conditions;

Kitchen Pictures

Cannot see a gas regulator valve in cabinet



Dishwasher drain pipe not high looped up



Exhaust hood makes slight mechanical noise

Laundry**Laundry**

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard

Heat source present Yes No **Room vented** Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical **Open ground/reverse polarity:** Yes No Safety Hazard

GFCI present Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No

Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry General Comments:**Maintenance:**

There is no washer drain pan under the washer at the time of the inspection; sink cabinet finish worn;

Laundry Pictures



No washer drain pan installed

Rooms

Location: Main Level

Type: Great Room, Den, Office/Library, Bedroom

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No Where: _____

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical **Operable:** Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing **Holes:** N/A Doors Walls Ceilings

Heating source present Yes No Not visible **Egress restricted** N/A Yes No

Doors Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Windows Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms General Comments:

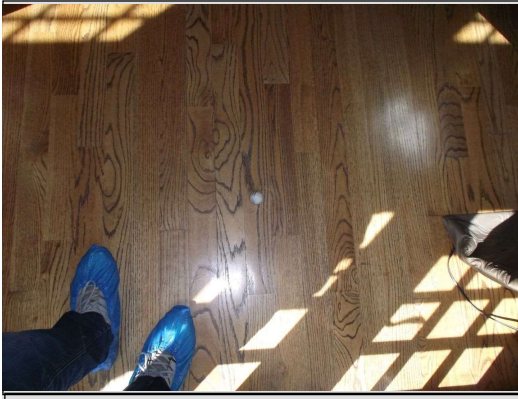
Major Concern:

1st Level: Foyer floor slopes to the basement stairwell (checked with a ball); Main center room or great room floor sags to the center or settling in the center of the room (checked with a ball); buyer stated there was water damage to the hardwood flooring at the patio door on the right side but had been replaced; master closet floor lower than the master bath floor can be a trip hazard when egress;

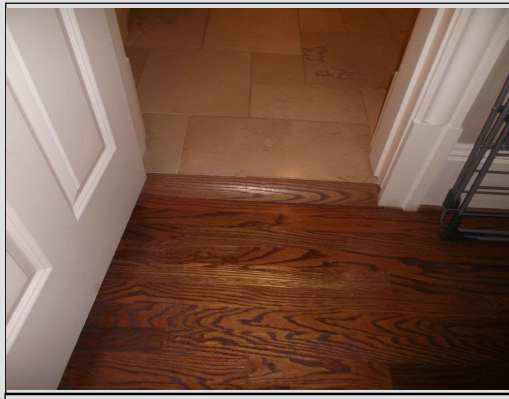
Maintenance:

Main front doors have slight daylight between doors at the bottom; one light switch would not toggle in the den;

Rooms Pictures



Greatroom floor slopes to the center of room



Master closet floor lower than bath floor

Room 2

Room

Location: 2nd Level

Type: Bedrooms, Halls...

Walls & Ceiling

Satisfactory Marginal Poor Typical cracks Damage

Moisture stains

Yes No **Where:** _____

Floor

Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical

Operable: Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable

Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing

Heating source present

Yes No

Holes:

Doors Walls Ceilings

Bedroom Egress restricted

N/A Yes No

Doors

Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Windows

Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware

Ceiling fan

N/A Satisfactory Marginal Poor Recommend repair/replace

Room 2 General Comments:

Maintenance:

2nd floor hall closet light did not illuminate when switched on; rear bed ceiling fan has excessive hum; 2nd floor hall closet door lock not latching when closing;

Bathroom 1

Location: Den Bath **Type:** 1/2

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

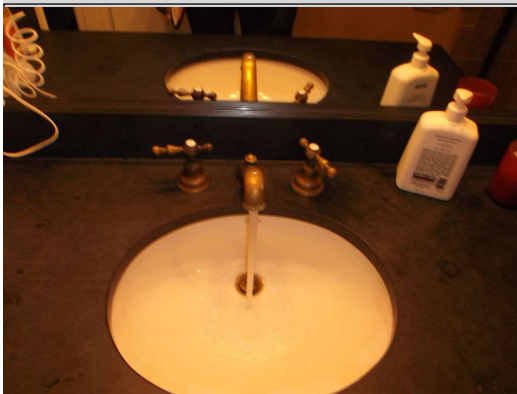
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 1 General Comments:

Maintenance:

Den 1/2 Bath sink faucet has air noise when water is flowing hot side;

Bathroom1 Pictures



Air noise when water flowing

Bathroom 2

Location: 1st Bed Bath **Type:** 3/4 Bath

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

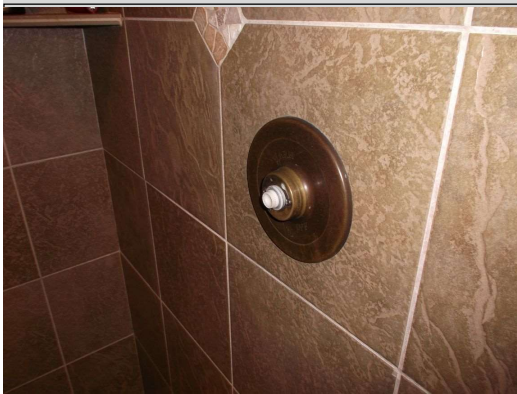
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 2 General Comments:

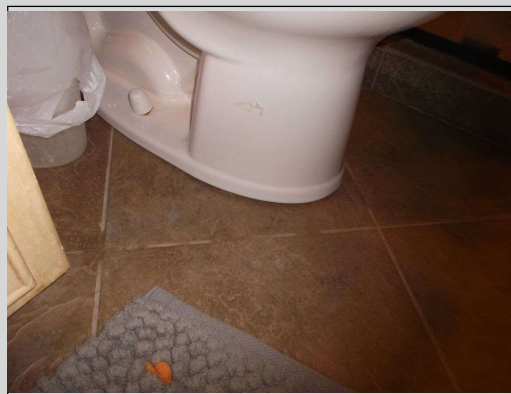
Maintenance:

1st bedroom shower faucet handle and fittings not in place or missing; sink faucet handle on the right sticks when turning; missing caulk where the toilet rests on the floor;

Bathroom2 Pictures



Shower faucet handle and fittings missing



Missing caulk at toilet on the floor tile

Bathroom 3

Location: Bonus Room Bath **Type:** 3/4 Bath

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 3 General Comments:

Maintenance:

Bonus Room bath missing caulk where the toilet rest on the floor; shower door has defective tracks and or rollers (not sliding in either direction); missing caulk at the shower base where it contacts the floor tile;

Bathroom3 Pictures



Shower door defective opening and closing



Missing caulk at the shower base and tile

Bathroom 4

Location: Rear bed Bath **Type:** Full

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 4 General Comments:

Maintenance:

Rear bed bath tub stopper missing and sink stopper missing; can see air duct in the attic terminating into the roof soffit instead of to a terminal in the roof soffit (can blow moist air back into the attic);

Bathroom4 Pictures



Sink stopper missing



Tub stopper missing

Bathroom 5

Location: Left Bed Bath

Type: Full bath

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 5 General Comments:

Maintenance:

Left Bedroom Bath toilet missing caulk where it rest on the floor;

Bathroom 6

Location: Master Bath **Type:** Full Bath

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

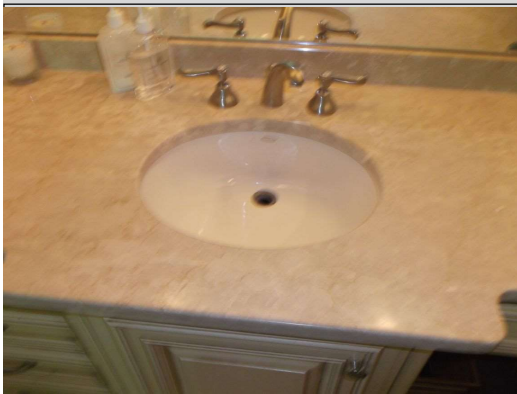
Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 6 General Comments:

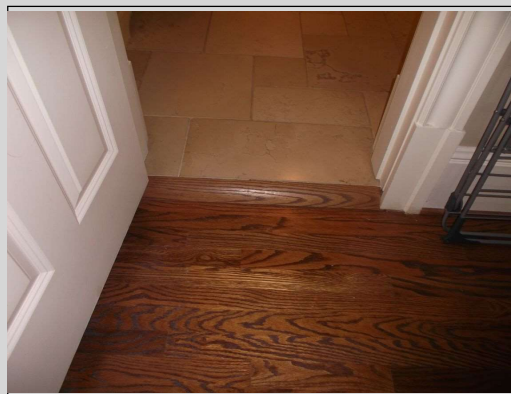
Maintenance:

Master Bath left sink stopper missing closet floor lower than the bath floor can be a trip hazard during egress and access; some cabinet drawers stick when opening;

Bathroom6 Pictures



Missing sink stopper at left sink



Bath floor higher than closet floor

Bathroom 7

Location: Basement Rear bath **Type:** 3/4 Bath

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A

Showers N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom 6 General Comments:

Maintenance:

Basement Rear Bed Bath: could not locate exhaust fan near shower; shower faucet handle loose;

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair

Handrail Yes No **Condition** Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Foundation

Condition Satisfactory Marginal Have evaluated Monitor

Material ICF Brick Concrete block Fieldstone Poured concrete

Horizontal cracks **Step cracks** **Vertical cracks** **Covered walls** **Movement apparent**

Walls Comment: _____

Floor

- Material** Concrete Dirt/Gravel Not Visible Other _____
- Condition** Satisfactory Marginal Poor Typical cracks Not Visible
- Seismic bolts** N/A Not Visible Appears Satisfactory Recommend evaluation

Drainage

- Sump pump** Yes No Working Not Working Needs cleaning Pump not tested
- Floor drains** Yes No Not visible Drains not tested

Girders/Beams

- Condition** Not visible Satisfactory Marginal Poor
- Material** Steel Wood Concrete LVL Not visible

Columns

- Condition** Not visible Satisfactory Marginal Poor
- Material** Steel Wood Concrete Block Not visible

Joists

- Condition** Not visible Satisfactory Marginal Poor
- Material** Steel Wood Truss Not visible 2x8 2x10 2x12 Engineered I-Type Sagging/altered joists

- Sub floor** N/A Not Visible Appears Satisfactory

Basement General Comments:**Maintenance:**

Basement: Left patio door deadbolt lock not striking plate; utility room makeup air vent pipe disconnected from the pipe in the ceiling; basement storage room light did not illuminate when switched on the first time; utility room door lock not latching fully when closing door; verify all exterior basement door deadbolt locks strike plates fully and smoothly;

Interior

Windows/Glass

- Condition** Satisfactory Marginal Poor Needs Repair Representative number of windows operated Painted shut
- Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism
- Evidence of Leaking Insulated Glass** N/A Yes No **Safety Glazing Needed:** Yes No
- Security Bars Present:** Yes No Not tested Safety Hazard Test release mechanism before moving in

Fireplace 1

Location: Great Room, den, Office, Master Bed, Basement

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal insert Metal (pre-fabricated) Cast Iron

Miscellaneous Blower built-in **Operable:** Yes No **Damper operable:** Yes No

Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing **Hearth extension adequate** Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined Not evaluated

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

Handrail N/A Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Stairs N/A **Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Smoke/Carbon Monoxide detectors

Smoke Detector Present Yes No **Operable:** Yes No Not tested Recommend additional

CO Detector Present Yes No **Operable:** Yes No Not tested Recommend additional

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____

Access limited by: _____ **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: 10 to 13 inches Recommend baffles at eaves Damaged Displaced Missing Compressed

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible Recommend add insulation

Ventilation Ventilation appears adequate Recommend additional ventilation

Fans exhausted to Attic: Yes No Recommend repair **Outside:** Yes No Not visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other _____

Ceiling joists Wood Metal Not Visible **Sheathing** Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No **Evidence of moisture** Yes No **Evidence of leaking** Yes No

Interior General Comments:

Major Concern:

Missing spacer clips between OSB or engineered structural board panels for roof decking (spacer clips create a air gap between each OSB panel for expansion or swelling, where there is no space between panels for expansion panels can push against each other and bulge under certain conditions);

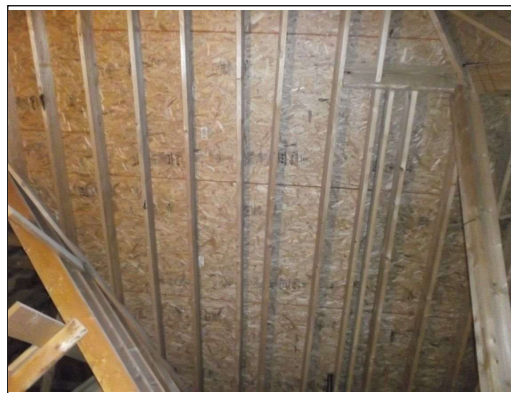
Maintenance:

Missing spacer clips between OSB board panels throughout the roof covering system; poor attic ventilation through the roof ridge vents (OSB panel boards not cut out wide enough at the roof ridge can restrict hot airflow out of the attic); bath exhaust fan air duct terminates in the attic; rodent trap placed in the attic;

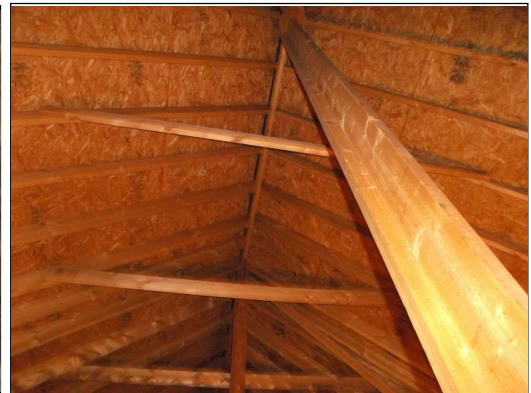
Interior Pictures



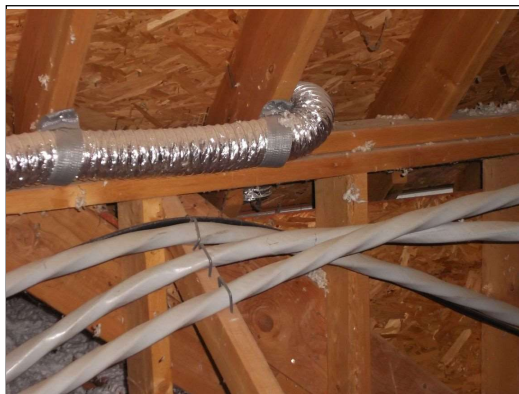
Missing ply board spacer clips between panel



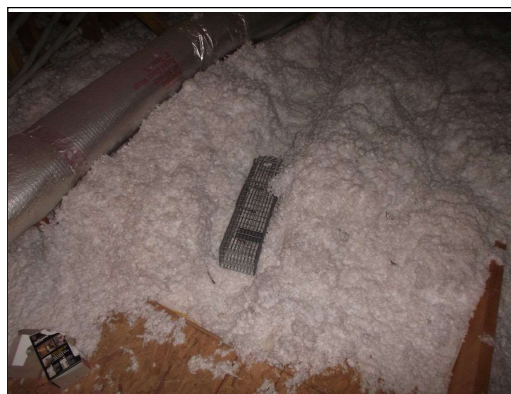
Missing spacer clips between panels



Roof ridge ply board not cut wide enough



Bath fan duct exhaust into the attic



Rodent trap placed in the attic

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.